

AUBRY ENTERPRISES

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Responsibly Sustainable

March 28, 2023

Kari Papelbon, CFM, AICP
Planner
City of Oak Creek, Community Development
8040 South 6th Street
Oak Creek, WI 53154

Subject: EYM Retail Center, Pizza Hut, 175 West Ryan Road
Project Narrative

Ms. Papelbon,

On behalf of EYM Reality and Pizza Hut, it is my pleasure to present our proposed improvements at 175 West Ryan Road. The existing site is two parcels consisting of approximately 3.053 acres, as a part of this project, the two parcels will be combined into one lot by separate submittal. The proposed improvements include the construction of a new 10,887 square foot commercial building with 4 tenant spaces. The furthest East space, approximately 1,952 square feet, will be a proposed pizza hut. The remaining 3 tenants will be leased at a future date, with the anticipation of the use being commercial/retail.

The proposed building will have all four store fronts facing Ryan Road and a maximum height of 20' 8" to the top of the parapet. The proposed signage for each separate tenant will be done by separate submittal and by that operator. The exterior is proposed to be a mix of EIFS material, Cement Siding, and Windows.

The proposed Pizza Hut will operate from 10AM to 11PM on Sun-Thurs and 10AM to 12AM on Fridays and Saturdays. There will be a maximum of 5 people per shift. There will be 6 different deliveries per week, 2 of each, Frozen foods, refrigerated foods, and dry goods.

Since the other tenant uses are not known at the time of this submittal. It was assumed that there would be a maximum of 4 employees per shift and 80% of the additional space would be customer facing. This resulted in a total of 87 required parking stalls. There are currently 97 proposed parking stalls with 4 ADA compliant stalls near the entrances.

In order to meet the cities stormwater quality and stormwater quantity requirements, two bioretention basins are proposed on the south side of the site, and two detention areas are proposed. There will also be a water main extension associated with this project.

If you have any additional questions or would like to discuss the project further, feel free to contact me at 913-488-5584 or by email at jay.odell@aubryenterprises.com.

Sincerely,

Jay D. O'Dell, P.E.
Aubry Enterprises
6036 Metcalf Ave
Overland Park, KS 66202