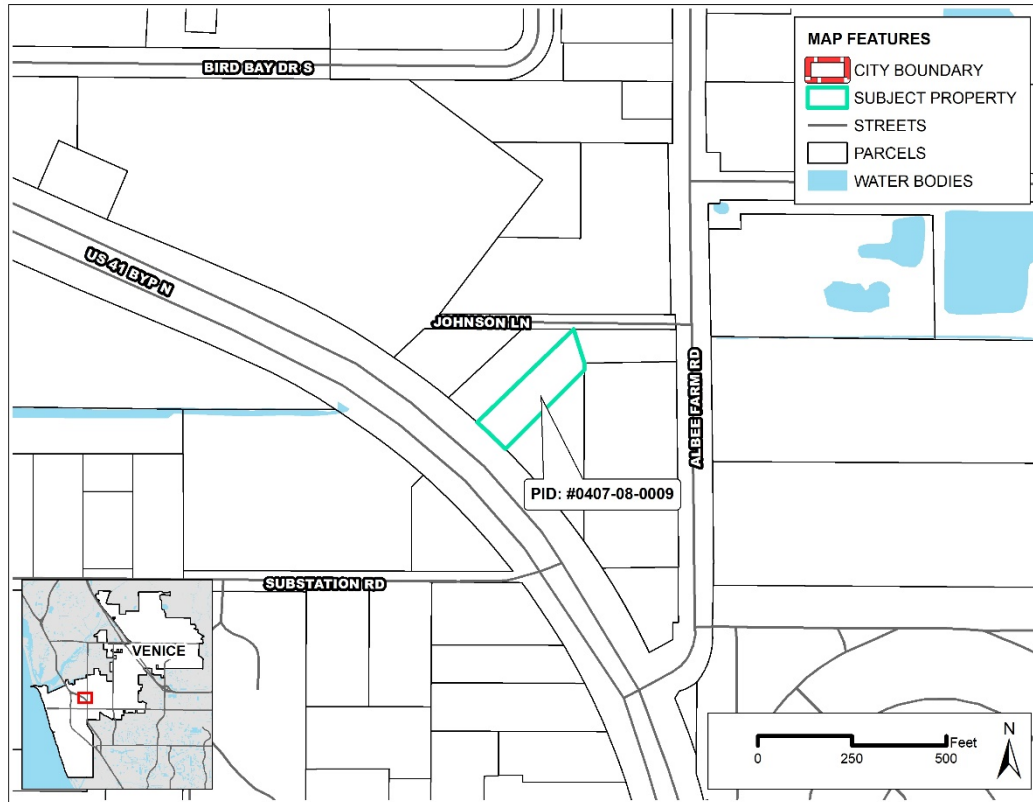




# SITE AND DEVELOPMENT PLAN STAFF REPORT ARBY'S RESTAURANT REMODEL

September 7, 2021  
21-27SP



GENERAL INFORMATION	
<b>Petition Number:</b>	21-27SP
<b>Address:</b>	430 US HWY 41 Bypass N
<b>Request:</b>	Exterior remodeling of an existing fast food restaurant
<b>Owners:</b>	Mosaic Red Hat
<b>Agent:</b>	Justin Polk – Mosaic Red Hat
<b>Parcel ID:</b>	0407080009
<b>Property Size:</b>	0.75 ± acres
<b>Future Land Use:</b>	Commercial
<b>Zoning:</b>	Commercial General
<b>Comprehensive Plan Neighborhood:</b>	Gateway Neighborhood
<b>Application Received:</b>	July 13, 2021

## ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Site and Development Plans
- C. Architectural Elevations

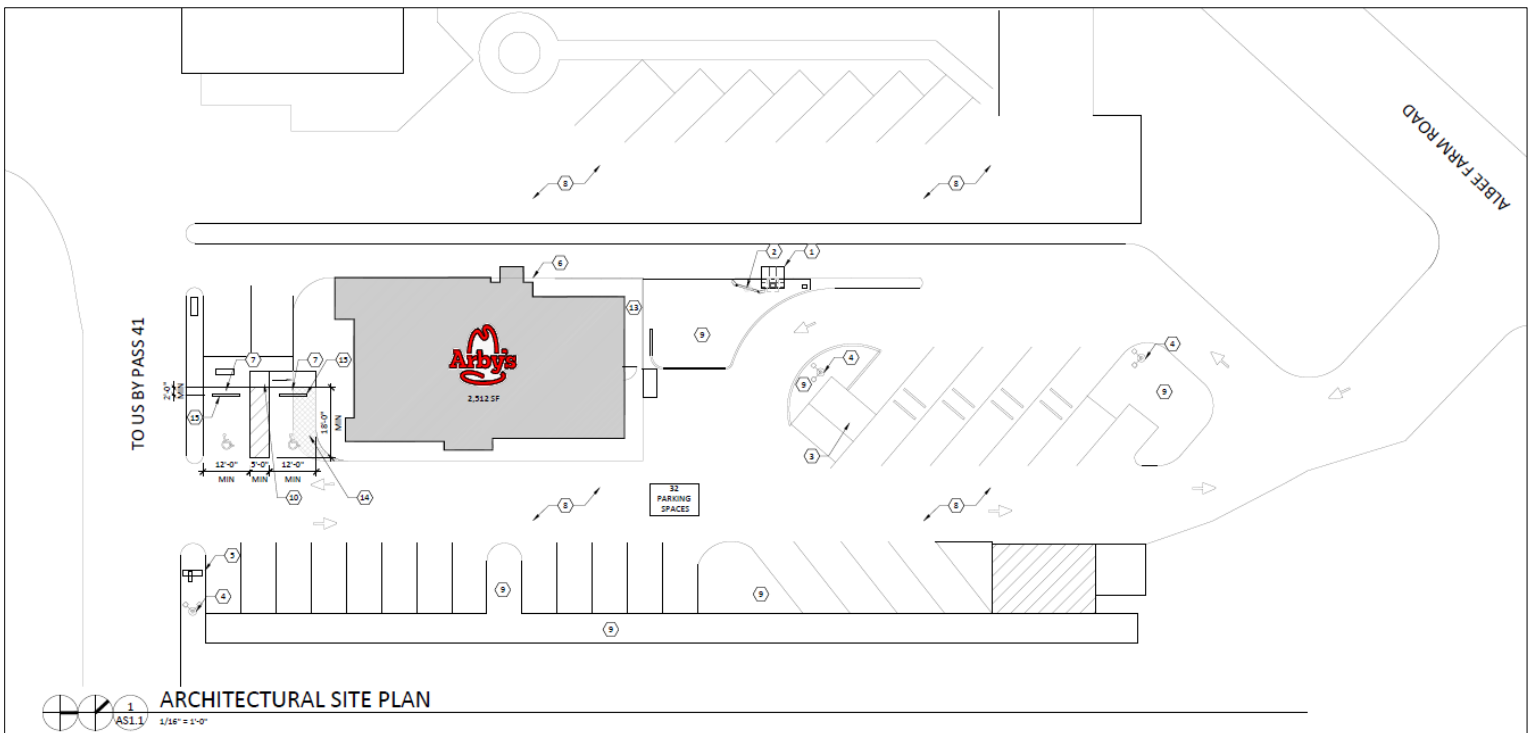
