

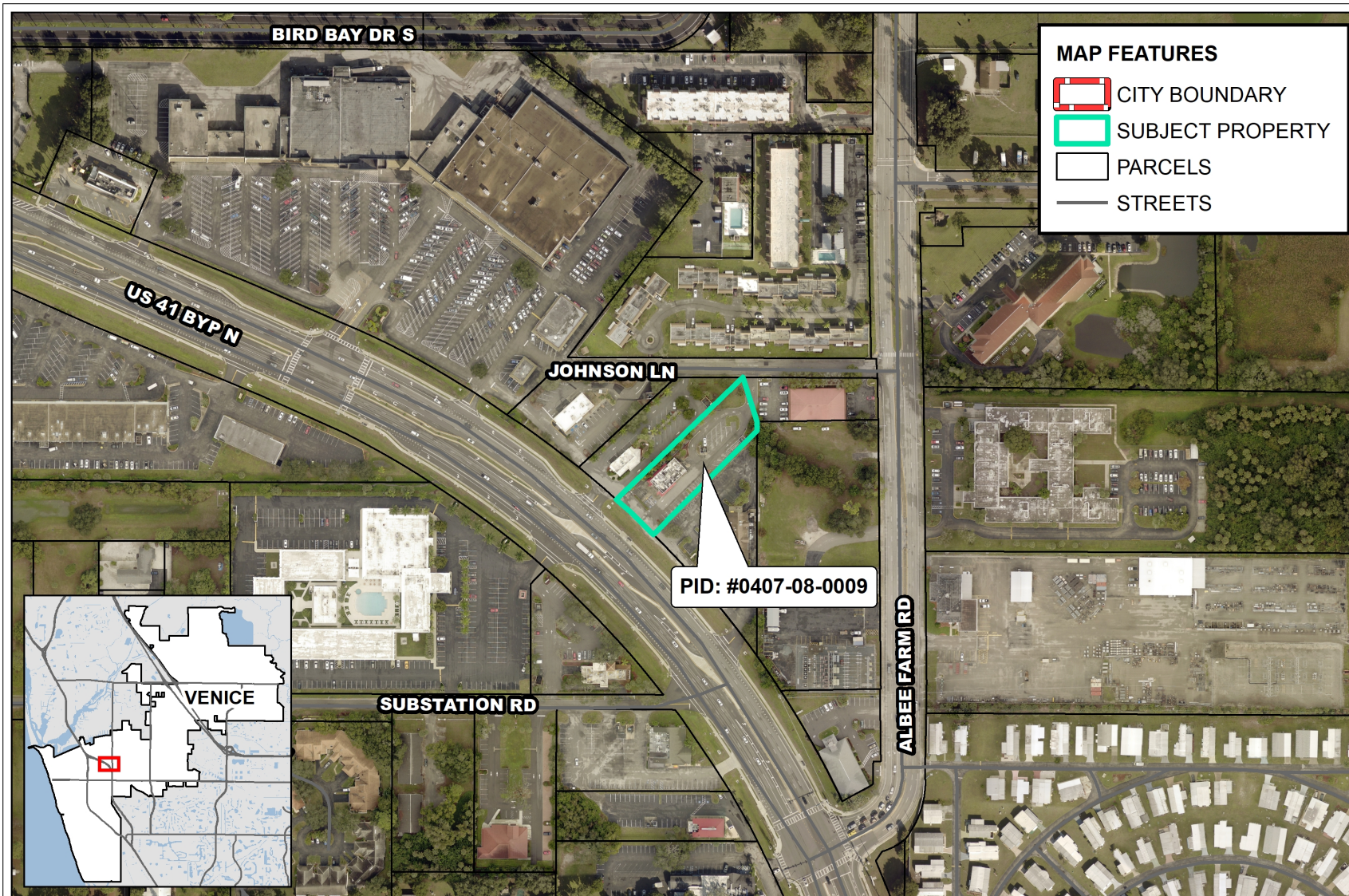
Site and Development Plan Petition No. 21-27SP *Arby's Restaurant Remodel*

