

CUP-18-28 (Saltgrass Steakhouse)

Hold a public hearing and consider a request by Steven Cox on behalf of Hat Creek, for consideration of a Conditional Use Permit to allow secondary materials in excess of 20% as well as to allow EIFS as a primary material at 1141 North Interstate 35.

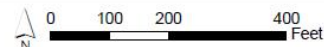
Location:

- 1141 N IH 35
- Previously Logan's Roadhouse

CUP-18-28 Saltgrass Steakhouse — Aerial View



- ★ Site Location
- Subject Property
- Parcel
- City Limit



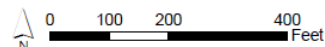
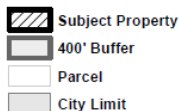
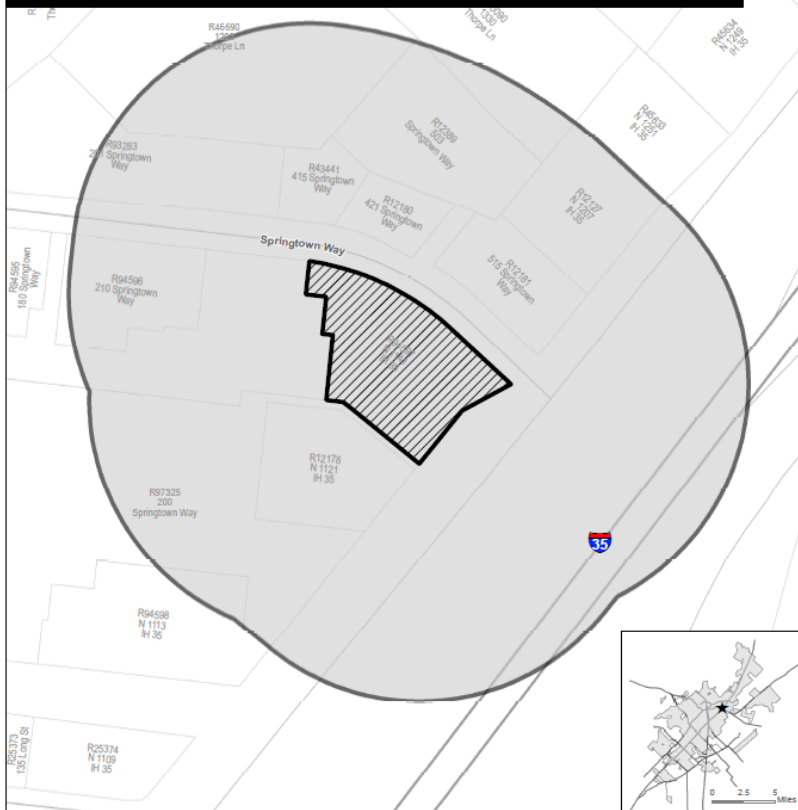
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/1/2018

Context & History:

- Saltgrass Steakhouse is proposing to construct an approximately 11,000 square foot restaurant.
- Request:
 1. To allow more than 20% of secondary materials (Wood).
 2. To allow EIFS as a primary material.

CUP-18-28 Saltgrass Steakhouse — 400' Notification



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 11/1/2018

Material Breakdown

Total Breakdown			
Material	Area (SF)	%	Classification
Gross	6950	100%	
Stucco & Masonry	4850	70%	Primary
Wood	1980	28%	Secondary
EIFS	120	2%	CUP Only



EAST ELEVATION

SCALE: 3/32" = 1'-0"

EAST ELEVATION

MATERIAL	AREA	PERCENTAGE
GROSS WALL AREA	2450	100
GLAZING AND DOORS	500	20
STUCCO	200	8
WOOD	480	20
EIFS (CORNICE ONLY)	20	1
CEDAR SIDING	500	20
MASONRY	750	31



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

NORTH ELEVATION

MATERIAL	AREA	PERCENTAGE
WALL AREA	1800	100
GLAZING AND DOORS	250	14
STUCCO	700	39
WOOD	100	6
CEDAR SIDING	350	19
MASONRY	400	22



WEST ELEVATION

SCALE: 3/32" = 1'-0"

WEST ELEVATION		
MATERIAL	AREA	PERCENTAGE
WALL AREA	2400	100
GLAZING AND DOORS	400	17
STUCCO	1250	52
WOOD	50	2
EIFS (CORNICHE ONLY)	50	2
CEDAR SIDING	400	17
MASONRY	250	10

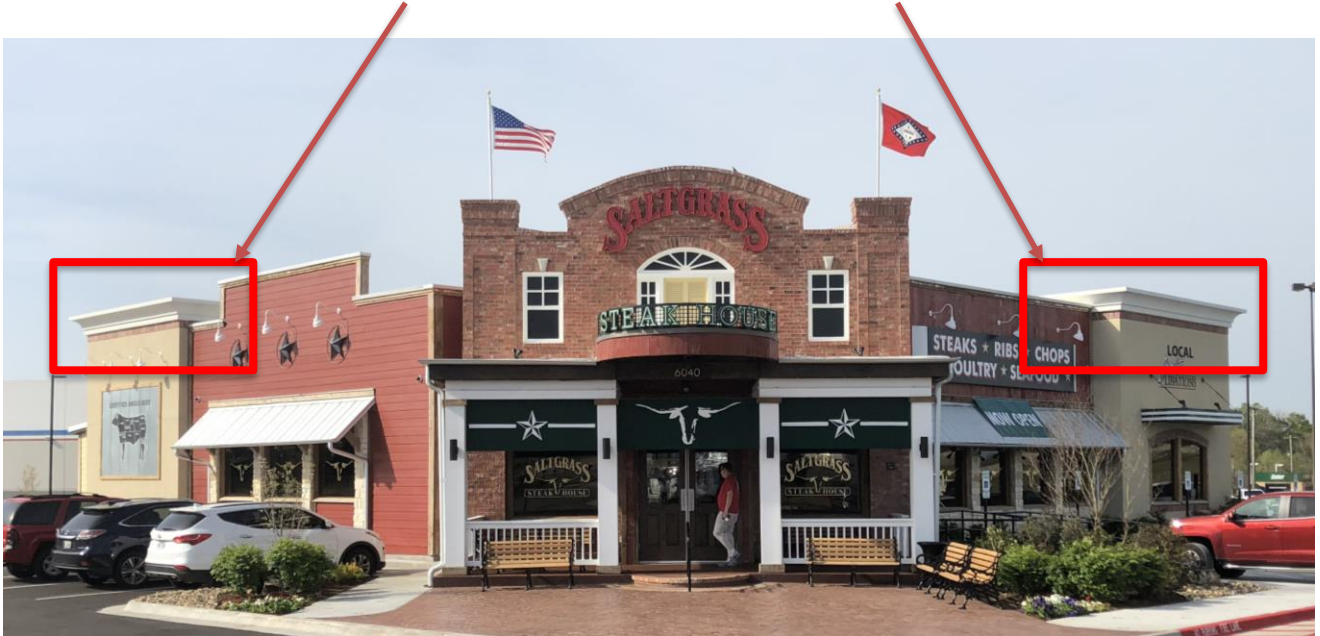


SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION		
MATERIAL	AREA	PERCENTAGE
WALL AREA	1800	100
GLAZING AND DOORS	350	19
STUCCO	1100	61
WOOD	50	3
EIFS (CORNICHE ONLY)	50	3
CEDAR SIDING	50	3
MASONRY	200	11

Example of EIFS Cornice







Recommendations:

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for the increase in secondary materials and the use of EIFS on the building.