## I. PROJECT DESCRIPTION

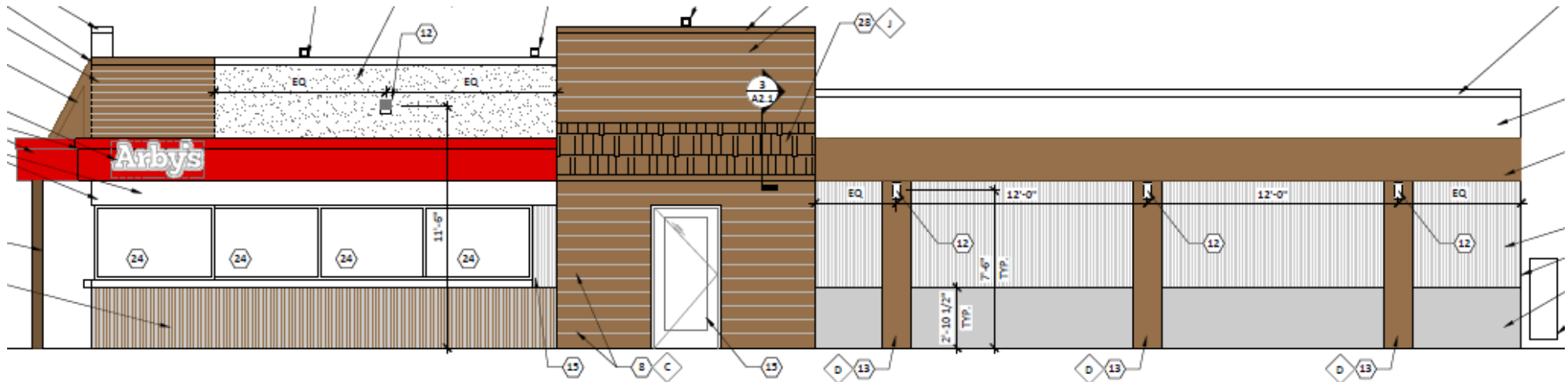
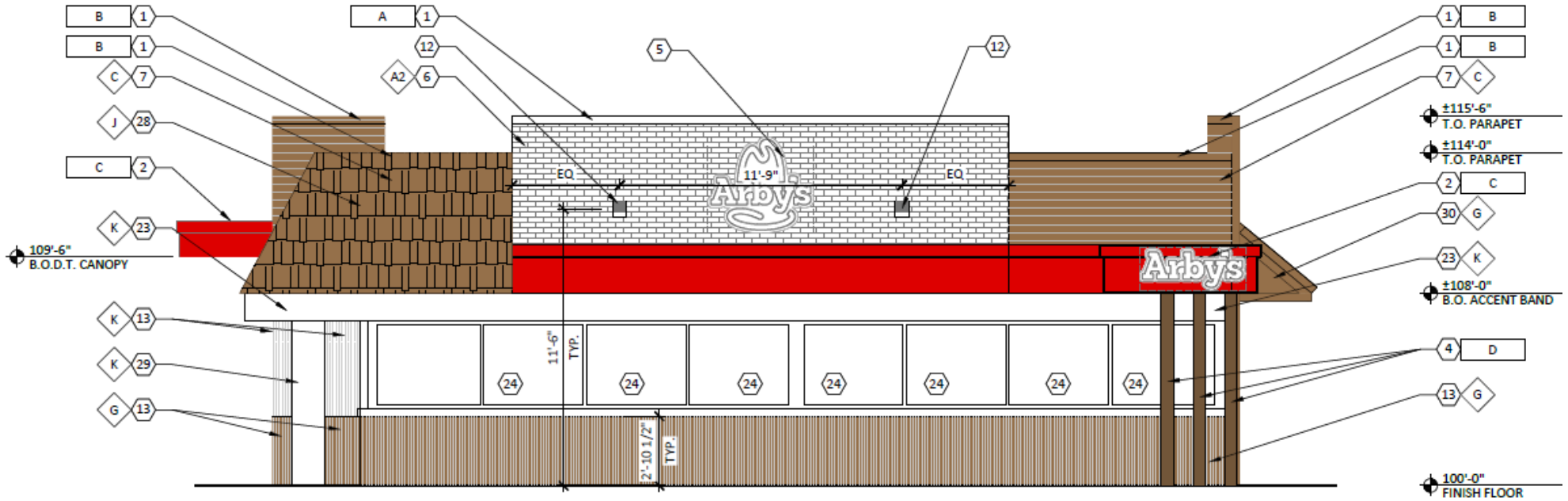
### Site and Development Plan

