



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		3/5/2024	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<p><b>SPM-2023-15:</b> The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three on a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject site is located at 4751 Seminole Pratt Whitney Road.</p>		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<p>Motion to Approve SPM-2023-15 - Site Plan Modification for a proposed fast-food restaurant with drive through located in Parcel C within the Shoppes of Westlake Landings commercial plaza in Pod H.</p>		
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is requesting a Site Plan Modification approval for Parcel C, limited to the Taco Bell site. Parcel C was previously approved for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.</p> <p>The applicant proposes to amend the Taco Bell site plan by increasing building area by 238 square feet, totaling 2,278 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors.</p>		
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	<p>Agenda Item Sheet Staff Report Application Justification Statement Site Plan Landscape Plan Elevation Plans</p>			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	

**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

*(if Item is not a  
Resolution or Ordinance,  
please erase all default  
text from this field's  
textbox and leave blank)*

**Please keep text  
indented.**

**FISCAL IMPACT** *(if any):*

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