

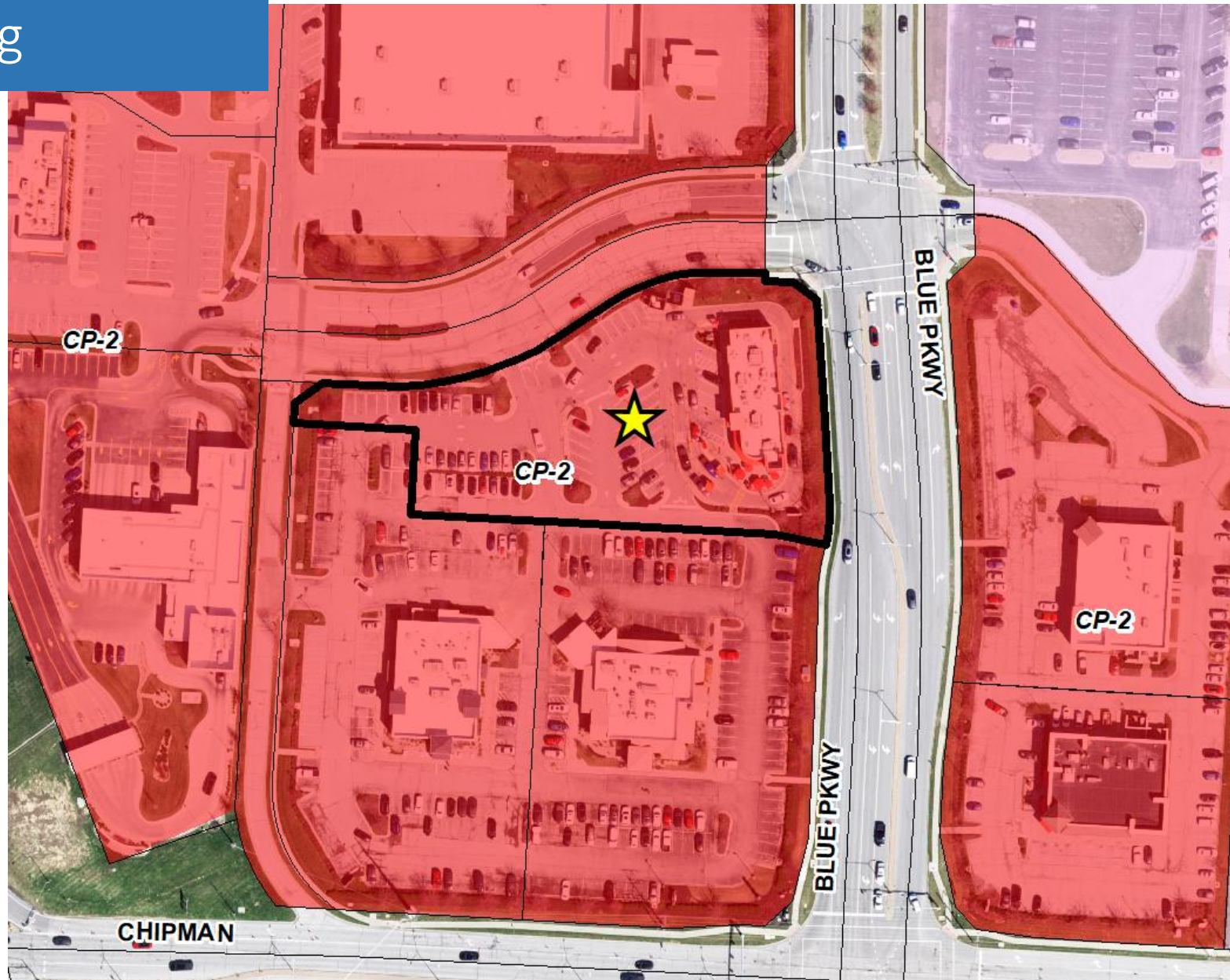
PL2023-221

Chick-fil-A drive-through expansion
Preliminary
Development
Plan



City Council – November 21, 2023

Zoning



Project Area Overview



Preliminary Development Plan

Zoning

- CP-2

Property Size

- 1.43 acres

Existing Land Use

- Drive-through Restaurant

Existing Building Area

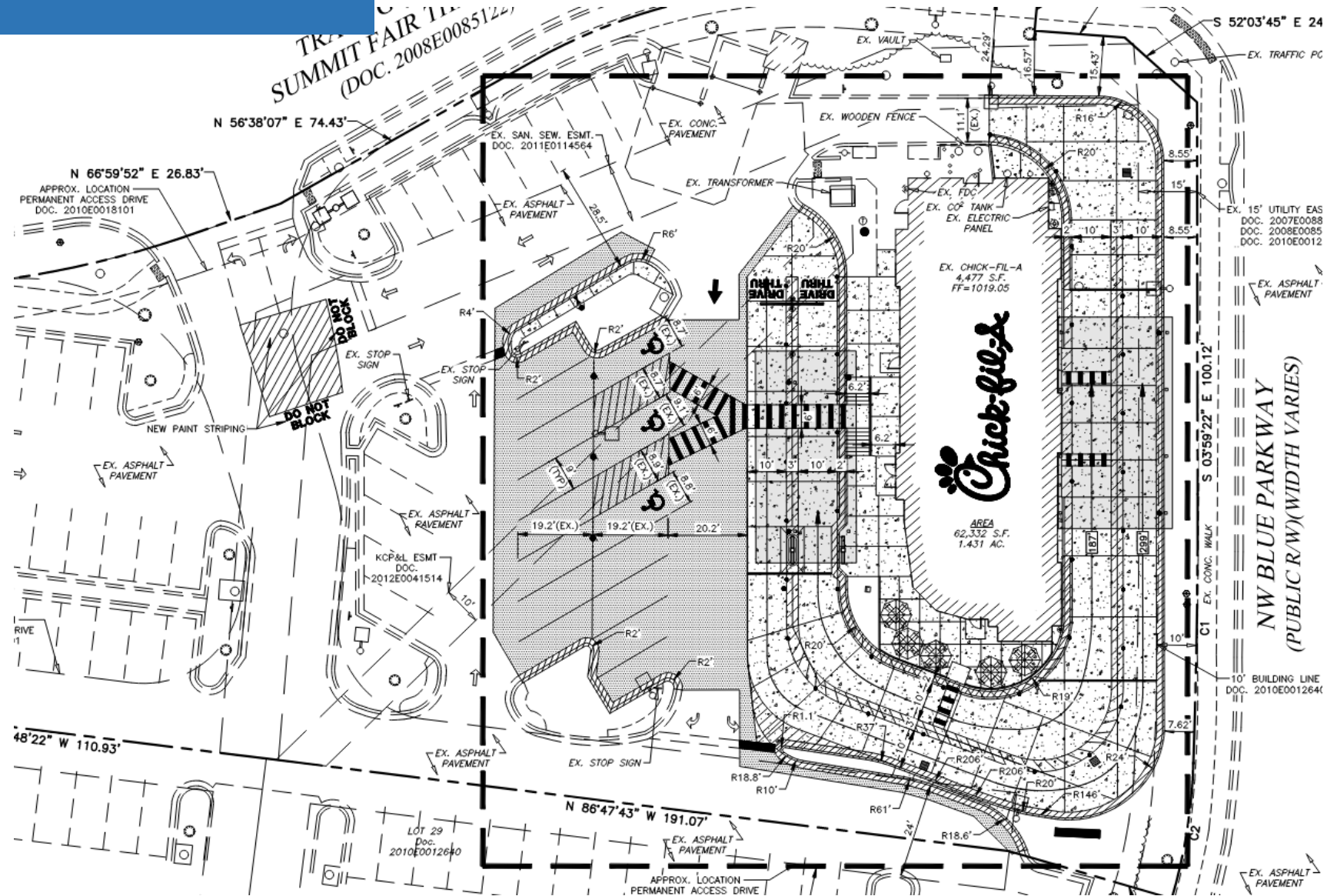
- 4,477 sq. ft.

Parking Spaces

- Required – 63
- Provided
 - 67 existing
 - 59 proposed

Parking Survey

- 21-27 usage count range max during study period



- Held September 13, 2023
- 3 attendees (Chick-fil-A, Olive Garden and Red Lobster representative)
- Topics included:
 - Access improvements
 - Process

Approval Conditions

1. A modification shall be granted to the minimum 20' parking lot setback from right-of-way, to allow a 7.6' parking lot setback from the NW Blue Pkwy right-of-way.
2. Development shall be in accordance with the preliminary development plan uploaded September 22, 2023.

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