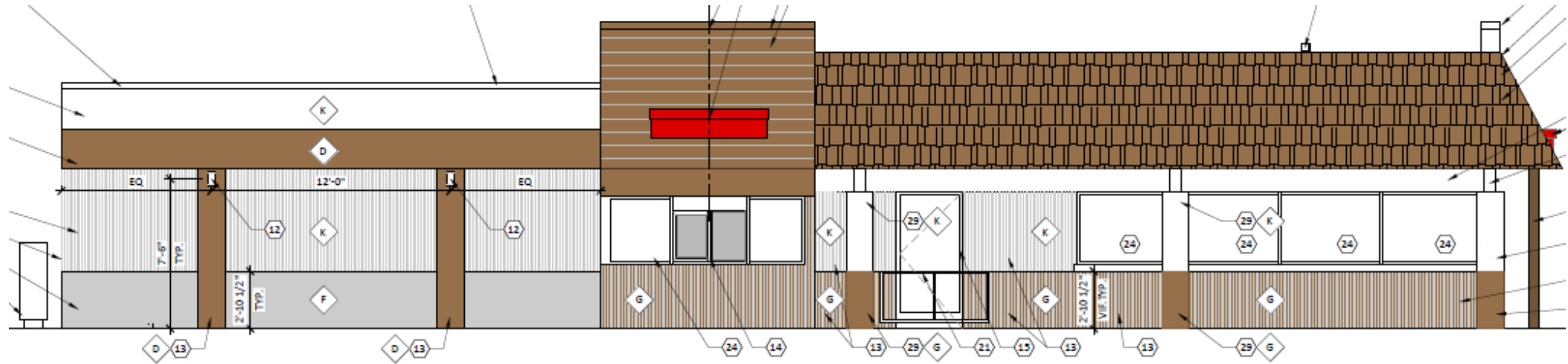
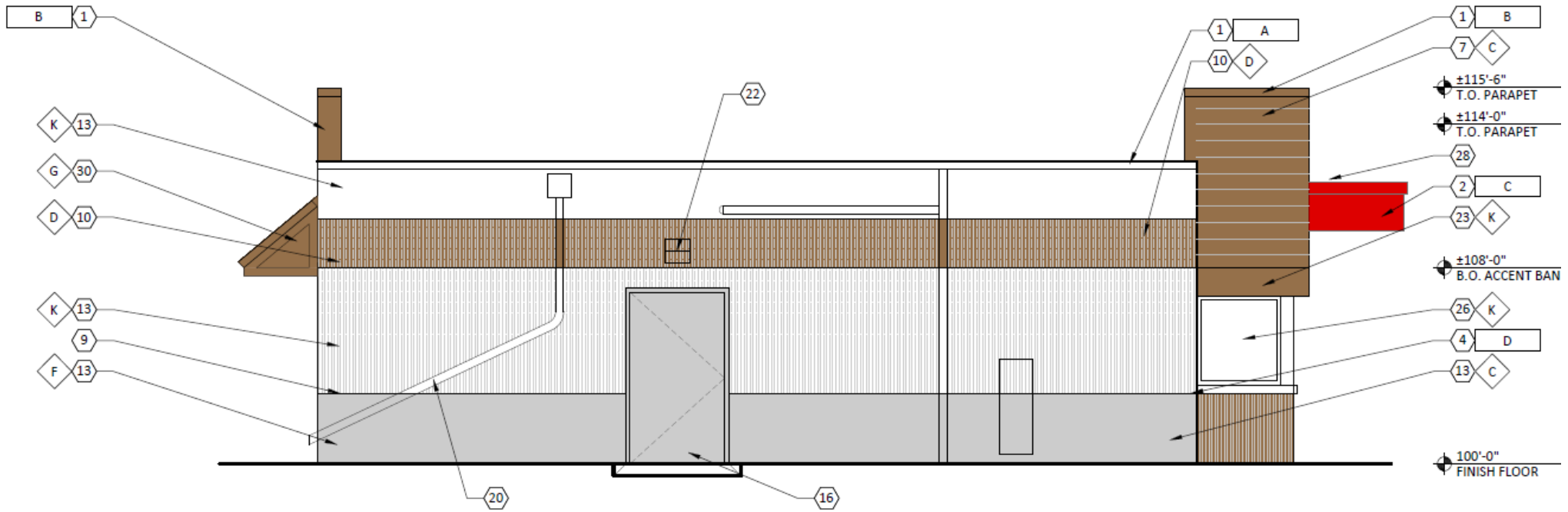
The proposed project is a remodel of an existing Arby's restaurant. Site changes are limited to parking improvements that will bring existing handicapped parking spaces into compliance with ADA regulations. Examples of these improvements include adding one handicapped space, repairing parking surface and repainting existing features, and providing a wheel stop. No landscaping or access changes are proposed.

