



Mayor Robert E. Simison

City Council Members:

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June 10, 2021

MEMORANDUM

TO: Planning and Zoning Commission

CC: Renny Wylie and Erik Wylie, JRW Construction, LLC

FROM: Joseph Dodson, Current Associate Planner

RE: Popeyes Drive-through CUP (H-2021-0030)

Dear Commissioners,

Following the original staff report publication for the Conditional Use Permit for a Popeyes Drive-through the Applicant requested a continuance to work with Staff on the requested site design changes. Following this discussion, the Applicant has sent a revised site plan with **all of the requested changes to the site plan**. The revised site plan is attached and Staff's recommended revisions to the conditions of approval are noted in strikethrough and underline changes below:

Conditions of approval, Section VIII.A:

A.2a – ~~No more than one (1) menu board/order speaker shall be permitted;~~

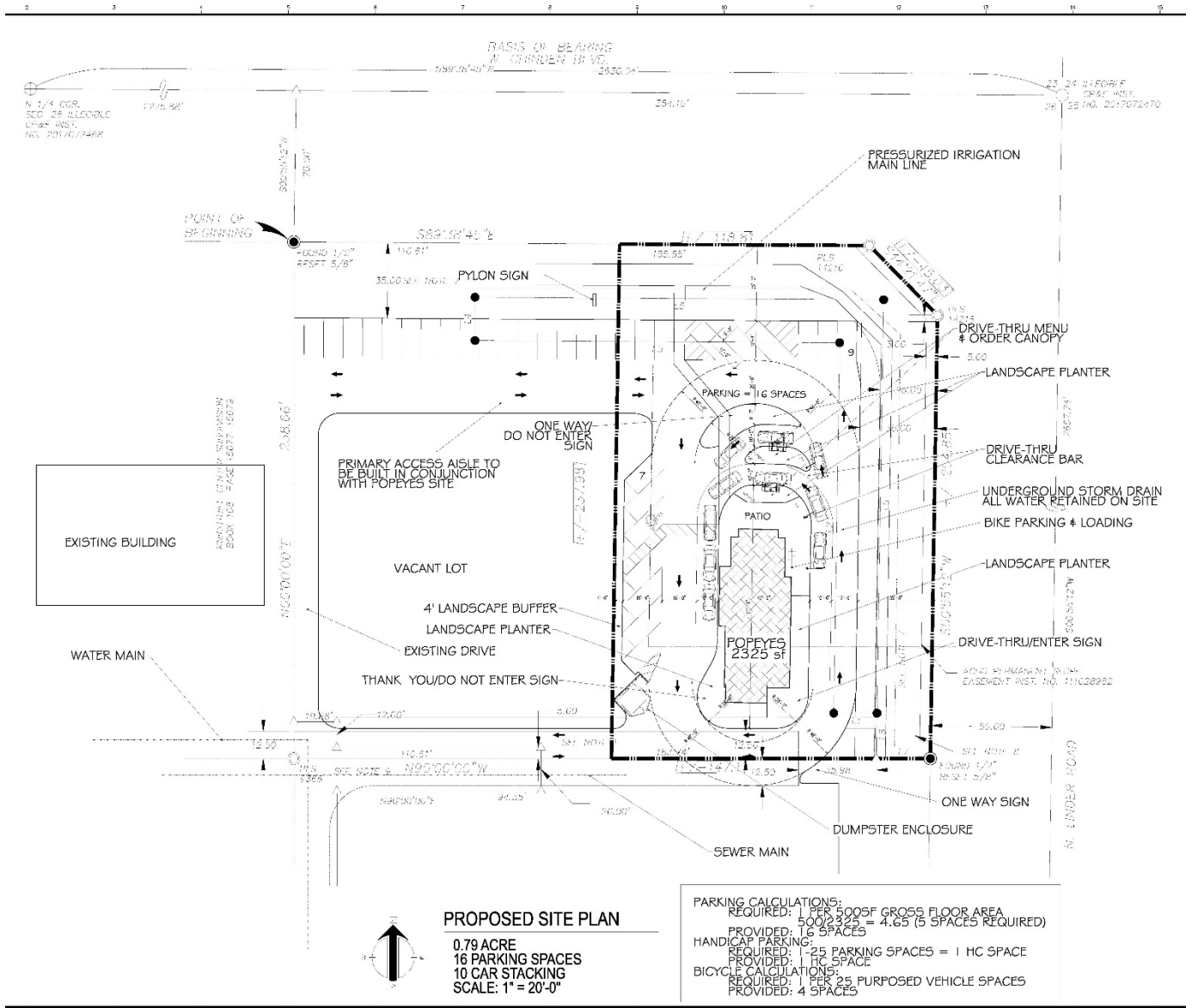
A.2c – The west drive-aisle shall be no less than ~~20~~ 15 feet in width (not including the drive-through lane) and the east drive aisle shall be no less than 12 feet in width.

A.2d – The parking spaces along the north boundary shall be ~~restricted to~~ shown as employee parking only on the site plan.

Strike A.3a-3e. (3f remains as written).

Modify A.4a – Show compliance with UDC 11-3B-8C by constructing the required 5 feet of perimeter landscaping along the west boundary adjacent to the revised angled parking location; this shall be constructed with this application regardless of the property line location because there is common ownership between the two properties.

Exhibit A: Revised Site Plan (dated: June 7, 2021)



PROPOSED SITE PLAN

0.79 ACRE
 16 PARKING SPACES
 10 CAR STACKING
 SCALE: 1" = 20'-0"

PARKING CALCULATIONS:
 REQUIRED: 1 PER 500SF GROSS FLOOR AREA
 $500 / 2325 = 4.65$ (5 SPACES REQUIRED)
 PROVIDED: 16 SPACES
 HANDICAP PARKING:
 REQUIRED: 1 PER 25 PARKING SPACES = 1 HC SPACE
 PROVIDED: 1 HC SPACE
 BICYCLE CALCULATIONS:
 REQUIRED: 1 PER 25 PURPOSED VEHICLE SPACES
 PROVIDED: 4 SPACES