

Request

Waiver#1: Façade Design – Clear Windows and Doors

Waiver of Land Development Code (LDC) Section 5.6.1.C.1 to not provide 50% clear windows and doors on the facades facing Farnsley Road, Adventure Road; and Cane Run Road.

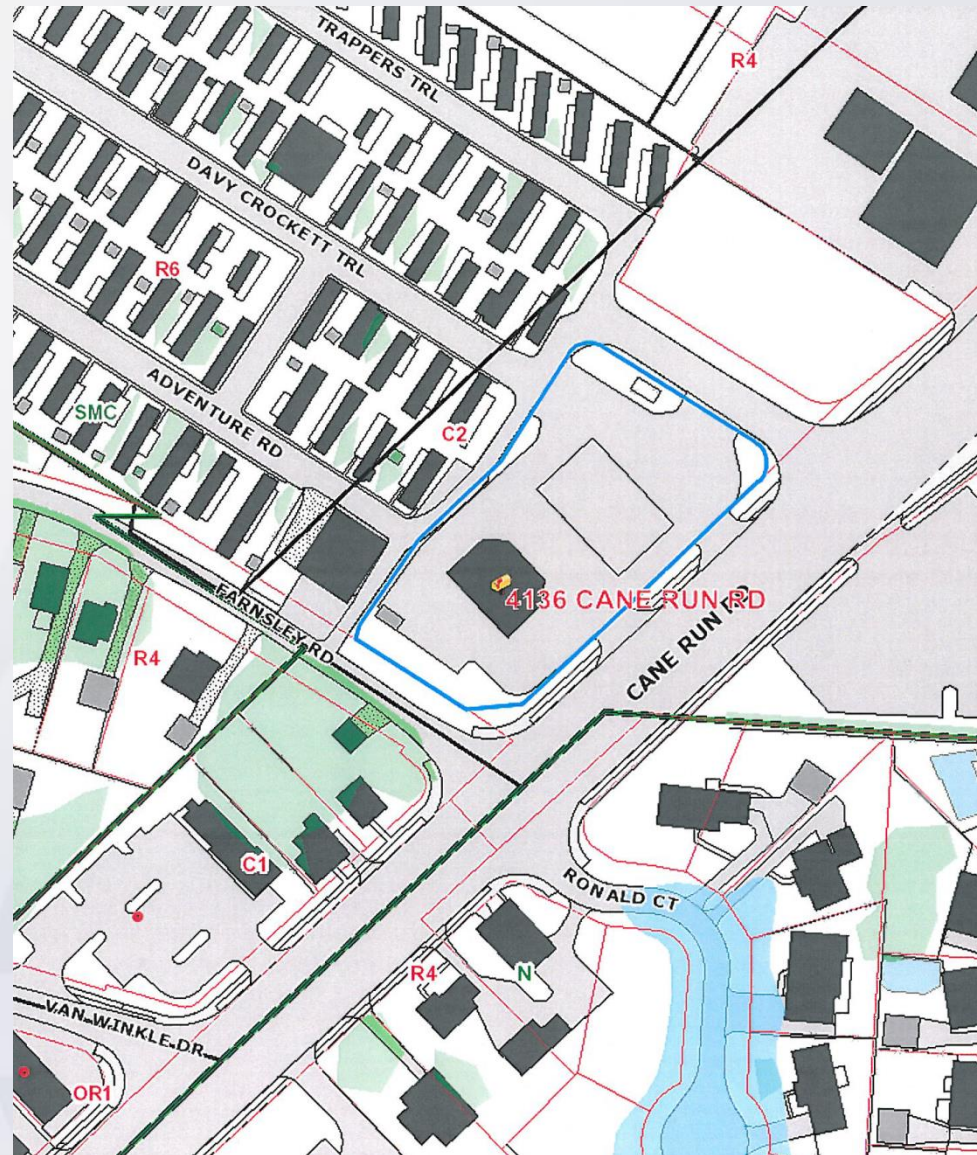
Waiver#2: Landscape Buffer Encroachment

Waiver of Land Development Code Section 5.7.1.B.3 and 10.2.10, to allow the building and pavement to encroach into the landscape area.

