

Chick-Fil-A Rezoning & Special Use Permit



ADDISON

Case 1891-Z Chick-Fil-A Rezoning/Special Use Permit

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LOCATION:

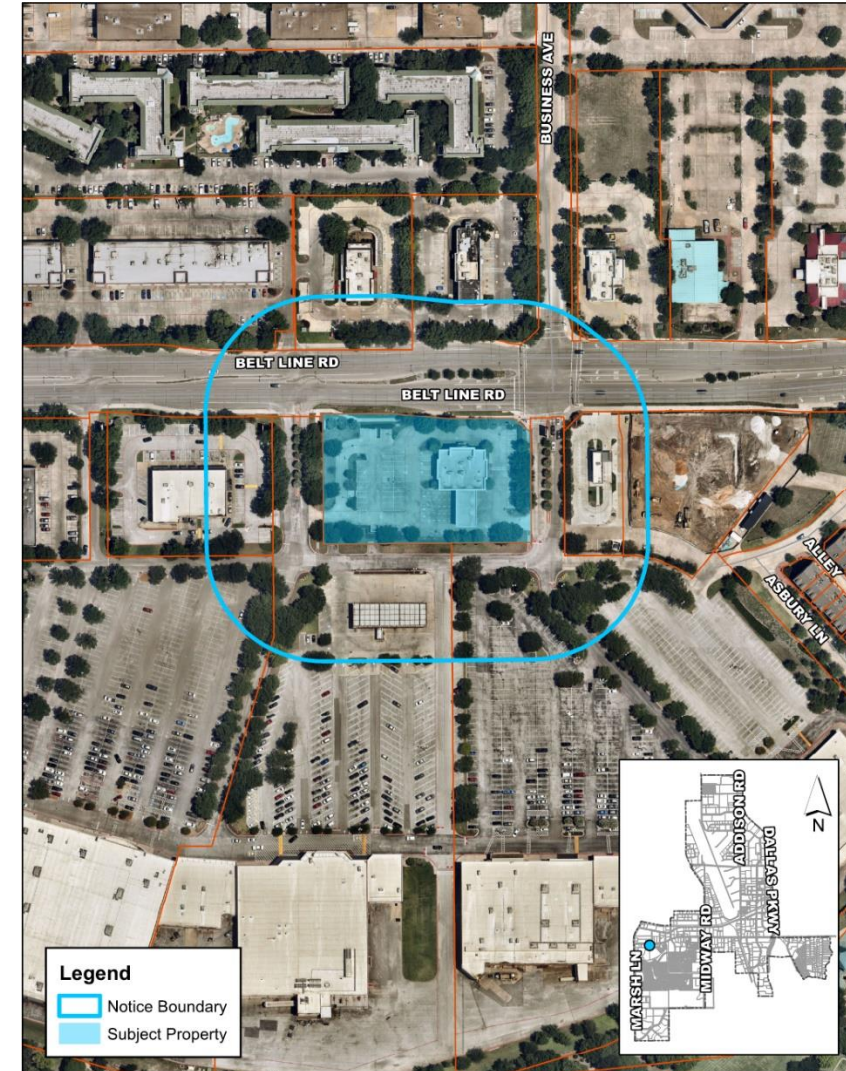
3790 Belt Line Road

REQUEST:

Approval of a Rezoning from Planned Development to a new Planned Development with Local Retail district standards and approval of a Special Use Permit for a new restaurant with drive-through facilities.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use and associated site conditions at the subject property.



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A blue circular logo with the word "ADDISON" in white capital letters.

PROJECT HISTORY:

- 1980 – Rezoned from Local Retail to PD, Ord. No. 626, to establish permitted uses and development standards.
- 1991 – Rezoning to PD, Ord. No. 91-068, to establish permitted uses and development standards.
- 1992 – Rezoning to PD, Ord. No. 092-048, to establish permitted uses and development standards.
- 1993 – PD Amendment, Ord. No. 093-018, to update permitted uses, development standards, and development plans.
- 1998 – SUP, Ord. No. 098-019, to allow restaurant with patio.
- 2004 – PD Amendment, Ord. No. 004-030, to update development plans for bank.
- 2006 – PD Amendment, Ord. No. 006-016, to update development plans for Capital One.
- Present – New PD with SUP for restaurant with drive-through.

