



## MEMORANDUM

**Date:** January 16, 2025

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

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

**Re:** Chipotle – Golden Bear  
Site Plan  
Map – 078  
Parcel(s) – 010.09

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**Request:** DMG on behalf of their client, Chipotle, is requesting approval for a Site Plan, for a new Chipotle drive-thru restaurant. This building is to be located on a parcel of land between Golden Bear Gateway and Rutland Drive.

**Analysis:** This project is proposed for the Golden Bear Gateway subdivision, between Golden Bear Gateway and Rutland Drive, just to the North of the Legacy Pointe Development. The property, shown as Lot 1, is zoned CI and is approximately 0.857 acres.

**Bulk Regulations:** The plan correctly displays the building setbacks, and the structure does not encroach (30', 10', 20'). Impervious surfaces covers 56% (80% max.) and building coverage is 6% (50% max.). The proposed height is 20'8", well below the maximum 35' permitted in CI districts.

**Parking:** The number of parking spaces is sufficient for a drive through restaurant (1/100 sf.) at 35 spaces (24 required), of which includes 2 ADA spaces. All spaces and drive aisles are appropriately sized. Wheel stops are not proposed. A loading zone

**Access:** Three points of access are proposed, with direct access onto Rutland Drive. There will also be two access points to the West via access easements to future development. The drive through area runs along the Southern end of the building facing Rutland Drive and the eastern portion as well, which will be adjacent to a forthcoming commercial property. There is a single drive through lane at 11' with a bypass lane at 11' as well. There is a mountable curb to the East to allow access to the drive aisle accessing Rutland Drive. The stacking requirement is met (5 space minimum) with approximately 7 spaces.

Six-foot-wide sidewalk is shown along the property's Rutland Drive frontage with a pedestrian connection to the building, from the street, is provided via crosswalk striping. A 10' wide multi-use path shall be provided along Golden Bear Gateway. A sidewalk connection from the path to the building shall be provided via pavement and striping. A loading area is specified per 9-105 and needs to be identified on the plans.

Landscape: The landscaping plans are currently under review by the City's landscape consultant. Any comments received shall be addressed before the submittal of construction plans.

6-103.7 Commercial Design Standards: Elevations show a building composed primarily of brick and glazing. The building height is 20'-8" (35' permitted). The roof mounted HVAC equipment is screened via a brick screen wall. Any wall mounted utility equipment and meters are to be painted a color complimentary to the building façade.

Other: The dumpster enclosure is compliant with 6-103.7. A trash receptacle and bike rack are provided and adequate to meet code. Notes provided indicate all poles and posts will be painted black. Bollards are identified to be black. Decorative fencing around the patio to be painted black, is provided.

Exterior, pole mounted lighting fixtures are identified and similar to the typical lot fixtures the City has previously approved. No wall mounted exterior lighting fixtures are shown at this time. The photometric plan indicates appropriate lighting measures at the property lines.

Waivers/Variances: There are no variance or waiver requests with this submittal.

Summary: This request is for a drive thru restaurant on GBG. Any items remaining to be addressed are minor in nature and are found in the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Chipotle on Rutland Drive, subject to the conditions of approval below.

Planning and Zoning:

1. All commercial design standards, of 6-103.7, shall be met.
2. Brick shall be clay, baked and individually laid.
3. All wall mounted utility equipment shall be painted in a color complimentary to the building.
4. All wall mounted lighting shall be decorative in nature. No wall packs are permitted.
5. Signage is to be reviewed via separate application to the Planning Department.
6. Once the final plat is approved for this parcel, please provide the updated/assigned address.
7. Landscape plans shall be approved prior to the submission of construction plans to Public Works. Landscape plan comments are via separate cover.
8. Identify the required loading space on the plans.
9. Provide an 10' wide multi-use path section along the Golden Bear Gateway frontage.
10. Dumpster gates shall be decorative metal, not corrugated, and the enclosure shall be bricked. Refer to 6-103.7 for details.

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.

4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Provide detail for 1,500gal grease trap when construction plans are submitted.
6. Landscaping plans shall be approved before construction plans are approved.
7. The stop bar on the driveway shall be at least 4' from the sidewalk.
8. Curb ramps are required on the ends of all crosswalks.
9. The sidewalks must remain grade separated for as long as possible.
10. The minimum allowable width for the sidewalk between the building and the drive aisle is 5.5' from edge of building to edge of curb.
11. ADA access routes must be provided from the access aisle of both ADA space. The pedestrian access routes shall not run along the vehicular drive aisle.
12. The ADA parking spaces shall comply with the City standards for stall width.
13. The minimum allowable width for a crosswalk is 6'.
14. If there is no parking on the shared drive aisle, the width may be reduced to 24'.
15. The median shall be constructed with post curb instead of mountable, rounded curb.
16. On sheet C7.0:
  - a. Detail 12 shall show 24" wide stripes, 24" spaces, and 6' wide crosswalks.
  - b. Detail 9 shall show a minimum width of 8.5' for an ADA space if adjacent to a 8' access aisle at a 60-degree angle.
  - c. Replace Detail 3 with the City standard detail ST-204.
  - d. Detail 4 does not match the City standard for post curb. However, this detail exceeds our standard and would be supported.
17. Stormwater Coordinator: Planning's address is now 115 Clemmons Rd.
18. 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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

2. The proposed water line is a 12" not a 10".
3. WWUD will make taps 2" and smaller once the fees are paid.
4. To allow for room for the back flow devices they made need to be turned sideways.