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| <i>light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.</i> | |
| <i>Applicant:</i> | The proposed variance request will increase the on-site traffic queue and decrease any congestion off-site caused by the current site configuration. Also, the more efficient Face 2 Face ordering and Outside Meal Delivery will decrease the time customers spend in the drive-thru line. The reduction in traffic congestion will be welcomed by adjacent properties and businesses. |
| <i>Staff:</i> | There will be no direct impact on adjacent properties. |
| <i>(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.</i> | |
| <i>Applicant:</i> | Based on a building area (gross square footage) of 4596: the current code requires 65 spaces at this location for a restaurant with a drive thru lane. The proposed request for the reduction of the minimum parking requirements by nine (9) parking spaces or 15% reduction to 56 spaces is the smallest reduction necessary to accommodate the site improvements. |
| <i>Staff:</i> | The variance requested is not a minimum variance for a busy restaurant that regularly uses overflow parking on an adjacent parcel. |
| <i>(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.</i> | |
| <i>Applicant:</i> | Approval of the proposed variance requested will allow for the construction of an enhanced site layout with better traffic circulation. Based on experience from other locations, Chick-Fil-A has determined that the construction of a dual lane drive-thru with a Face 2 Face order canopy and an Outdoor meal Delivery Canopy all contribute to improving the overall efficiency of the drive-thru lane and provide a more personal and enhanced customer experience. In addition. The improved vehicular capacity on site will decrease the traffic congestion to adjacent roadways and its existing impact to neighboring businesses. |
| <i>Staff:</i> | The request is inconsistent with the Comprehensive Plan. |

Relevant Development Standards in the LDR that are “Significant” to the Proposal

Section 222-2 Parking Space Requirements

Table of Minimum Parking Requirements

| Use | Minimum Number of Parking Spaces | Required for Each |
|--|---|--------------------------|
| Limited Service Restaurant (incl. Fast Food) | | |
| (a) with drive-through window | 14 | 1,000 sq. ft. of GFA |
| (b) no drive-through window | 16 | 1,000 sq. ft. of GFA |