

# Site Plan – Chick-fil-A

## Location:

- 111 NW John Jones Dr

## Applicant:

Michelle Kucaba (Interplan) authorized agent on behalf of Chick-fil-A (owner)

## Item for approval:

Commercial site plan amendment with a variance for a drive-thru canopy in the front yard setback (Case 25-036).



# Site Plan – Chick-fil-A

## Site Plan Amendment(s):

- Parking spaces reoriented
- Light poles relocated
- Relocation of trash enclosure
- Relocation of menu order board and canopy
- Drive thru canopy to be removed and new one built to cover 2 meal delivery lanes



### LANDSCAPE REQUIREMENTS

#### A. STREET TREES

##### REQUIRED

Large trees: 50 feet OC

Medium trees: 40 feet OC

Small trees: 30 feet OC

1. 20% of the total lot shall be landscape area  
55,640 SF x 20%

= 11,128 SF of landscape area required

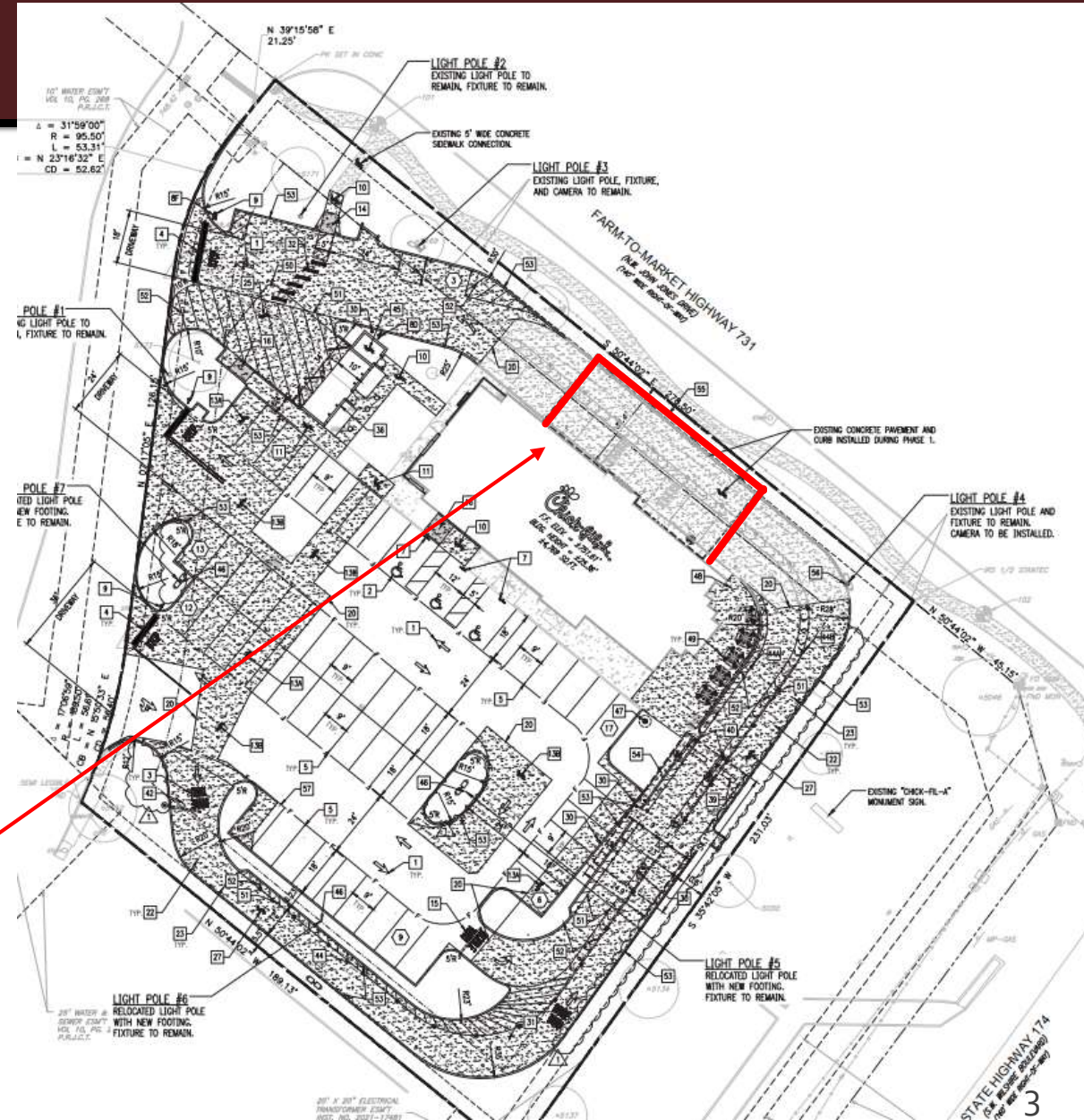