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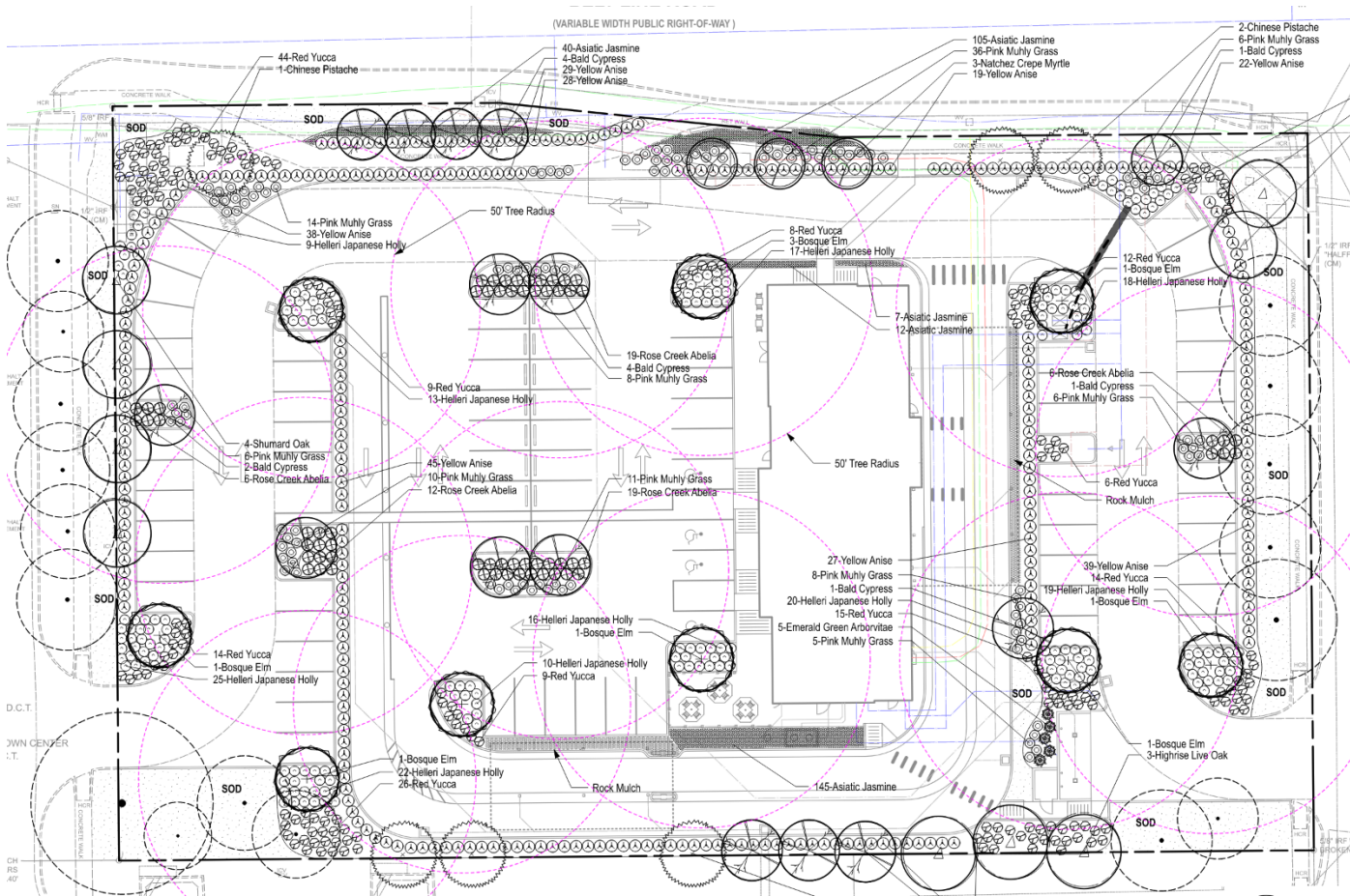
PARKING:

The site meets the parking requirement of 1 space for each 70 square feet of gross floor area and patio space at 77 spaces.

OPEN SPACE AND LANDSCAPE:

Chick-Fil-A has met or exceeded all Town landscaping requirements.

259 caliper inches are proposed to be removed on site. 170 caliper inches will be mitigated with new trees. The remaining 89 caliper inches is proposed to be mitigated via \$17,088 payment into the Tree Mitigation Fund.



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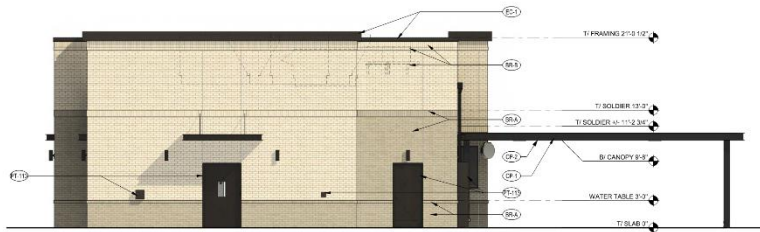
EXTERIOR APPEARANCE:

- Façade is primarily brick veneer with metal accents.
- The façade plan complies with Town codes.



