



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	4/2/2024	<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>	<b>SPM-2023-15:</b> The applicant is requesting Site Plan Modification approval for a proposed 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 located in 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.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)	Motion to Approve SPM-2023-15 - Site Plan Modification for a restaurant with drive through (Taco Bell) located in Parcel C within the Shoppes of Westlake Landings commercial plaza in Pod H.		
<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 restaurant with drive through known as KFC; and an approximately 2,040 square feet 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 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> <p>The total number of required parking spaces is 80 spaces, the applicant is providing 109 spaces at the subject site.</p> <p>On March 5, 2024, the City Council voted (4-0) to postpone the application to the April 2, 2024, City Council meeting.</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>	<ul style="list-style-type: none"> <li>Agenda Item Sheet</li> <li>Staff Report</li> <li>Application</li> <li>Justification Statement</li> <li>Site Plan</li> <li>Landscape Plan</li> <li>Elevation Plan</li> <li>Queuing Exhibit</li> <li>Traffic Statement</li> <li>Floor Plan</li> <li>Roof Plan</li> <li>Renderings</li> </ul>		

<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<p> <b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>  <b><u>Please keep text indented.</u></b> </p>			
<b>FISCAL IMPACT (if any):</b>			\$