
MEETING DATE: October 16, 2023

PREPARED BY: Jesse Corrow, City Planner

AGENDA ITEM: Popeyes at Dunkirk Square planned unit development concept stage plan amendment, development stage plan, and final plat – Res No. 23-148

PREVIOUS ACTIONS:

At their meeting of Monday, October 2, 2023, the City Council directed the City Attorney to draft a resolution and a planned unit development agreement approving the Popeyes at Dunkirk Square planned unit development concept stage plan amendment, development stage plan, and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated June 30, 2023
 - b. The Engineering Department dated June 30, 2023
 - c. The Fire Department dated June 28, 2023
 - d. The Parks & Recreation Department dated July 20, 2023

The applicant shall acknowledge that park dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

At their meeting of Monday, September 25, 2023, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Popeyes at Dunkirk Square planned unit development concept stage plan amendment, development stage plan, and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated June 30, 2023
 - b. The Engineering Department dated June 30, 2023

- c. The Fire Department dated June 28, 2023
- d. The Parks & Recreation Department dated July 20, 2023

Requested Action: PUD concept stage plan amendment, development stage plan, and final plat

Zoning: B-PUD (Business District – Planned Unit Development)

Adjacent Land

Use and Zoning:

- North: B-PUD (Business District – Planned Unit Development)
- East: B-PUD (Business District – Planned Unit Development)
- South: R-4 PUD (Medium Density Residential District –Planned Unit Development)
- West: PUD (Planned Unit Development District)

Applicant:	Maple Grove Chicken, LLC dba Popeyes
Application received:	June 8, 2023
60 day review deadline:	August 7, 2023
120 day review deadline:	October 6, 2023
15.99 extension	November 21, 2023
Address:	16501 County Road 30, Outlot A

RECOMMENDED COUNCIL ACTION:

Motion to adopt Resolution No. 23-148 approving the Popeyes at Dunkirk Square planned unit development concept stage plan amendment, development stage plan, and final plat.

COMMENTS:

Attached is Resolution No. 23-148 approving the Popeyes at Dunkirk Square planned unit development concept stage plan amendment, development stage plan, and final plat.

ATTACHMENTS:

- Attachment A: Resolution No. 23-148
- Attachment B: Planned unit development agreement