



ZBOA Agenda Item # 3

November 5, 2019

Variance Request by Interplan, LLC C/O Chick-Fil-A File #: APP-2019-07

Interplan LLC/Chick-Fil-A is requesting a variance to LDR Section 222-2 as it relates to the number of parking spaces required for a fast food restaurant with a drive-thru. The subject property is located at 3147 Inner Perimeter Rd, consists of 1.32 acres, and is zoned C-H. The property is also within the Inner Perimeter Road Corridor Overlay District. The property contains a 4,584 sq. ft fast food restaurant with a drive-thru.

The applicant is proposing to reconfigure the site to add a second drive-thru lane to assist in circulating customers quickly through the drive-thru. To add the lane, the applicant is proposing to remove parking spaces, bringing the total existing parking from 66 parking spaces to 56 parking spaces. The restaurant is required to have 14 spaces per 1000 sq ft of GFA—for a required 65 parking spaces. The applicant is proposing reducing the site to 56 parking spaces to accommodate the second drive-thru. While staff could consider the request administratively, staff did not find a hardship to consider granting the variance. The site is an active, fully-developed site with not much room for further development. Currently, overflow parking on the undeveloped parcel immediately to the north holds approximately 25 unmarked parking spaces for overflow customer and employee parking.

Variations are intended to give relief in situations beyond design's control. The applicant is asking for a parking variance to add another drive-thru lane. While another drive-thru lane may assist in drive-thru circulation, staff has significant concerns that the reduction in parking will detrimentally affect the site. The site is currently utilizing a vacant lot immediately to the north as overflow/employee parking because parking is at a premium on site. Staff has substantial concerns about reducing parking for an already bustling site that needs overflow parking while meeting required parking numbers. Staff appreciates the idea of getting drive-thru customers in and out quickly, but finds no hardship in the request, and therefore recommends denial.

Staff Recommendation: Find inconsistent with the Variance Review Criteria and **deny** the variance request.