

# USE PERMIT CHICK-FIL-A

City Council Public Hearing  
September 23, 2019

19-350-00002

# Subject Property

## CHICK-FIL-A USE PERMIT

- 1.3 acres
- Palm Valley Cornerstone 1989
- PAD/Mixed Use Commercial
- Site plan 2003
- Existing convenience use (Chick-fil-A drive-through restaurant)



# Request

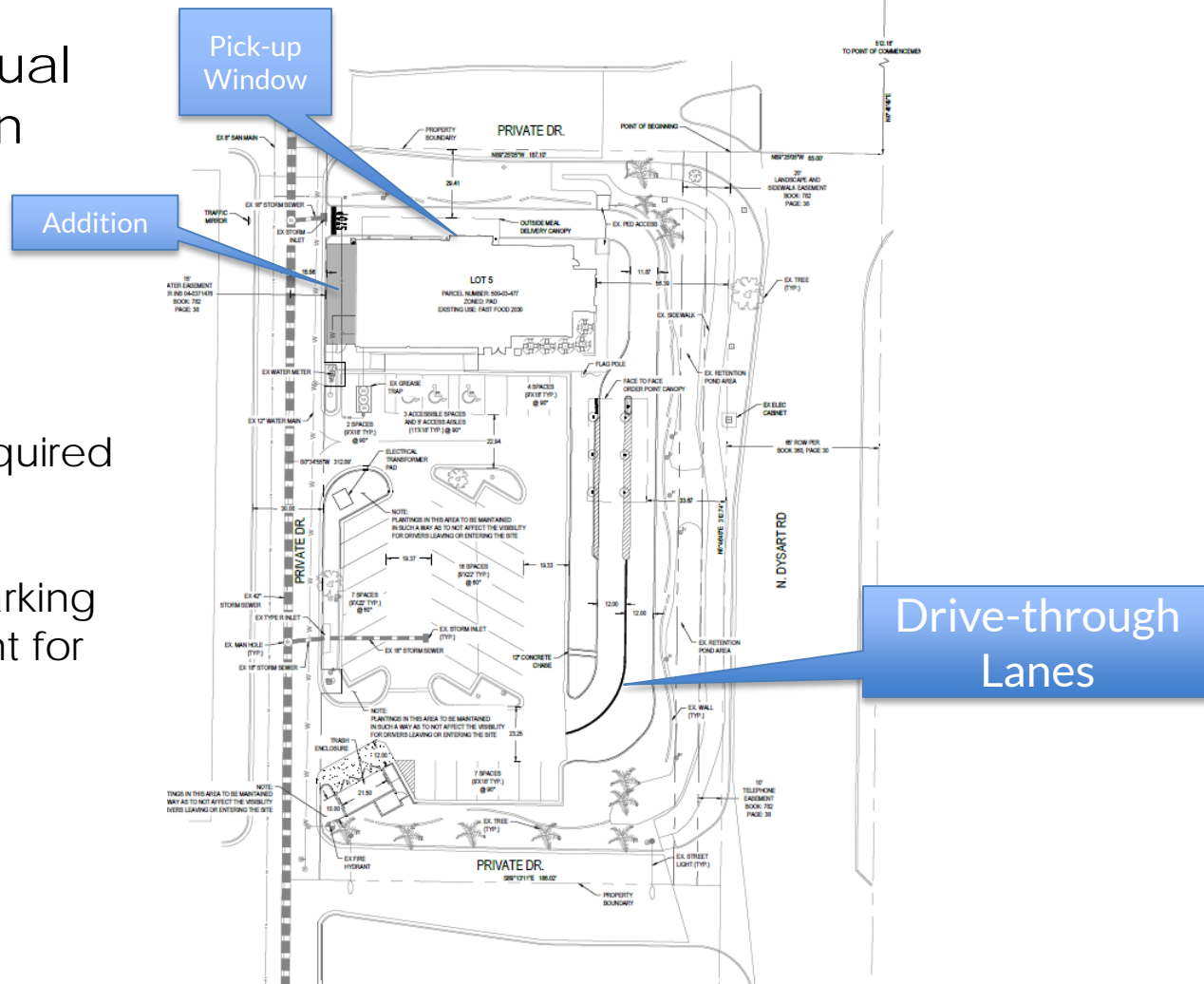


## CHICK-FIL-A USE PERMIT

- Modifications needed to address demand.
- Major modifications to convenience use require use permit.
- Modifications include:
  - Reconfiguring the single drive-through lane to a double lane
  - Removal of 12 parking spaces to provide room for the additional lane
  - Addition of shade canopies over the drive-through lane
  - Interior remodeling and building expansion ( $\pm 550$  square feet)
  - Relocation of trash enclosure
  - Addition of new landscaping along Dysart Road

# Conceptual Site Plan

- 46 parking spaces required
- 39 spaces provided
- Shared parking agreement for center

