

October 05, 2006

ITEM NO. 2 - C.B.C. 598 - NEW MATTERS

Applicant: Chick-fil-A, Inc.
PBS&J, Inc.
Agent, Todd Rogers, P.E.
Project Manager

Address: 6201 W. Markham

Description: Lot 2, Section 1, Township 1N, Range 13 West

ORDINANCE REQUIREMENTS:

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide.
2. One (1) tree shall be planted within the perimeter planting strip with an average spacing of not less than thirty (30) feet.
3. Not more than twenty-five (25) percent of the perimeter planter area may be shifted from one area of the site to another area of the site.

VARIANCE REQUESTED:

1. Reduction of a portion of the required perimeter landscaping strip along the southern, western and eastern perimeters of the site.
2. Reduction in the quantity of trees planted within the perimeter planting strip within the perimeter planting strip. The requirement is twenty-four (24) trees the applicant is proposing ten (10) trees within this area.

FINDINGS:

The property located at 6201 West Markham Street was formerly occupied by a Casual Corner retail store and its associated parking. The proposal includes the removal of the structure and the existing parking surface. Chick-fil-A proposes to redevelop the site for a restaurant with drive through service. The new development will consist of a 3,776 square foot building with a drive-through lane and fifty parking spaces will be provided.

The site is relatively small, being 148 feet wide and 288 +/- feet deep. Due to the narrow width of the site, there are two variances associated with the required perimeter landscape strips. The applicant is proposing a perimeter strip ranging from 2.5 feet to 4.5 feet in width along the eastern, western, and southern perimeters. This minimum city requirement is nine feet along all three perimeters per Section 15-96 of the Code. The site is a total of 0.976 acres and three sides

of the property are enclosed by an existing retaining wall. Due to the perimeter restraints of the property the quantity of required trees has been reduced. The landscape ordinance requires a tree every 30 feet along the perimeters of the site.

The applicant is proposing the following in conjunction with this approval:

1. To increase the depth of the green space along Markham Street twenty-five feet.
2. To increase the landscaping quantity along Markham Street frontage.
3. To add an automatic irrigation system.
4. The interior islands have been increase to 300 square feet in area; 150 is the requirement and shrubs have been added to these interior islands.

Staff is supportive of the requested variances. The proposed redevelopment of this infill site as a new restaurant within the Mid-town District is a substantial improvement to the area. The new building is substantially smaller thus allowing for the addition of permeable greenspace.

STAFF RECOMMENDATION:

Staff feels the proposed development is a good use of this small site and recommends approval with the conditions noted above.