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## REPORT TO PLANNING COMMISSION

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### CITY OF ARNOLD

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**APPLICATION NUMBER:** 2018-42

**APPLICATION NAME:** Amendment to the Commercial Site Plan for Texas Roadhouse

**APPLICANT NAME:** Tim Spiegelglass

**PROPERTY OWNER NAME:** Texas Roadhouse  
6040 Dutchmans Lan  
Louisville, KY 40205

**APPLICANT'S REQUEST:** The applicant is seeking review and approval of a proposed amendment to a Commercial Site Plan.

**STREET ADDRESS:** 806 Arnold Commons

**SITE LOCATION:** Arnold Commons

**PARCEL ID:** 01-9.0-30.0-1-002-001.13

**TOTAL SITE AREA:** 2.15 acres

**MEETING DATE:** January 16, 2019

**REPORT DATE:** January 22, 2019

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** **APPROVAL**





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### COMMERCIAL SITE PLAN PROPOSAL

The applicant is seeking review and approval of a proposed amendment to a Commercial Site Plan. The amendment for Texas Roadhouse at Arnold Commons is for a Take-Out building addition. The business is located in the "C-4" Zoning District.

### ZONING CONSISTENCY REVIEW

*A consistency review of the Application of District Regulations , as they relate to the current request, follows:*

#### Application of District Regulations

Non-residential buildings, structures and/or land must receive site plan approval from the Planning Commission before they are constructed, reconstructed, moved, erected, enlarged or land altered.

#### CITY PLANNER'S COMMENTS

Satisfied: The proposal is for a property zoned C-4 Commercial. The restaurant business, including take out, is allowed within this district, conditioned that zoning and other requirements are met.

#### LOCATION MAP:



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### PARKING VIEW OF PROPERTY



### SITE PLAN REVIEW AND RECOMMENDATION

The Texas Roadhouse located in Arnold Common has planned for a minor building addition to provide space for restaurant takeout services. An existing outside patio waiting area with seating is located at the entrance; it will be removed to allow for the building addition. Attached are the site plan, floor plan and exterior elevation. All materials and colors will be consistent with the existing building. There are no other changes or modifications to the site.

#### **RECOMMENDATION:**

Staff recommends the Planning Commission approve the commercial site plan.



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# ATTACHMENTS