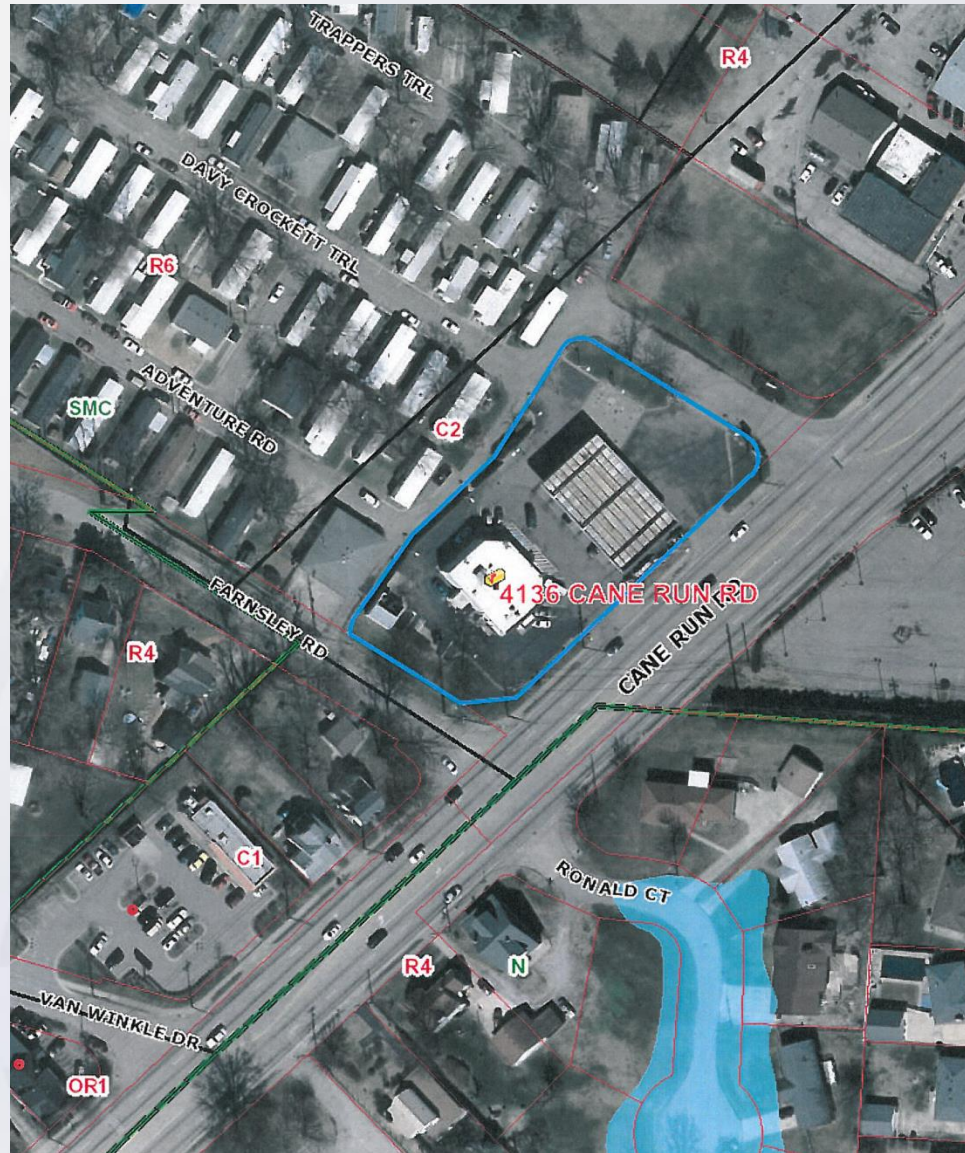
Waiver #3: LED Signage

Waiver of Land Development Code Section 8.2.1.D.6, to allow an LED sign to be closer than 300' to a residential zoning district.

