

# 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.

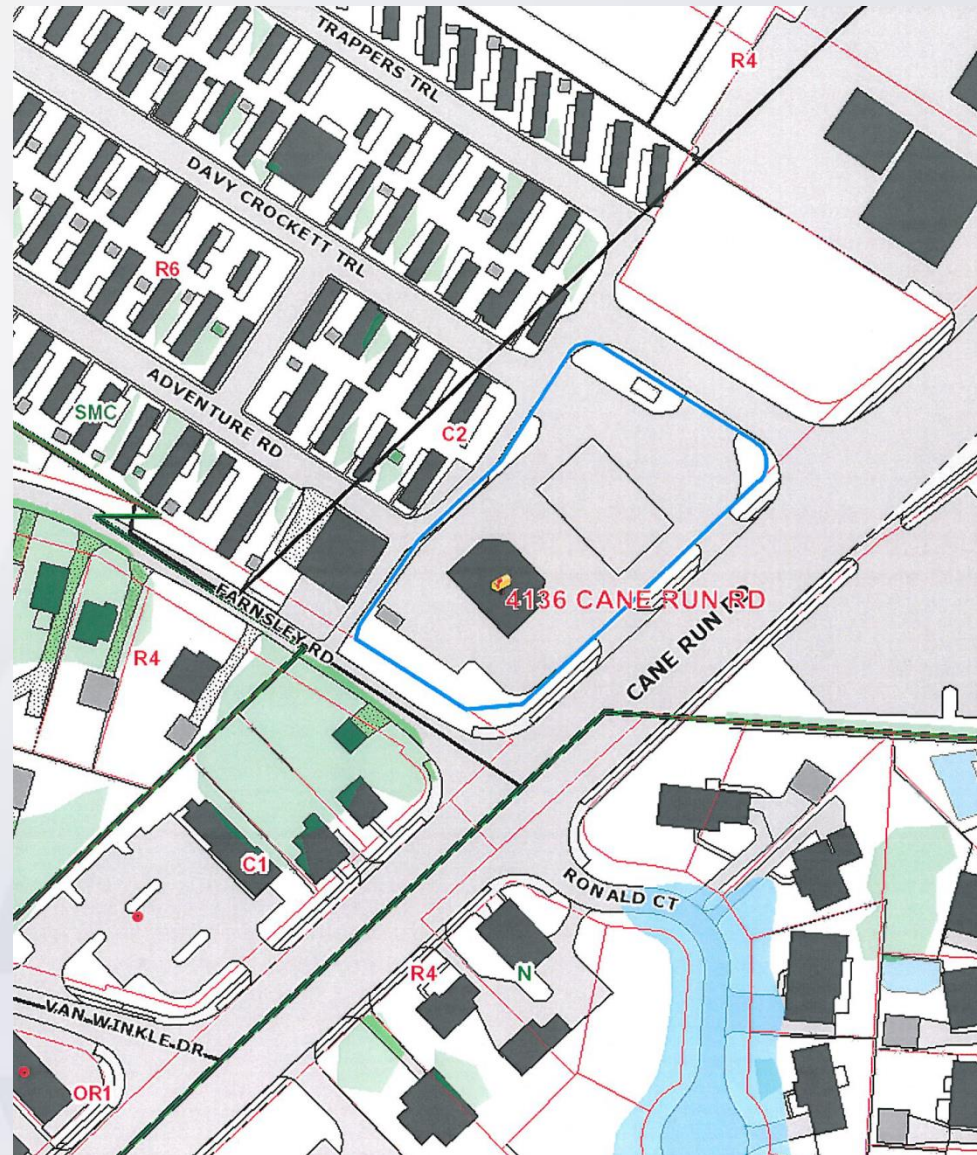
## **Waiver#2: Landscape Buffer Encroachment**

