



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 8/5/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Recommend Planning & Zoning Commission Approve the Five Below Setback Variance

Approval Required: Simple Majority Vote

BACKGROUND

In March, Five Below submitted an application for a front yard setback variance to construct a new Five Below building and a variance for their trash enclosure. These variances were not approved by council so Five Below redesigned their building and trash enclosure so they did not require a variance. However, now Five Below would like to submit a variance for the trash enclosure only. The variance would allow them to tuck the enclosure along the edge of their parking lot and not have it placed in the middle of their parking lot. City code requires a 35-foot setback from Glory Road and the proposed trash enclosure encroaches into the setback.

FINANCIAL IMPLICATIONS

None

STAFF RECOMMENDATIONS

Staff recommends approving the setback Variance as there is no impact to the function of Glory Road. Glory Road has adequate right-of-way and with the existing turn lane into the subject property along with future expansion of Glory Road to include a second eastbound left turn lane, there are no concerns with the approval of the setback variance for the trash enclosure.

COUNCIL ACTION REQUESTED

MOTION to recommend Planning and Commission approve the Five Below Setback Variance.