Zoning/Form Districts



Aerial Photo/Land Use



Background

- Thornton's is expanding and remodeling their existing facility on the west side of Cane Run Road.
- This lot is surrounded by four streets: Farnsley Road (S), Davy Crockett Trail (N), Adventure Road (E), and Cane Run Road (W)
- Zoned C-2 in the Suburban Marketplace Corridor FD
- Lot is adjacent to homes zoned R-4, R-6, C-1, C-2 in the Neighborhood FD to the N, S, and W.
- Adding 1,412sf addition to the existing building for a total new building area of 4,839sf.
- Updating the facades and signage
- Changing the site sign to LED signage
- Adding a rear entrance to the building
- Also adding 4 additional parking spaces and removing pavement between the new addition and Cane Run Road
- Providing a pedestrian connection to the existing sidewalk
- Adding additional plantings to the site to compensate for the building design and landscape waivers
- Previous Cases: Appeal of a Notice of Violation, CUP for a mobile home park, Variance for side yard setback, Release of a portion of the CUP, Landscape Plan for new gas station



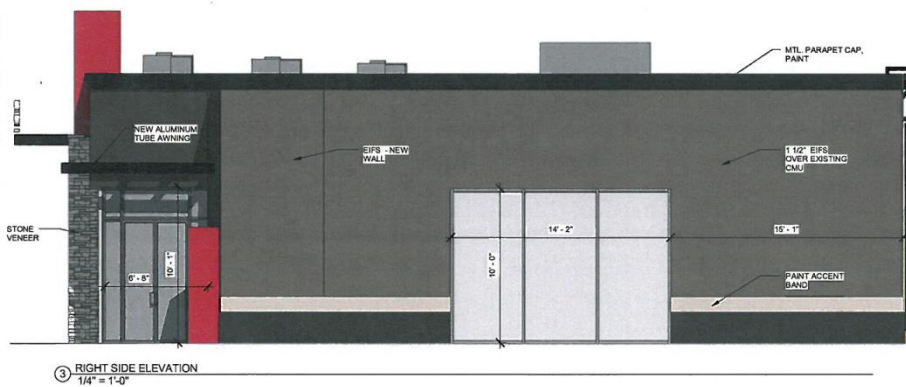


BEFORE



BEFORE

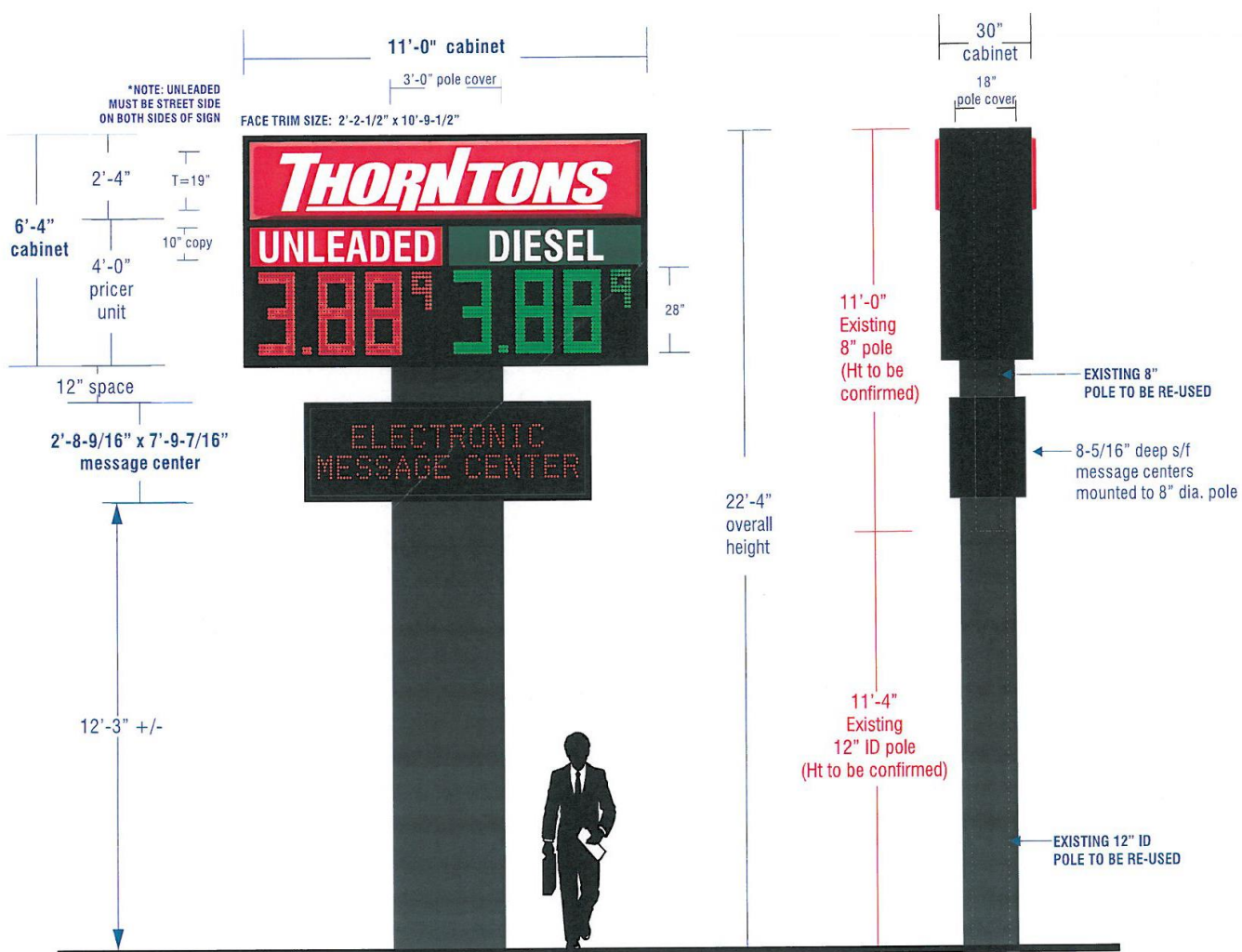




D/F ILLUMINATED PYLON RE-WORK

Scale: 1/4"=1'-0"