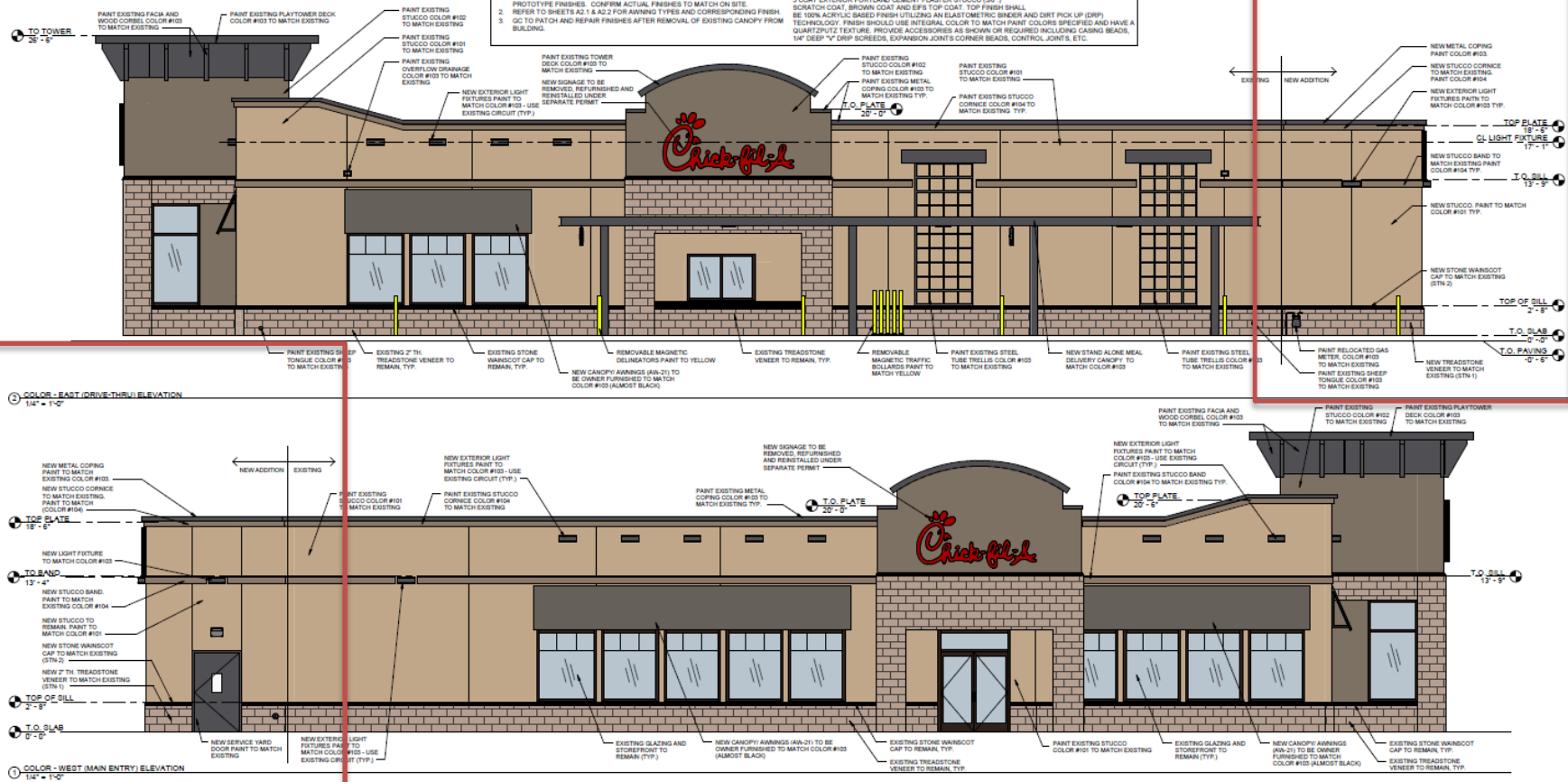




3 EXTERIOR FINISH SCHEDULE			
STN-1	TRENDSTONE (MATCH EXISTING) GROUND FACE MASONRY UNITS "WALNUT CREEK" 20X19 NOMINAL BLOCK AS MANUFACTURED SEE TRENDSTONE MASONRY (PHOTO) A2, 1900-331-5823	COLOR #101	TO MATCH BENJAMIN MOORE - HC-47 "BROOKLINE BEIGE" G.C. TO VERIFY
STN-2	STONE WANSBOT CAP (MATCH EXISTING) CONC. MOLDING C.D. #4625	COLOR #102	TO MATCH BENJAMIN MOORE - HC-86 "FAIRVIEW TAUPÉ" G.C. TO VERIFY
AW-21	ANNING FABRIC SUNBELLE TO MATCH STUCCO COLOR #103	COLOR #103	TO MATCH BENJAMIN MOORE - 2130-30 "ALMOST BLACK" G.C. TO VERIFY
		COLOR #104	TO MATCH BENJAMIN MOORE - HC-78 "DAVONPORT TAN" G.C. TO VERIFY
<u>EXTERIOR FINISH NOTES:</u>		<u>STUCCO NOTES:</u>	
1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROJECT FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE. 2. REFER TO SHEETS A2.1 & A2.2 FOR ANNING TYPES AND CORRESPONDING FINISH. 3. GC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING CANOPY FROM BUILDING.		3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5F) SCRATCH COAT: BROWN COAT AND EPS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMERIC BANDER AND DIRT PICK UP (DIP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A 1/4" DEEP CRACK TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CARING BANDING, 1/4" DEEP "X" DRIP SCHEDULE, EXPANSION JOINTS CORNER BADE, CONTROL JOINTS, ETC.	

1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE.
2. REFER TO SHEETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH.
3. QC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING CANOPY FROM BUILDING.

3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8")  
SCRATCH COAT, BROWN COAT AND FFS TOP COAT. TOP FINISH SHALL  
BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMETRIC BINDER AND DIRT PICK UP (DRP)  
TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A



# Public Participation

## CHICK-FIL-A USE PERMIT

- Required notice provided for public hearings
  - Property posting
  - Legal ad in newspaper
  - Mailing to surrounding property owners
- No public inquiries to date
- No opposition voiced on use permit

# Recommendation

## CHICK-FIL-A USE PERMIT

- Findings
  - Not materially detrimental to surrounding area
  - Reasonably compatible with uses in surrounding area
- P&Z Commission public hearing September 11
- No opposition
- Staff & PZC recommend approval
- Four stipulations of approval