

<b><i>light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.</i></b>	
<b><i>Applicant:</i></b>	The proposed variance request will increase the on-site traffic queue and decrease any congestion off-site caused by the current site configuration. Also, the more efficient Face 2 Face ordering and Outside Meal Delivery will decrease the time customers spend in the drive-thru line. The reduction in traffic congestion will be welcomed by adjacent properties and businesses.
<b><i>Staff:</i></b>	There will be no direct impact on adjacent properties.
<b><i>(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.</i></b>	
<b><i>Applicant:</i></b>	Based on a building area (gross square footage) of 4596: the current code requires 65 spaces at this location for a restaurant with a drive thru lane. The proposed request for the reduction of the minimum parking requirements by nine (9) parking spaces or 15% reduction to 56 spaces is the smallest reduction necessary to accommodate the site improvements.
<b><i>Staff:</i></b>	The variance requested is not a minimum variance for a busy restaurant that regularly uses overflow parking on an adjacent parcel.
<b><i>(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.</i></b>	
<b><i>Applicant:</i></b>	Approval of the proposed variance requested will allow for the construction of an enhanced site layout with better traffic circulation. Based on experience from other locations, Chick-Fil-A has determined that the construction of a dual lane drive-thru with a Face 2 Face order canopy and an Outdoor meal Delivery Canopy all contribute to improving the overall efficiency of the drive-thru lane and provide a more personal and enhanced customer experience. In addition. The improved vehicular capacity on site will decrease the traffic congestion to adjacent roadways and its existing impact to neighboring businesses.
<b><i>Staff:</i></b>	The request is inconsistent with the Comprehensive Plan.

**Relevant Development Standards in the LDR that are “Significant” to the Proposal**

**Section 222-2      Parking Space Requirements**

**Table of Minimum Parking Requirements**

<b>Use</b>	<b>Minimum Number of Parking Spaces</b>	<b>Required for Each</b>
Limited Service Restaurant (incl. Fast Food)		
(a) with drive-through window	14	1,000 sq. ft. of GFA
(b) no drive-through window	16	1,000 sq. ft. of GFA