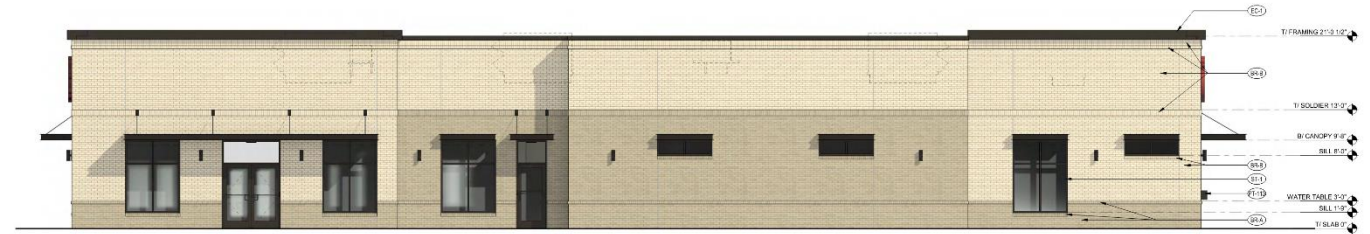
D3 NORTH ELEVATION
3'-0" x 1'-0"

TOTAL FAÇADE - 979 SF
BR-A - 381.5 SF 40.0%
BR-B - 343.4 SF 35.0%
ST-1 (DOORS) - 154.1 SF 15.0%



B3 SOUTH ELEVATION
3'-0" x 1'-0"

TOTAL FAÇADE - 979 SF
BR-A - 381.5 SF 40.0%
BR-B - 343.4 SF 35.0%
ST-1 (DOORS) - 154.1 SF 15.0%



D4 WEST ELEVATION - FRONT
3'-0" x 1'-0"

TOTAL FAÇADE - 2519 SF
BR-A - 853.2 SF 33.9%
BR-B - 1062.8 SF 42.0%
ST-1 (DOORS) - 314.2 SF 12.5%



B4 EAST ELEVATION
3'-0" x 1'-0"

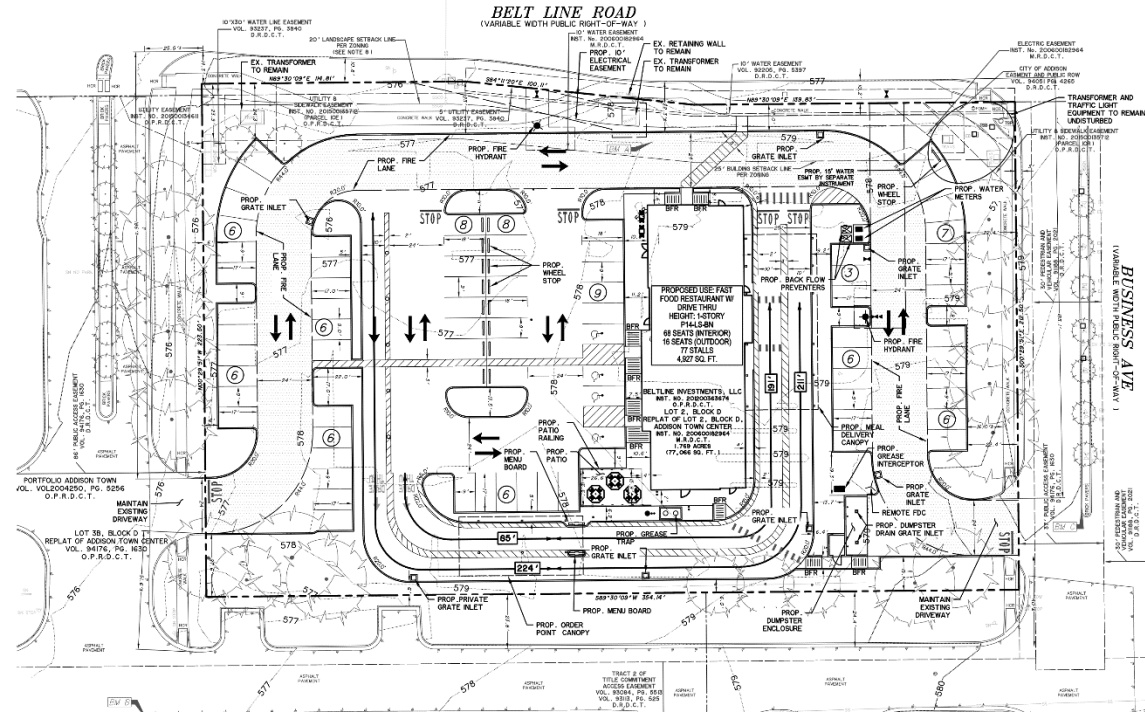
TOTAL FAÇADE - 2519 SF
BR-A - 853.2 SF 33.9%
BR-B - 1062.8 SF 42.0%
ST-1 (DOORS) - 314.2 SF 12.5%

