

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 1, 2011
Re: Staff Report for Chick-fil-A – Development Plan Amendment

Item #5 – Chick-fil-A – Development Plan Amendment (PID#201103180007)

Application: Development Plan Amendment
Location: 1696 Stringtown Road
Applicant: Lesli C. Townsend, Chandler Signs, L.P., L.L.P.
Zoning: PUD-C (Planned Unit Development – Commercial)
Use: Restaurant

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Parkway Centre North Outlot Development Text, Approved by CR-18-04

Project Summary:

The applicant is proposing to make changes to the approved development plan for the Chick-fil-A at 1696 Stringtown Road, an outlot of Parkway Centre North. The original development plan for the site was approved by City Council in 2004 with CR-74-04. With this amendment, the applicant is seeking to install a canopy over the speaker for the drive-thru located between the main structure and Stringtown Road. The proposed canopy will have a clearance of nine (9) feet and will have a dark bronze finish to match the window and door frames on the main structure. No other aspects of the development plan are proposed for revision with this amendment.

The original development plan was reviewed on September 14, 2004 and recommended for approval with stipulations. Stipulation #8 set forth by the Planning Commission called for a combined menu board and speaker box for the drive thru. When this issue was reviewed at City Council the stipulation was modified to separate the speaker box from the menu board and further stipulated the removal of the canopy.

The development standards text for the Parkway Centre North Outlots does not address or contain standards for these types of facilities. It should be noted that similar establishments located along Stringtown Road, west of I-71 have installed these structures behind the primary structure with limited visibility from rights-of-way. Additionally, it should be clarified that establishments including, Raising Canes, Kentucky Fried Chicken, and Taco Bell have been approved to place these structures on their sites even though the zoning code is also silent on this matter. However, based on the canopy's placement in front of the primary structure and its visibility from Stringtown Road and previous direction received from City Council, staff is unsupportive of this request.

Recommendation(s):

Staff recommends Planning Commission make a recommendation of disapproval to City Council for the Development Plan Amendment as submitted.