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**

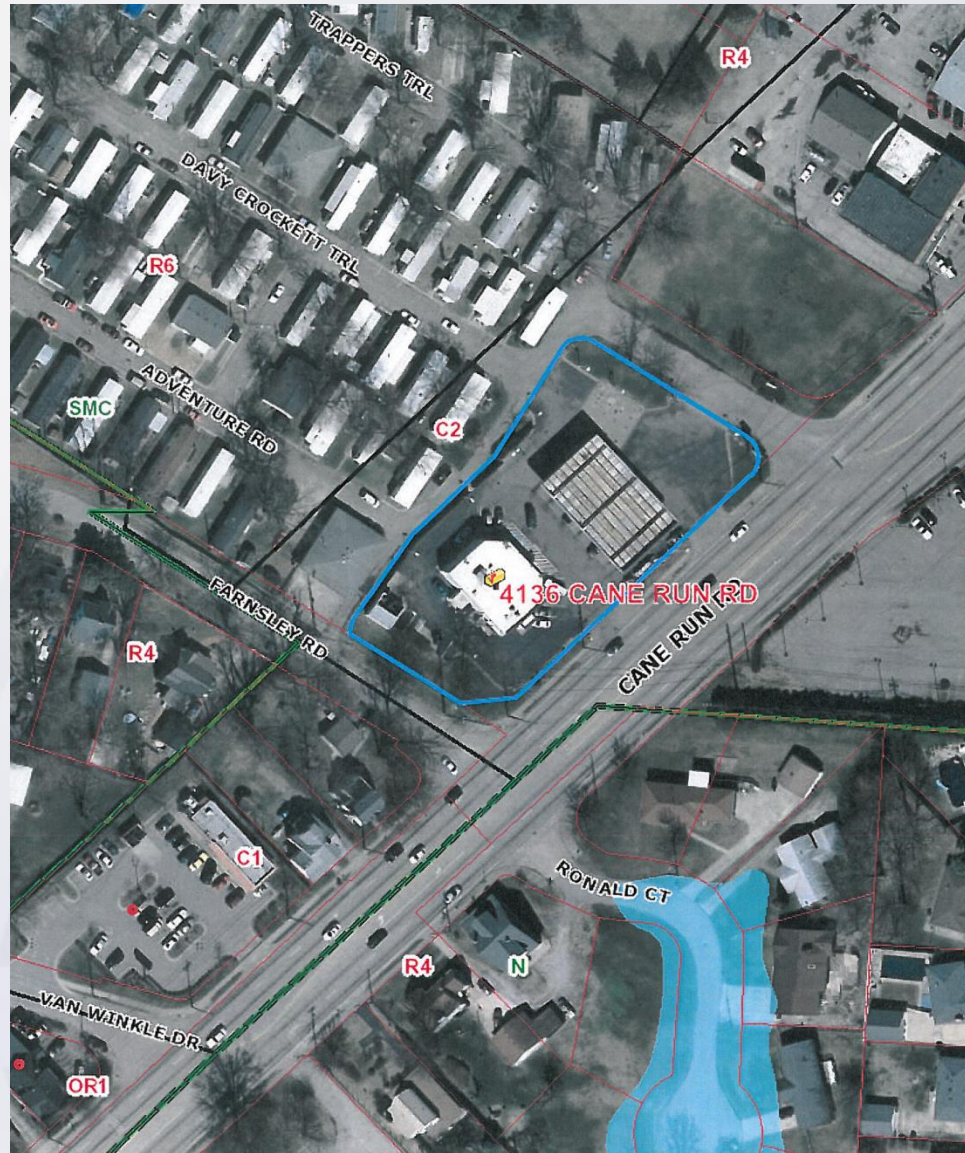
Waiver of Land Development Code Section 8.2.1.D.6, to allow an LED sign to be closer than 300' to a residential zoning district.

