

Legislation Details (With Text)

File #: 2023-5927 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 10/18/2023 **In control:** City Council - Regular Session

On agenda: 11/21/2023 **Final action:** 11/21/2023

Title: Public Hearing: Application #PL2023-221 - Preliminary Development Plan - Chick-fil-A drive-through expansion, 690 NW Blue Parkway; Chick-fil-A, Inc., applicant.

Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis, 4. Parking Study, 5. Preliminary Development Plan, 6. Location Map, 7. Applicant Presentation, 8. Staff Presentation

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------------|--------------------------|--------|
| 11/21/2023 | 1 | City Council - Regular Session | presented | |
| 10/26/2023 | 1 | Planning Commission | recommended for approval | Pass |

Public Hearing: Application #PL2023-221 - Preliminary Development Plan - Chick-fil-A drive-through expansion, 690 NW Blue Parkway; Chick-fil-A, Inc., applicant.

Issue/Request:

Chick-fil-A proposes to expand its drive-through from a single-lane pick-up facility to a dual-lane pick-up facility in order to increase drive-through efficiency and increase drive-through vehicle queuing capacity in an effort to alleviate queuing issues that currently affect the site. There is no expansion of the existing building associated with this application. The proposed expansion requires a modification to the parking lot setback from the public right-of-way along NW Blue Pkwy.

Patrick Thompson, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO and Design and Construction Manual (DCM).

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.

Committee Recommendation: On a motion by Ms. Rader, seconded by Vice Chair Arth, the Planning Commission voted on October 26, 2023, by a vote of 4 "Ayes" and 2 "Nays" to recommend approval of Application #PL2023-221 - Preliminary Development Plan - Chick-fil-A drive-through expansion, 690 NW Blue Parkway; Chick-fil-A, Inc., applicant.