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TRAFFIC IMPACT ANALYSIS:

- Net increase of 248 daily trips from existing location at 3781 Belt Line Road.
- Mitigation recommendations:
 - Traffic signal timing during peak hours.



Use	Size	Average Weekday Daily Trips	AM Peak Hour Trips	Midday Peak Hour Trips	PM Peak Hour Trips
Chick-Fil-A Restaurant with 2-Lane Drive-Thru	4,927 SF	4,118	252	524	278

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 13

FOR: 1

AGAINST: None

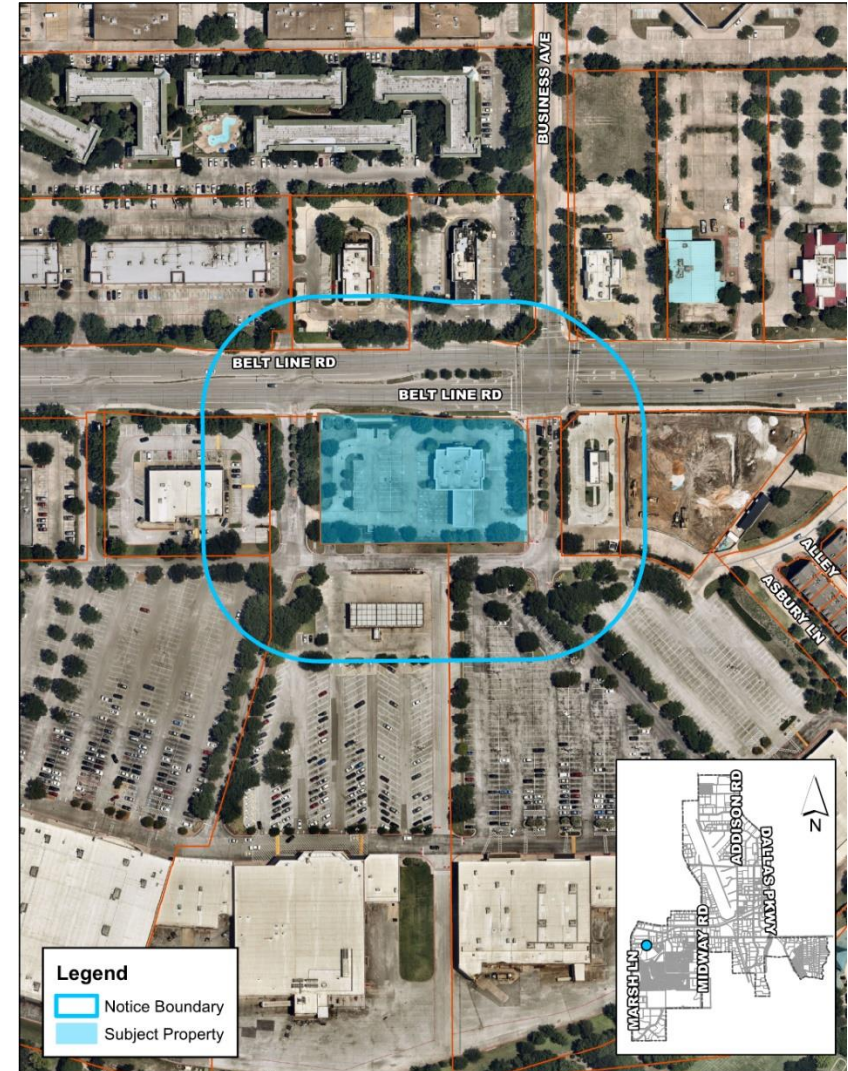
NEUTRAL: None

ADDITIONAL FEEDBACK:

Asbury Circle HOA indicated they expect minimal impacts to their neighborhood with this proposal.

PLANNING & ZONING COMMISSION ACTION:

Approval: 6-0



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RECOMMENDATION:

Staff recommends **approval** of the request.