### 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).

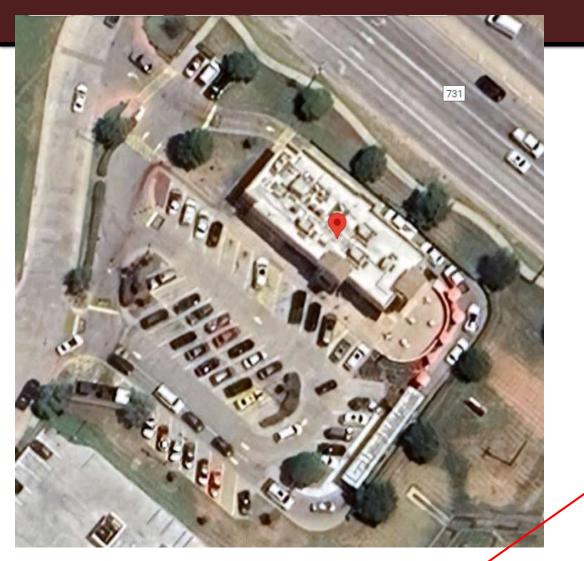


#### Site Plan Amendment(s):

- 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



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 require
	PROVIDED	1.	Landscape area	=	11,347 SF of landscape area provide



N 39'15'58" E LIGHT POLE #2 Existing Light Pole to Remain, Fixture to Remain. VOL 10, PG 2N A = 31'59'00" R = 95.50' L = 53.31' = N 23'16'32" E EXISTING 5' WOR CONCRETE SEDEWLIK CONVECTION. LIGHT POLE #3 EXISTING LIGHT POLE, FIXTURE, AND CAMERA TO REMAIN. CD = 52.62 POLE #1 192 NOT EDISTING CONCRETE PAVEMENT AND CURB INSTALLED DURING PHASE 1. POLE #7 TED LIGHT POLE AEW FOOTING. E TO REMAIN. LIGHT POLE #4 Existing light pole and fixture to remain. CAMERA TO BE INSTALLED. N. S. S. A. S. S. - Existing "Chick-Fil-A" Wonument Sign. LIGHT POLE #5 RELOCATED LIGHT POLE WITH NEW FOOTING. FIXTURE TO REMAIN. IGHT POLE RELOCATED LIGHT POLE WITH NEW FOOTING. FIXTURE TO REMAIN AN' N AN' FLEUDH DRAADFORMEN ESAN HET, NO. 2021-11

Requested canopy (variance) shown in red

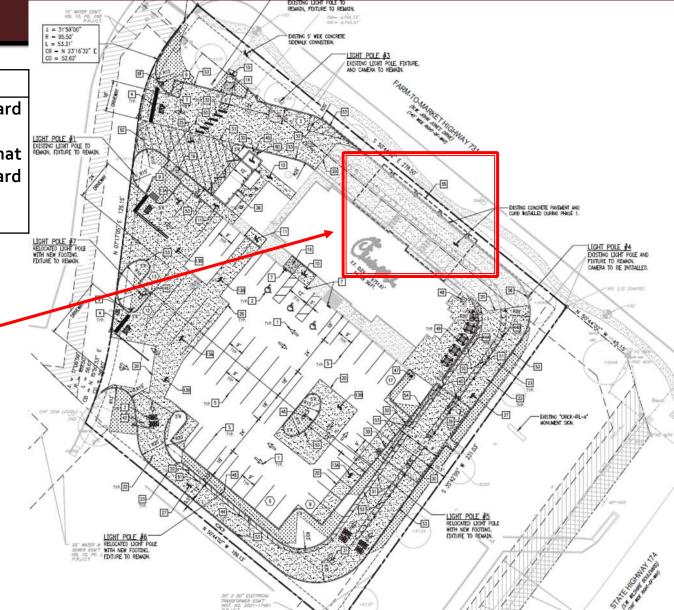
# Variance- Chick-fil-A

#### 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





## P&Z Summary

#### <u>Vote</u>

Recommended approval 8-1

#### **Discussion**

None

#### **Speakers**

Applicant was present (no questions)

#### **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.