The subject parcel is included in former Planning Area G (Seaboard Sector) in the Comprehensive Plan, which dictates that development should adhere to the Northern Italian Renaissance style. The project must be heard by the City's Planning Commission to determine compliance with that requirement. To that end, the applicant has proposed changes to the exterior of the building, including: removing the existing front canopy, replacing the existing red metal roof with a clay tile roof (on the existing mansard roof frame), adding a decorative canopy along the main entrance, and painting columns and other accents. New light fixtures and signage are proposed on the building face.

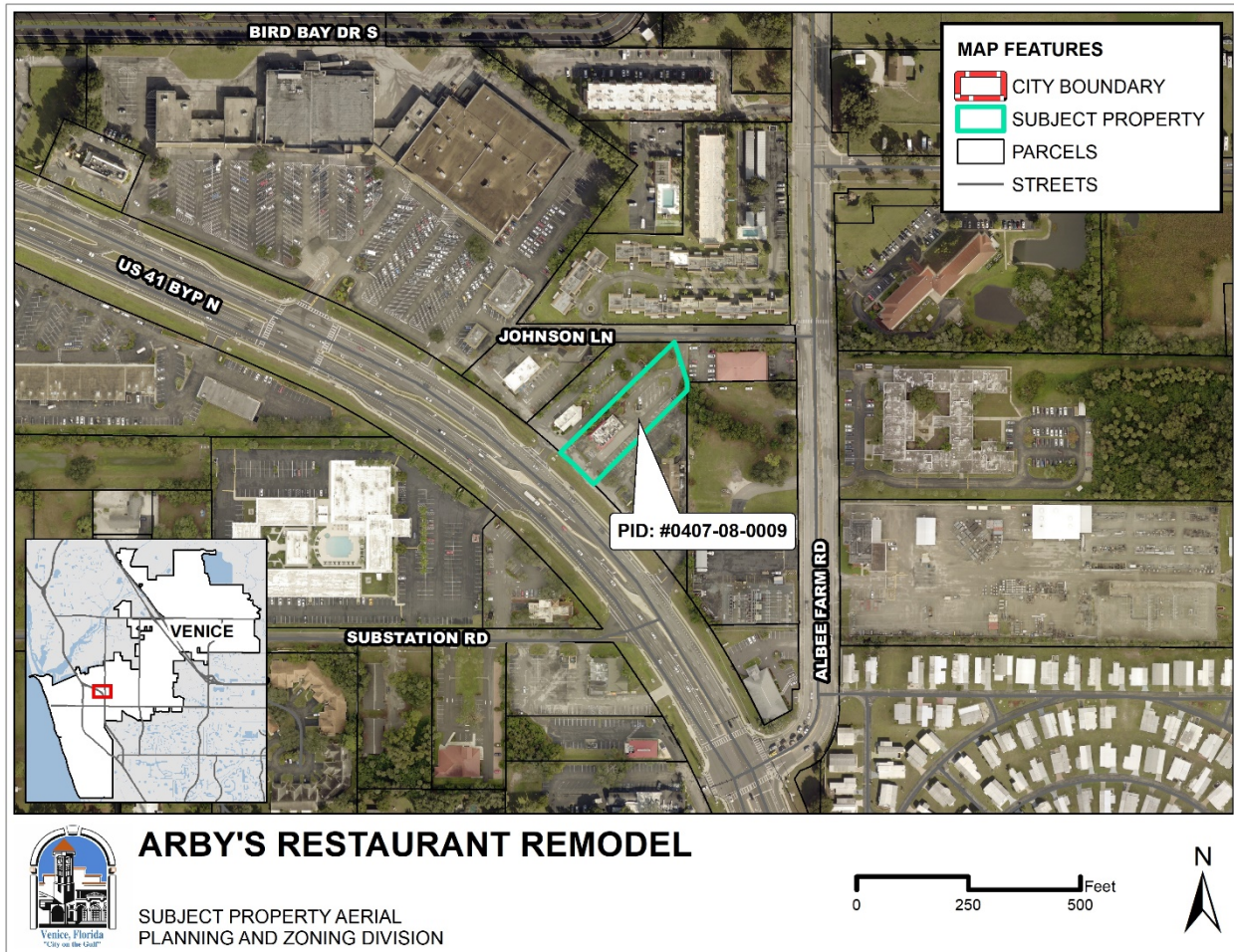
Below are the site plan and proposed elevations.