OWNER: MOSAIC RED HAT

AGENT: JUSTIN POLK, MOSAIC RED HAT

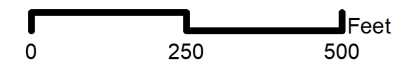
SEPTEMBER 7, 2021

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



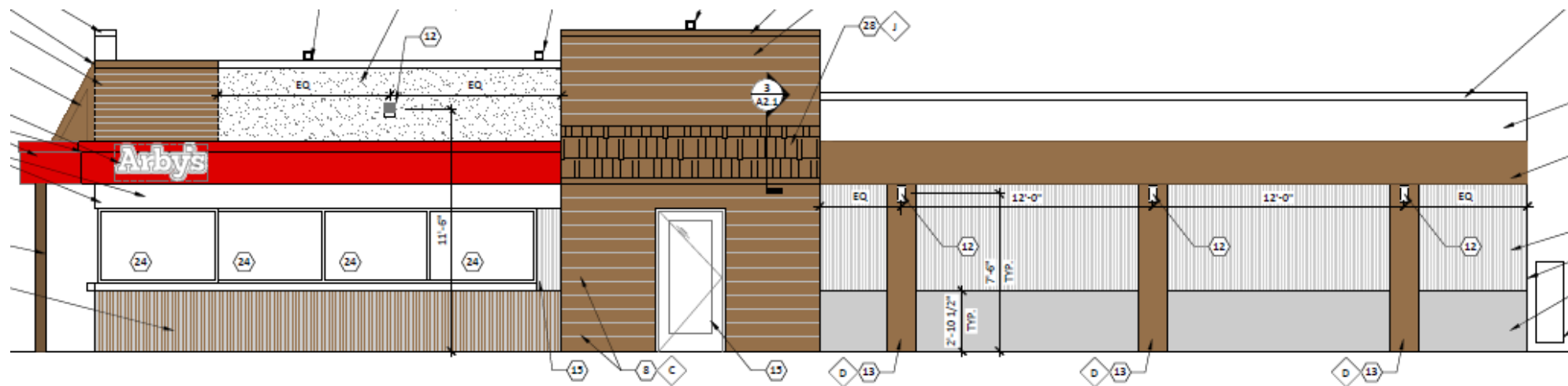
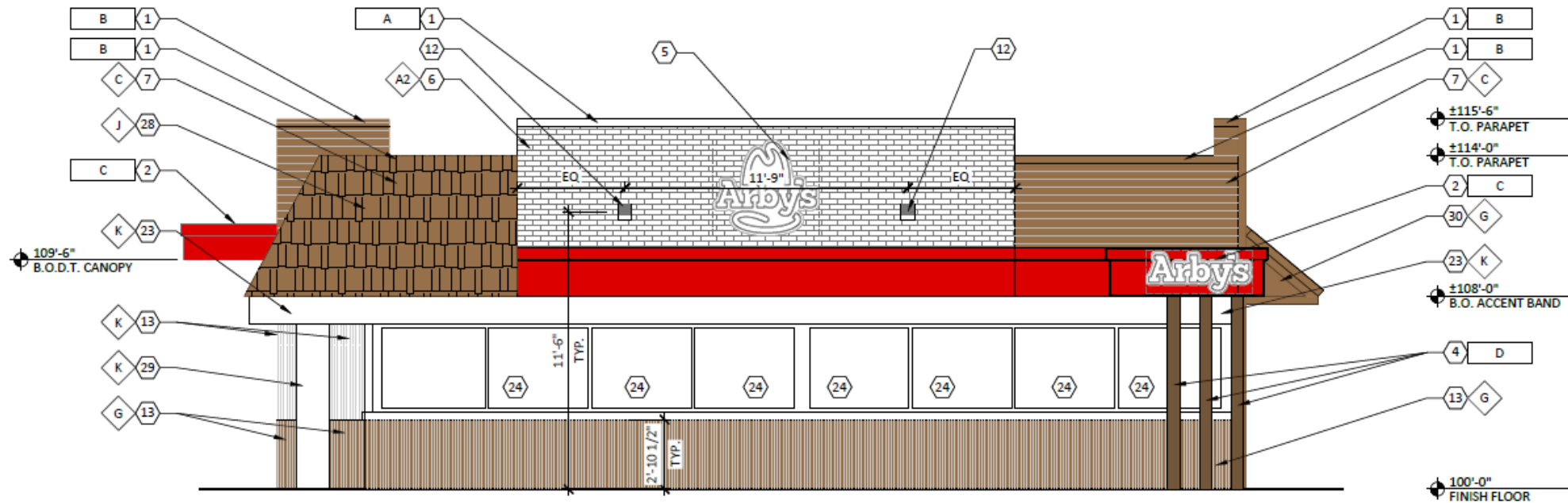
ARBY'S RESTAURANT REMODEL