##### PROVIDED

1. Landscape area

= 11,347 SF of landscape area provided



# Site Plan – Chick-fil-A



Requested canopy (variance) shown in red

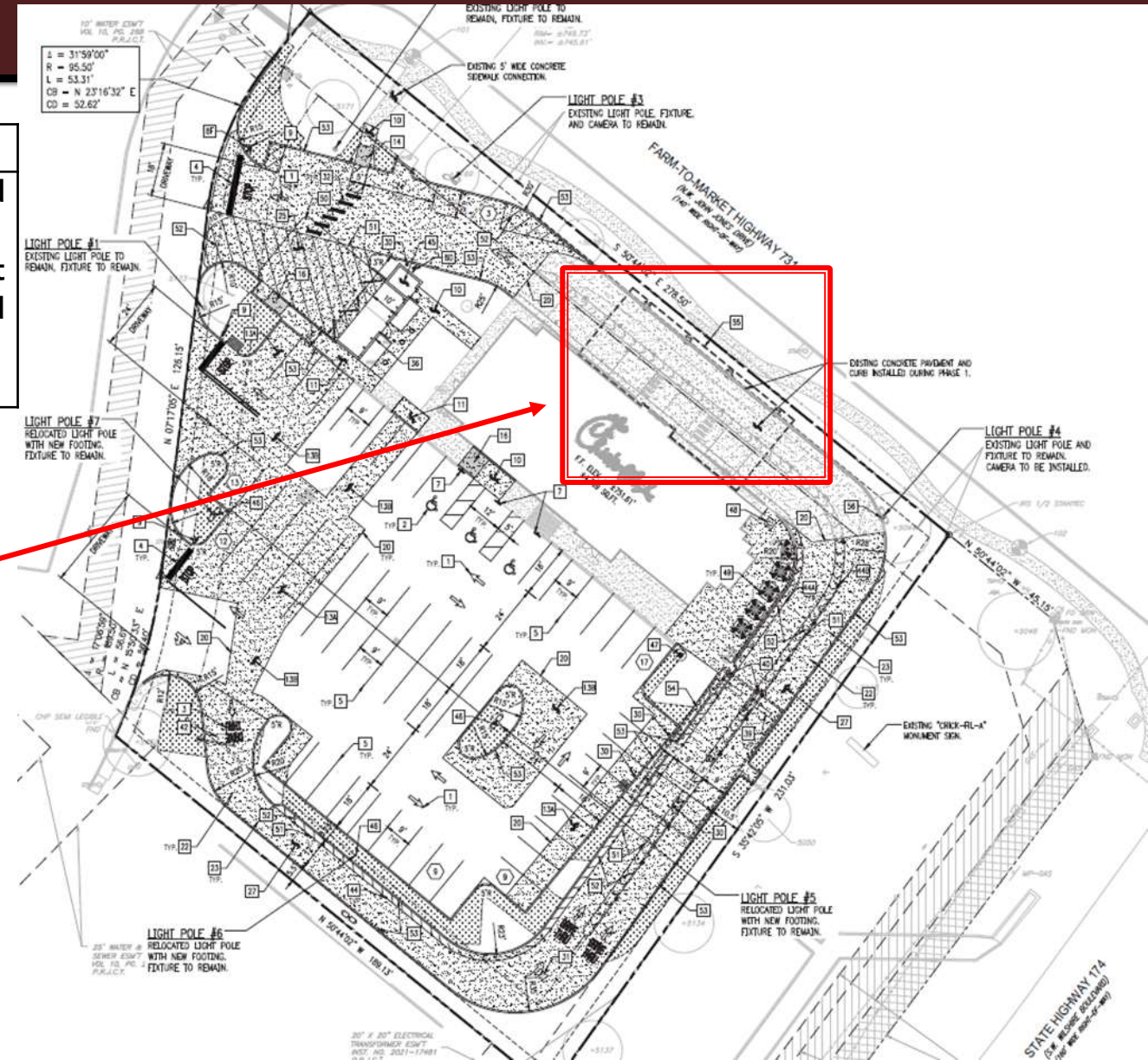


# Variance- Chick-fil-A

## Variance Requested

Appendix B, Section 132-115; Accessory building and structure yard regulations

- Requesting a drive thru canopy along frontage of John Jones Drive that is forward of the main building and within the 20 ft minimum front yard setback



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## P&Z Summary

### Vote

Recommended approval 8-1

### Discussion

None

### Speakers

Applicant was present (no questions)



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## Staff's Recommendation

Staff recommends approval of the resolution for the site plan amendment with a variance for a canopy within the front yard setback.