69.7 main cabinet
21.5 EMU
91.2 total square feet

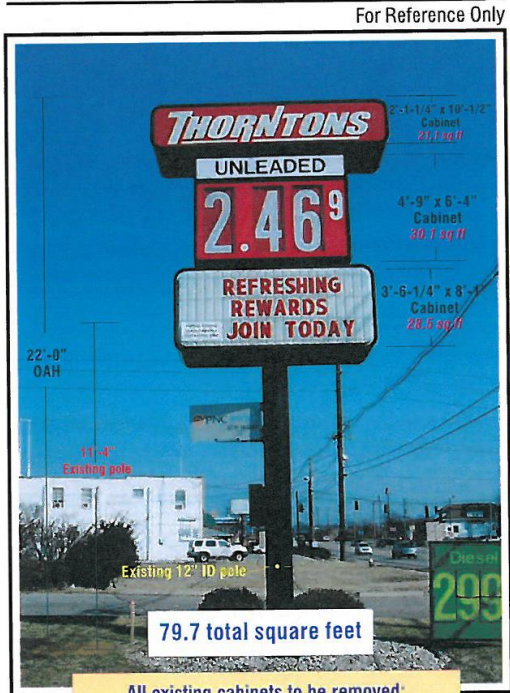


COMPLETE FIELD SURVEY OF EXISTING FOUNDATION AND POLES
REQUIRED TO ENSURE THEY WILL SUPPORT WEIGHT OF NEW CABINETS

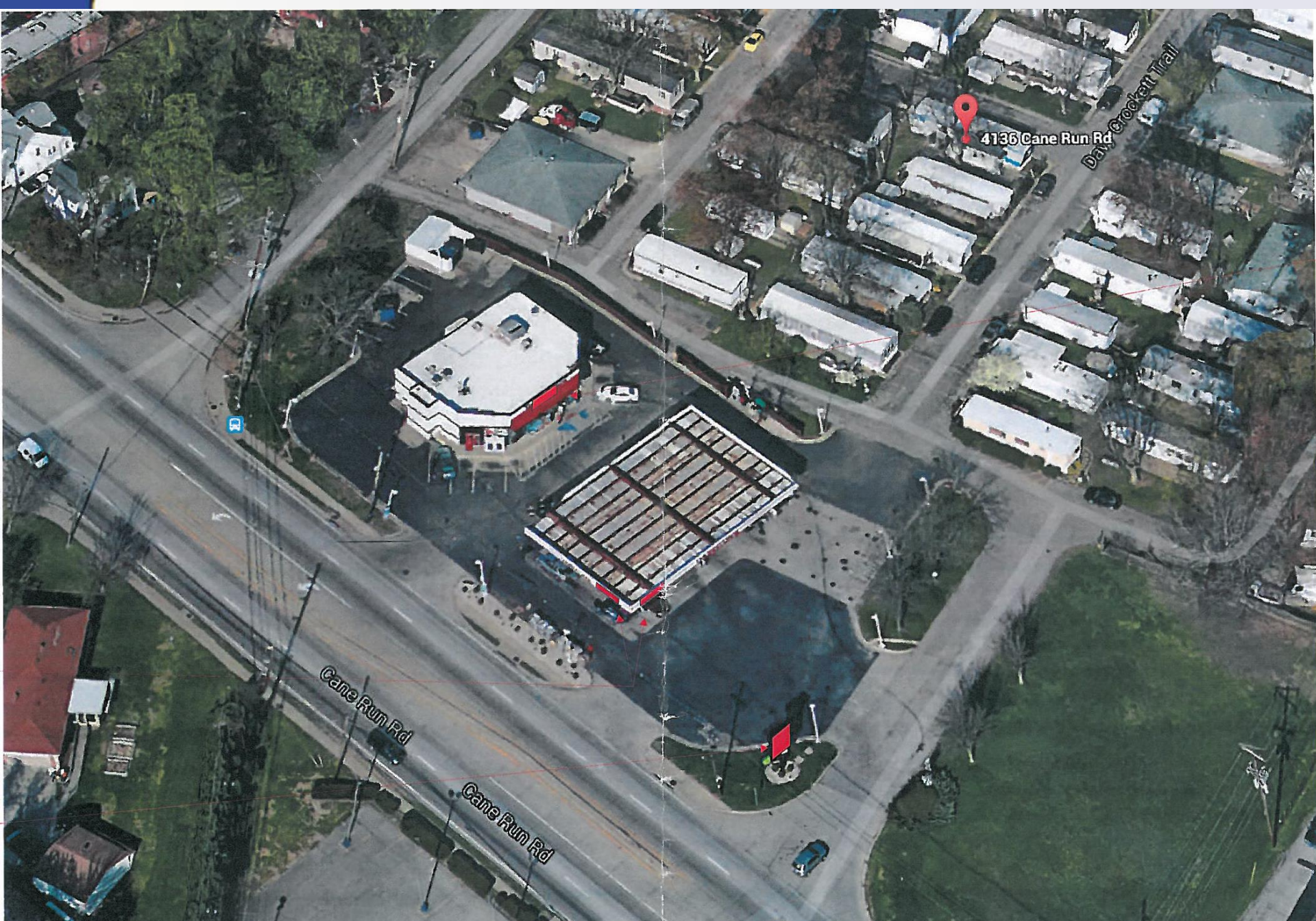
PRESENTATION PURPOSES ONLY
Drawing not intended for manufacturing purposes at this time

- CABINET: 30" deep Cabinet to into place Sunshine
- HEADER FACE: (2) Two g sprayed g
- ILLUM.: Internal W commod
- PRICING UNIT: Sunshine height = polycarbo
- MESSAGE CENTER: (2) Single 2'-8-9/16" angle for and painte
- COMMUNICATION REQUIREMENTS: Price sign provided b
- SUPPORT: Top cabin stubs into All poles
- POLE COVER: Fabricate

Existing Conditions



All existing cabinets to be removed;
Existing support poles to be re-used if possible







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TORONTO'S

PAY AT PUMP

Marlboro
3.97

THORNTON'S

THORNTON'S

PAY AT
PUMP

PAY AT
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View of sign from adjacent home



View of sign from adjacent home



View of sign from adjacent home



View of sign from adjacent home



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