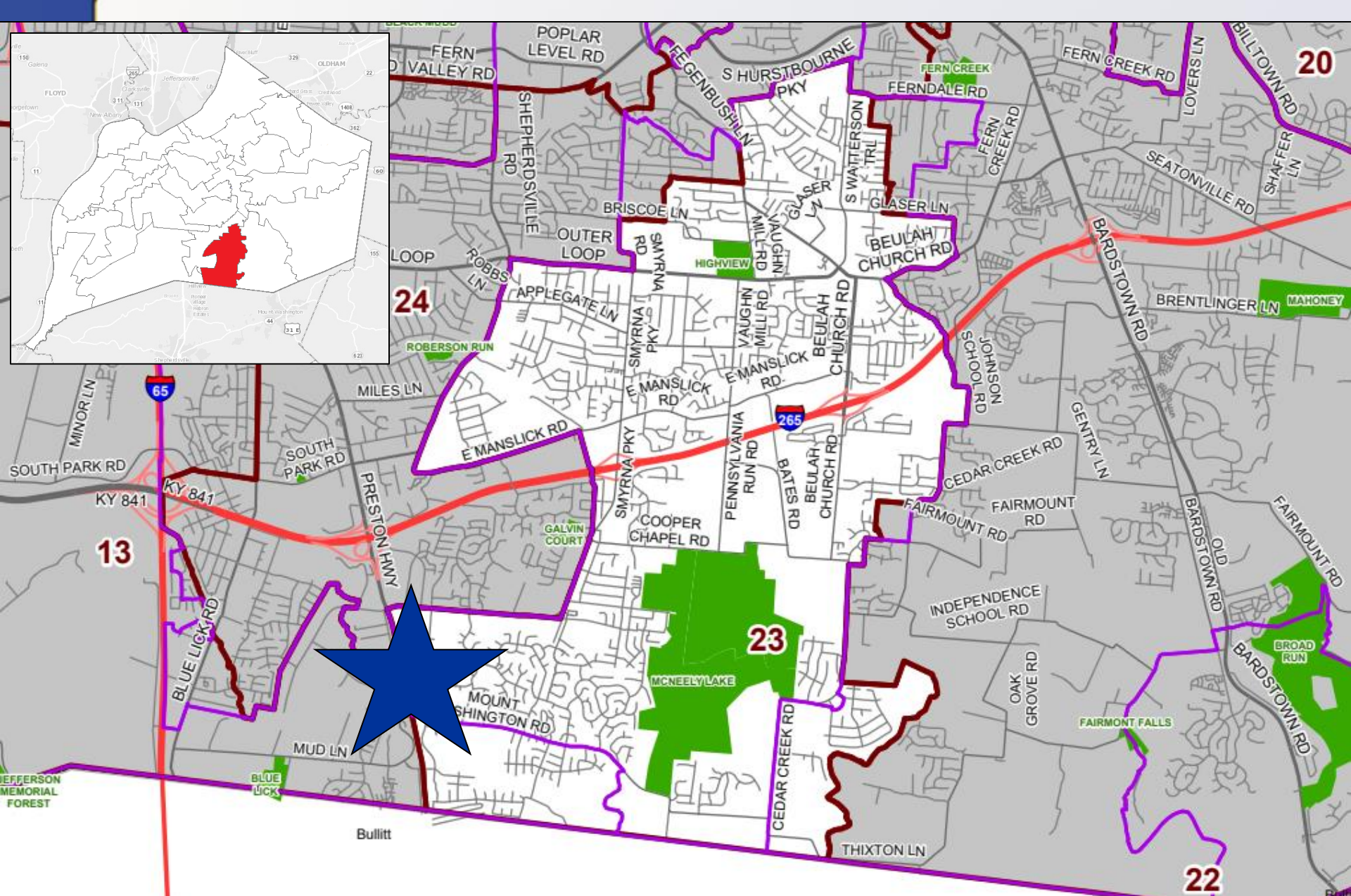


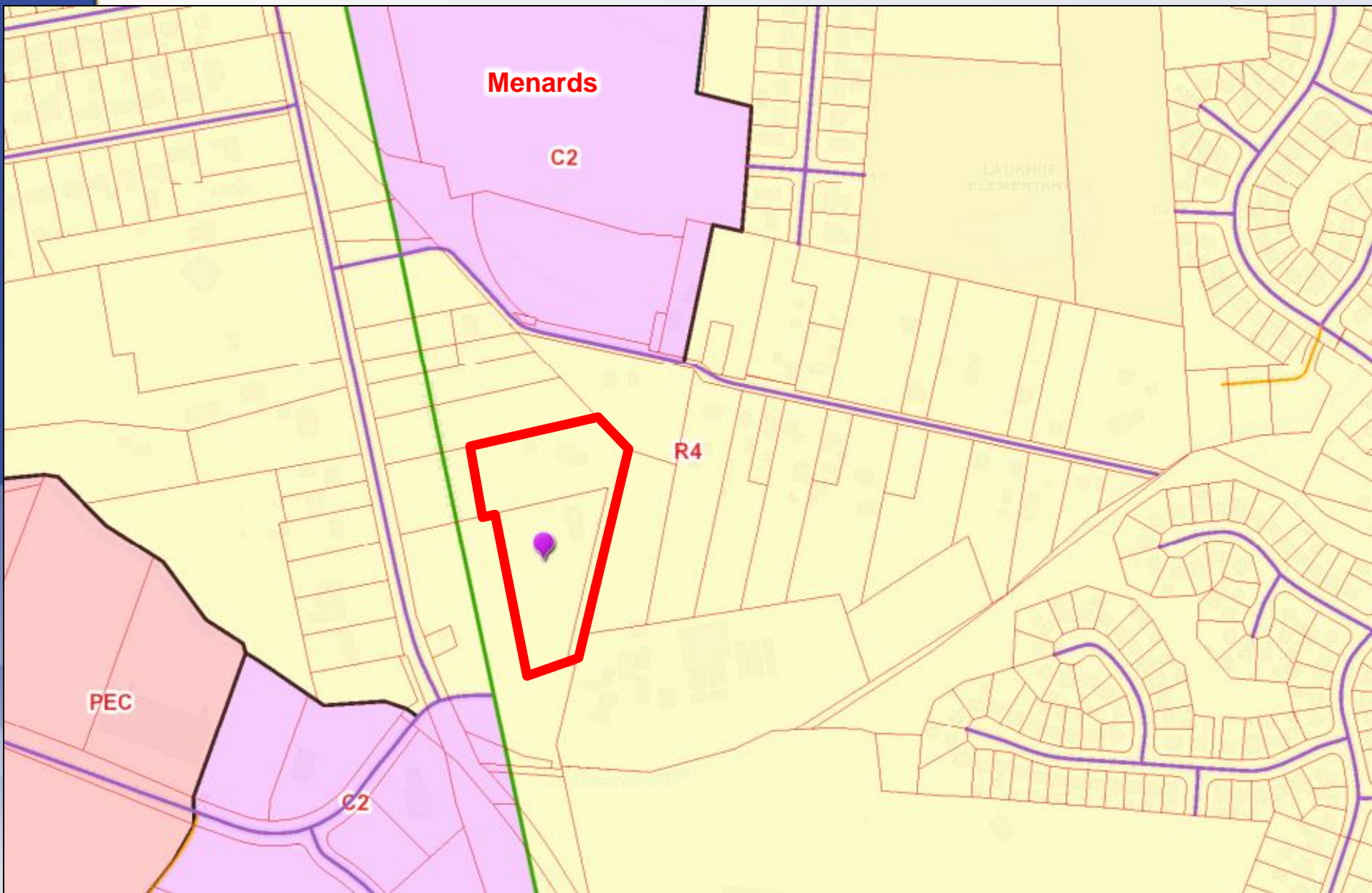
21-ZONE-0081 THORNTON'S/CHICK-FIL-A



Planning & Zoning Committee
December 7, 2021







Requests

- Change-in-Zoning from R-4 to C-2
- Variance from Table 5.3.2 to permit a non-residential structure to exceed the maximum allowed from setback (required 80 feet, requesting 143 feet)
- Waiver from 10.2.4.B.1 to permit encroachment into the required property perimeter LBA on the north property line with fee-in-lieu for plantings
- Parking Waiver to exceed the maximum allowable parking on Tracts 1 and 3
- Detailed District Development Plan with Binding Elements

Case Summary

- Proposing three commercial tracts
- Existing single family to be removed
- 4,500 sf convenience store on Tract 3
- 5,233 sf drive-thru restaurant on Tract 1
- No proposed development on Tract 2 at this time



Preston Highway

THORNTONS
A LITTLE OF EVERYTHING

RESTAURANT

Interchange Drive



Proposed Rendering

Chick-Fil-A on Bardstown Rd



Public Meetings

- Neighborhood Meeting held 6/23/2021
- LD&T meeting on 10/28/2021
- Planning Commission public hearing on 11/18/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to C-2 by a vote of 6-0.