

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** May 21, 2010  
**Re:** Staff Report for China Bell Restaurant Remodeling – Development Plan

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### **Item #2 – China Bell Remodeling – Development Plan**

**(PID# 201002250009)**

**Application:** Development Plan  
**Location:** 1947 Stringtown Rd  
**Applicant:** **Gary Shyu**  
**Zoning:** C-2  
**Use:** **Restaurant**

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements

#### **Project Summary:**

The applicant is proposing to remodel the existing China Bell restaurant located at 1947 Stringtown Road. The proposed remodel will extend a portion of the building into the existing parking area to create a new foyer as well as an area for a new pick-up window. The parking lot will be reconfigured to create a new ten (10) foot-wide drive aisle to access the pick-up window, as well as to create a new landscaped entry. The proposed renovations include the installation of a new exterior façade on the north building face, fronting Stringtown Road.

*Note: A separate special use permit application has been submitted for the approval of the proposed drive-thru.*

#### **Site Plan:**

The 1.2 acre lot is currently accessed by curb cuts off of Gantz Rd and Stringtown Rd, which will not be impacted by the proposed remodel. Though this application involves the reconfiguration of the parking area adjacent to the building with the installation of a new drive-thru aisle to access the proposed pick-up window, the circulation on the site will not be impacted by these modifications.

### Parking:

The applicant is proposing a reconfiguration of the existing parking lot in order to install a new drive aisle for the proposed pick-up window along the north of the building, to the east of the building entrance. The drive aisle will be separated from the parking area by a landscaped island, which will also define the boundary of five parking spaces. Previously, parking lined the sidewalk adjacent to the building; however all but four of these spaces are being relocated with the proposed remodel. Two new parking spaces will be added to the east end of the center parking aisle, while still leaving clearance for adequate traffic flow around the parking lot. The existing handicap parking spaces will be relocated to the west of the building entrance. The reconfiguration of the parking lot reduces the number of parking spaces available in front of the building by only three (3) spaces, for a total of fifty (50) spaces to the north, between the restaurant and Stringtown Road.

### Building:

The proposed project will create a new entry foyer for the building, by extending the structure into the existing parking area slightly. The building addition will also allow for the installation of a new pick up window. The applicant is proposing a new building façade for the building entry, with a stone finish (Glen Gery Landmark Prestige Stackstone) and new entrance canopy. The stone utilized on the entry will be used as columns for accent on the rest of the front façade, while the remainder of the building will remain the existing brick in a khaki color, complimentary to the proposed stone finish. Over each of the stone columns, metallic bronze awnings are proposed, each displaying decorative graphics.

### Lighting:

New lighting fixtures will be mounted at the top of each of the proposed stone columns, highlighting the decorative elements. Surface mounted lighting is also proposed to illuminate the new sign located over the remodeled entrance. All proposed new lighting fixtures will have a dark bronze finish. No new lighting is proposed for the parking area.

### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The landscape plan shall be amended to note the size of all landscaping at installation.
2. The landscape plan shall have a tree planting typical stating that 50% of the wire cage and burlap will be removed as well as all trunk wrap and twine.