



Project Compliance Report

Date: September 17, 2025

Description/Title: Multi-tenant commercial building at 679 N. Weber

Type of Review: Concept Plan

Summary:

The OM Group, represented by Excel Engineering, Inc., has submitted a concept plan for the redevelopment of the former 7-Eleven building at 679 N. Weber Road.

The following chart describes the zoning and land uses surrounding the property.

	<i>ZONING</i>	<i>LAND USE</i>	<i>USER</i>
<i>SITE</i>	B-3, Highway / Regional Commercial	Vacant	Former 7-Eleven
<i>NORTH</i>	B-3, Highway / Regional Commercial	Vacant	Former Burger King
<i>SOUTH</i>	B-3, Highway / Regional Commercial	Vacant	McDonald's
<i>EAST</i>	B-3, Highway / Regional Commercial	Restaurant	White Castle
<i>WEST</i>	B-3, Highway / Regional Commercial	Gas Station	QuikTrip

This development plan would construct a three-unit, 8,600 square-foot commercial building. Hawaiian Bros Island Grill would take the northern endcap with an associated drive-through. The middle unit is unnamed, but the parking requirement calculations have assumed a liquor store. Crisp N Green would occupy the remaining unit. The proposed drive-through would be entered at the south end of the building and wrap around the three sides of the building with a 14-vehicle stacking queue.

The site is accessed from two points: one from the existing frontage road entrance, and the second cross access with McDonalds to the south. The applicant provides 46 parking spaces, including 2 handicapped. A preliminary landscape plan improves upon existing conditions through the restoration of landscape in the Weber Road required street yard. The total landscaped space is roughly double the minimum requirement. A pedestrian connection to the Normantown sidewalk is incorporated into the site plan at staff request.

The building's exterior materials will consist of brick and wood-look aluminum siding with EIFS accents to differentiate the three units while accounting for three street-facing elevations. The massing and bulk of the building is broken up by varying parapet wall heights, canopies, and wall projections. A signage plan will be included in the final development plan. The likely code exceptions are for the number of Hawaiian Bros wall signs, and the setback for the cross-access connection through an existing easement.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Aerial:



Presenter: SW