



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Resolution 2023-17, SP-85-12RR**
River Bridge Center Drive-in/Fast-Food Restaurant Site Plan

BACKGROUND

A request from Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, for approval of a proposed fast-food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard.

The applicant is requesting approval for a 4,680 square foot fast-food restaurant with drive-thru (Chick Fil-A) on the 27.48-acre River Bridge Centre master site. The development is located adjacent to Forest Hill Boulevard between the developed outparcels for International House of Pancakes and Applebee's Restaurant, and egress and ingress is provided from the River Bridge access points along Forest Hill Boulevard and South Jog Road

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on July 13, 2023. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the September 5, 2023 City Council Meeting to afford more time for crafting additional proposed conditions of approval relating to the drive-thru. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the September 18, 2023 City Council Meeting. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the October 2, 2023 City Council Meeting to provide additional time to finalize proposed conditions of approval.

ANALYSIS

The proposed site and development plan is for a fast-food restaurant with drive-thru facilities. In the Commercial Intensive (CI) Zoning District, a fast-food restaurant is a permitted use and a drive thru is permitted subject to special exception approval (see companion Resolution 2023-16 Special Exception). The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping center. The restaurant will have one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand.

FINANCIAL INFORMATION

The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable

area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING)

The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public art. (PLANNING)

LEGAL

Resolution 2023-17 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SP-85-12 RR with conditions through the adoption of Resolution 2023-17.