



Legislation Text

File #: 160388., Version: 1

Special Use Permit with Development Plan Review to allow for the Construction of a Restaurant with a Drive-Through (B)

Petition PB-16-94 SUP. eda engineers-surveyors-planners, inc., agent for Joyce and Jennifer, LLC, owner. Special use permit with development plan review to allow for the construction of a restaurant with a drive-through. Zoned: BUS (General business district). Located at 3208 SW Archer Road.

This is a request for a Special Use Permit with associated development plan, to allow for the construction of a drive-through restaurant located at 3100 SW Archer Road. Freestanding drive-through facilities within the City's Transportation Mobility Program Area (TMPA) are required to obtain Special Use Permit approval in accordance with Policies 10.4.5 and 10.4.4 of the City's Transportation Mobility Element. The property has a General Business (BUS) zoning which allows eating places as a use by right. The property is also regulated by the Central Corridors Design Standards as applied through the Transportation Mobility Program Area (TMPA).

The site is located on the north side of Archer Road, east of SW 34th Street. The site is currently developed with the former Cody's Roadhouse restaurant and its associated parking area. The site has primary street frontage along SW Archer Road with cross access to the adjacent AutoZone development to the west and small parking lot to the east. The proposed drive-through plans include the demolition of the existing 6,591 square foot sit down restaurant and associated parking and the construction of an approximately 3,886 square foot drive-through restaurant. The plans also include the provision of 44 vehicular parking spaces, 1 motorcycle space, and 4 bicycle spaces along with drainage, sidewalk, landscaping, and lighting improvements to the site. The proposed improvements will result in a .23-acre net reduction in impervious area from the current site conditions.

None.

Staff to City Plan Board - Staff recommended approval of Petition PB-16-94 SUP.