



## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** 1209 Rutland Drive Restaurant  
Site Plan  
Map - 078  
Parcel(s) – 010.09

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**Request:** Development Management Group seeks site plan approval for a 4,225sf full-service restaurant with a drive through at 1209 Rutland Drive in district 3.

**Overview:** 1209 Rutland Drive is approximately 1.54 acres and is zoned CI, interchange commercial. The parcel is located between Rutland Drive and Golden Bear Gateway on property locally known as the “Lowery Property”. The site is presently undeveloped. Proposed for the site is a 4,225sf full-service restaurant with a drive through and patio area. Full-service restaurants are permitted by right in CI zoned districts.

**6-103a Commercial Bulk Regulations:** Building setbacks are correctly displayed, 30’ front, 10’ side and 20’ rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 29’-4”, below the 35’ height allowance in CI zoning. The maximum building coverage is 50% and the proposed structures will only utilize 8.3% of this coverage area. Impervious surfaces cover 64.7% of the site (80% maximum permitted).

**Vehicular Access:** Vehicular access is via Rutland Drive. Cross access will connect the site, internally, to the neighboring parcels.

**Pedestrian Access:** Sidewalk is proposed along the subject sites Rutland Drive frontage, and a pedestrian connection is provided to the path along Golden Bear Gateway. Pedestrian striping is included across drive aisles where appropriate, including to the dumpster enclosure.

**Article IX Parking/Queuing:** Seventy-eight parking spaces are provided (41 are required, 1/100sf or ¼ seats, whichever is greater), including 4 ADA accessible spaces. Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed and ADA signage is placed in bollards. Queuing spaces and loading areas are acceptable and the drive through includes a bypass lane per code requirements.

Article X Landscaping: The landscape plans are under review and comments will be via separate cover. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape buffers.

6.103.7 Commercial Design Standards: The building is 4,225sf and includes a 1,344sf patio area. The building is under the maximum permitted height at 29'-4" tall (35' max.). The applicant is seeking a façade waiver for the use of secondary materials and thin brick; details are provided below. Rooftop HVAC and utility equipment is screened with a parapet wall. Wall mounted lighting fixtures are decorative and acceptable. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a pedestrian door, metal gates and a masonry enclosure, per code. A photometric plan is provided and acceptable. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas. Decorative trash receptacles are provided at the front of the building, and a detail is provided. A bike rack and detail are provided. Fencing details are not provided, all fencing shall consist of low maintenance, decorative type.

Variances/Waivers: The following waiver is requested:

1. 6-103.7 – Thin brick in lieu of full-sized brick as follows: 61% masonry, 17% EIFS, 13% siding, 3% green wall, 6% glazing. STAFF SUPPORTS. THE SIDING SHALL BE FIBER CEMENT MATERIAL

Summary: The resubmittal includes a few minor items to be address, found in the conditions of approval as listed below. The Planning Commission must grant the design guideline waiver above or the building shall comply, fully, with the requirements of 6-103.7.

Recommendation: Staff recommends approval of the site plan for a full-service restaurant at 1209 Rutland Drive, subject to the following conditions:

Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Metal and vinyl shall not be used for façade materials.
5. Siding shall be fiber cement type.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Signage shall be reviewed via a separate application to the Planning Department.

12. All fencing shall be constructed of low maintenance material such as aluminum. Wood is not permitted. Provide fencing details on subsequent submittals.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. General note: Provide standard detail of the Jarrett grease trap proposed.
5. The sizing of the pump station to serve this site and adjacent sites shall occur at construction plan review.
6. Provide handrails along the pedestrian access route if slopes exceed 5%.
7. Stormwater: Who must finish the pond to the west?
8. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The 3 services will probably be 3 different taps.
2. A Hold Harmless will need to be executed for the sidewalk within WWUD's easement.