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Project Description

- Reaching ADA compliance with parking
 - Adding a space for handicapped parking with wheel stop
 - Repairing and repainting existing parking lot surface
- Former Planning Area G
 - Requirement for Northern Italian Renaissance style
 - Exterior changes include:
 - removing the existing front canopy
 - replacing the existing red metal roof with a clay tile roof
 - adding a decorative canopy along the main entrance
 - painting columns and other accents
 - new light fixtures and signage on the building face



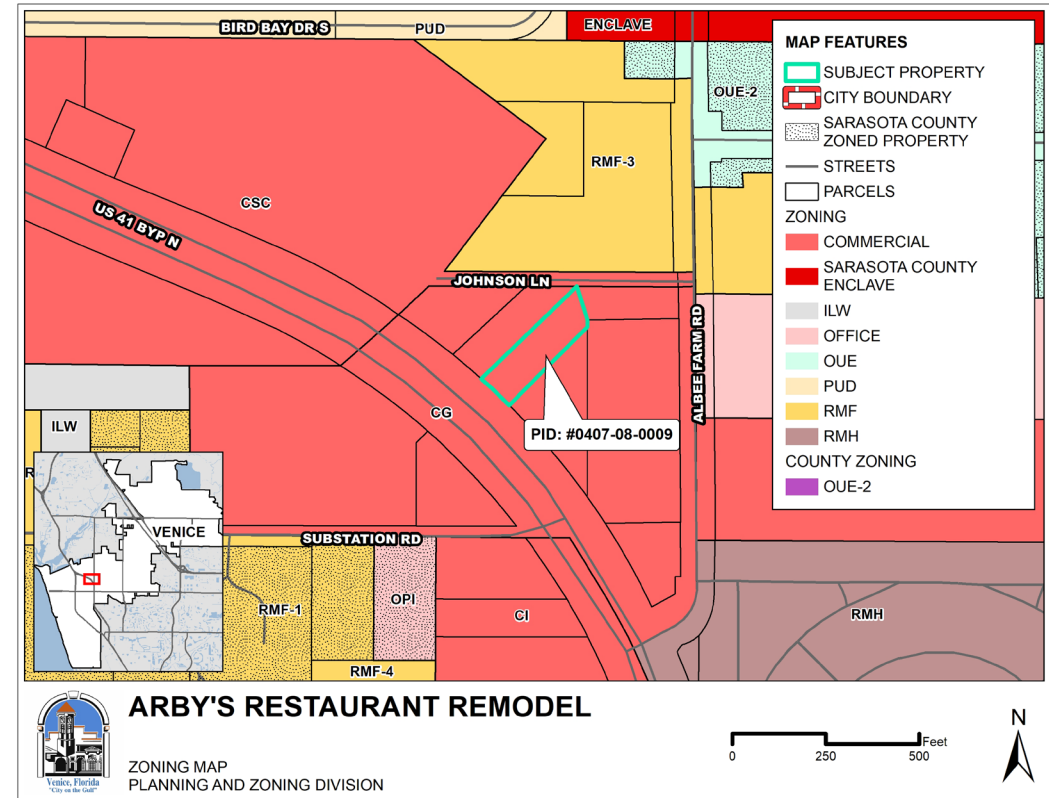
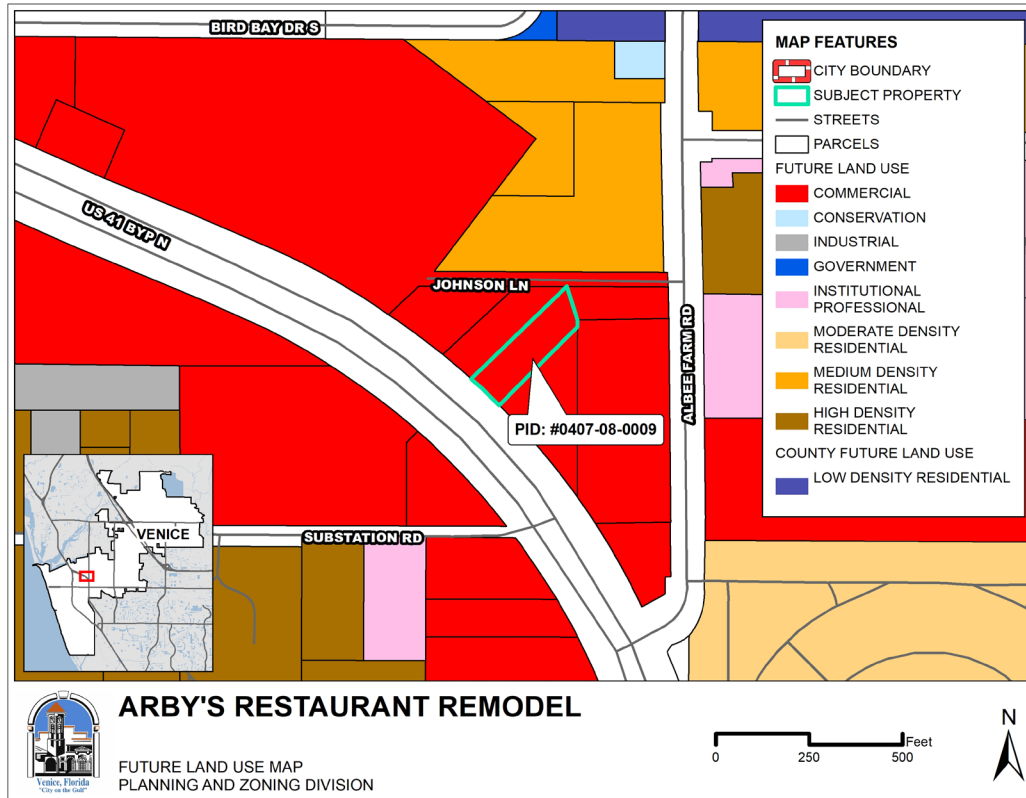




Existing Conditions

FUTURE LAND USE & ZONING MAPS, SURROUNDING LAND USES

Future Land Use & Zoning Maps



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

Planning Analysis

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, CONCURRENCY
& MOBILITY

Comprehensive Plan Consistency

- Former Planning Area G (Seaboard Sector) - Strategy LU 4.1.1 and Figure LU-13
 - Northern Italian Renaissance architectural style
 - maximum building height of 42'
- No proposed changes in height
- No changes in intensity or access are proposed

Land Development Code Compliance

- Petition processed with the procedural requirements for site and development plan
- Petition reviewed by Technical Review Committee; no issues regarding compliance were identified
- No improvements proposed that would require site and development plan review, outside of the architectural requirement imposed by the Comprehensive Plan

Concurrency/Mobility Confirmation

- No changes to land use
- No changes to square footage
- Confirmation of concurrency not sought through petition

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

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.

Mobility:

No issues have been identified regarding mobility for this project.

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.