## II. Existing Conditions



Site Photos

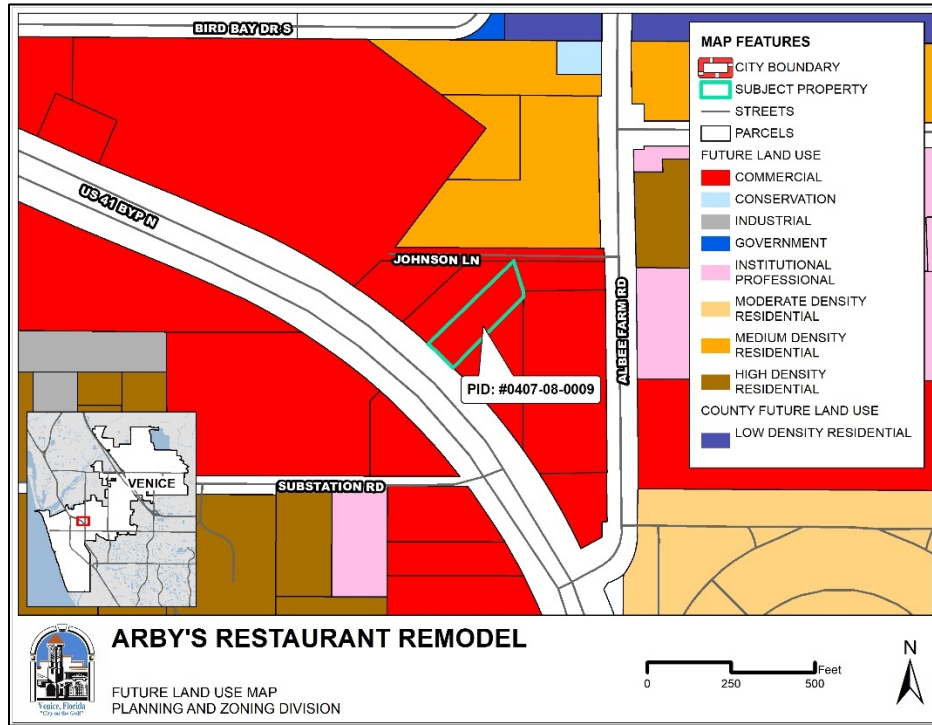




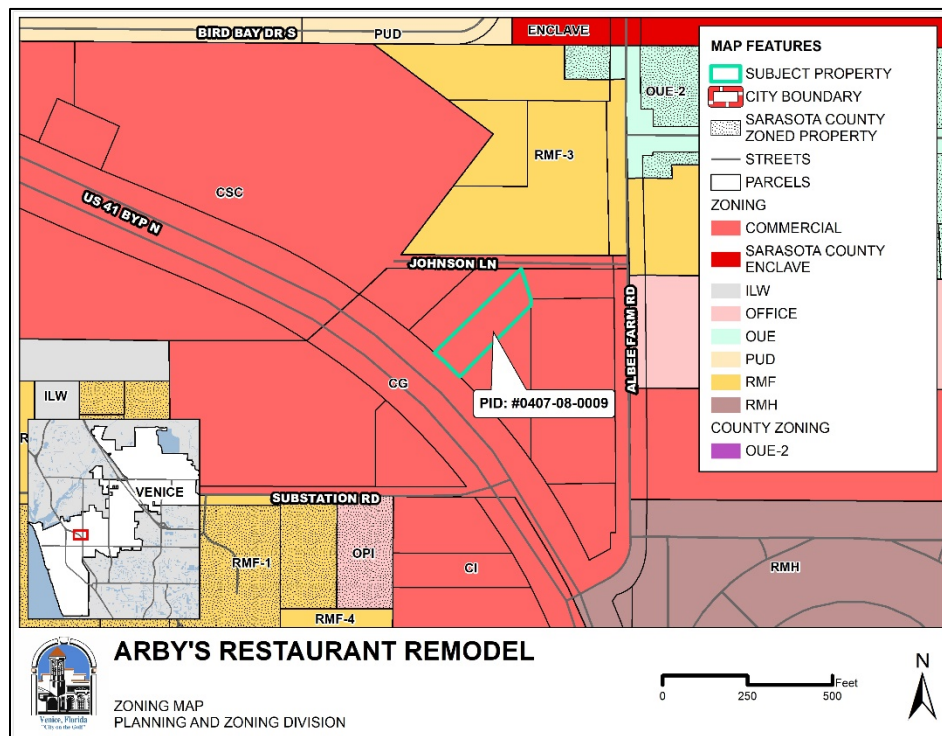
**Zoning and Future Land Use**

The Future Land Use designation on this and surrounding properties is Commercial; some properties to the north past Johnson Lane are designated Medium Density Residential. The subject property is zoned Commercial, General (CG), as are parcels to the east, west, and south. To the north is property zoned Commercial Shopping Center (CSC), and beyond is Residential Multi-Family 3 (RMF-3).

Commercial



Commercial, General





Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Shopping center (Venice Plaza), Residential (villas)	CSC, RMF-3	Commercial, Medium Density Residential
West	Commercial (Quick service restaurants)	CG	Commercial
South	Vacant commercial building, Commercial (Quick service restaurant, hotel)	CG	Commercial
East	Vacant commercial land, Personal services (skincare/waxing)	CG	Commercial

### III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

#### Consistency with the Comprehensive Plan

This petition has been processed so that the Planning Commission may determine compliance with Comprehensive Plan strategy LU 4.1.1 and Figure LU-13. As part of former Planning Area G (Seaboard Sector), development on the subject property must achieve the Northern Italian Renaissance architectural style and must not exceed a maximum building height of 42’. The existing Arby’s restaurant is compliant with this maximum and there is no proposed change in height. Architectural improvements have been proposed as described in Section I of this report.

No changes in intensity or access are proposed, and a review of the Comprehensive Plan has not produced any strategies with which the proposed plan would conflict.

**Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**

*Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Commercial future land use designation, strategies found in the Gateway Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

#### Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements to consider site and development plan. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. There are no improvements proposed that would require site and development plan review, outside of the architectural requirement imposed by the Comprehensive Plan.

**Conclusions / Findings of Fact (Compliance with the Land Development Code):**

*The proposed site and development plan is compliant and no inconsistencies have been identified with the LDC.*

**Concurrency/Mobility**

Regarding public facilities capacity and transportation, the applicant has not sought confirmation of concurrency because there are no changes to land use or square footage proposed.

**Conclusions / Findings of Fact (Concurrency):**

*No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.*

**Conclusions/Findings of Fact (Mobility):**

*No issues have been identified regarding mobility for this project.*

## **IV. CONCLUSION**

### **Planning Commission Report and Action**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 21-27SP.