# 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







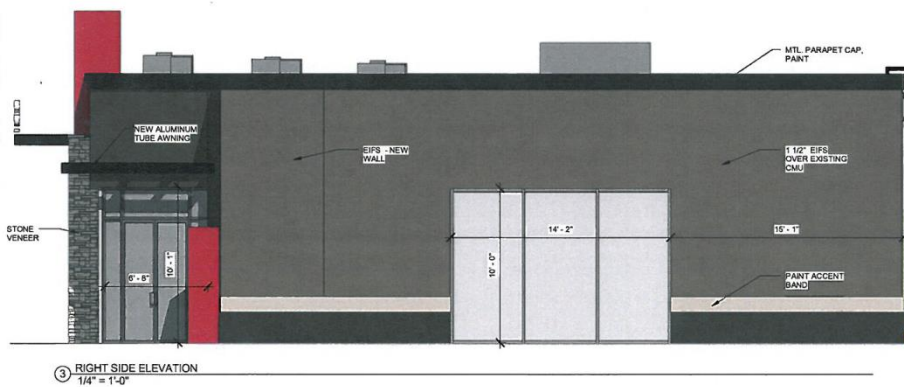
BEFORE



BEFORE





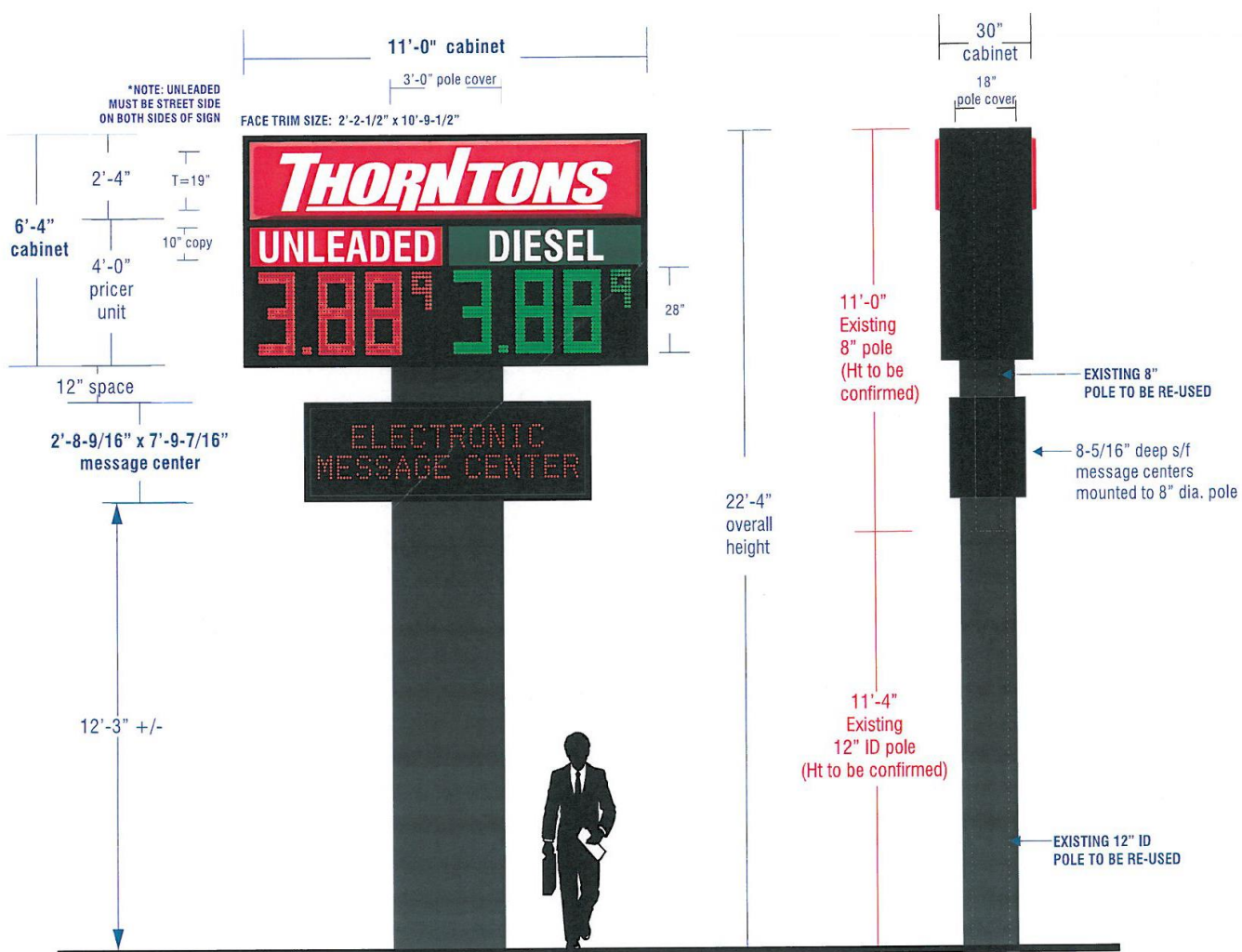




D/F ILLUMINATED PYLON RE-WORK

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

69.7 main cabinet  
21.5 EMU  
91.2 total square feet



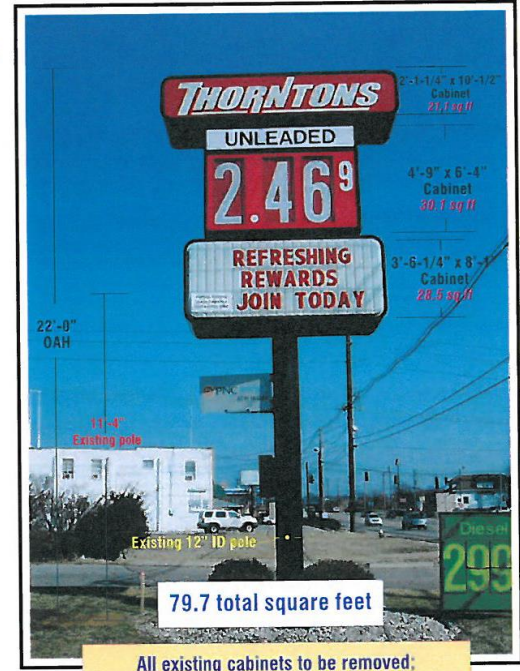
COMPLETE FIELD SURVEY OF EXISTING FOUNDATION AND POLES  
REQUIRED TO ENSURE THEY WILL SUPPORT WEIGHT OF NEW CABINETS

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

- CABINET: 30" deep Cabinet to be placed 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 r and painte
- COMMUNICATION REQUIREMENTS: Price sign provided b
- SUPPORT: Top cabin stubs into All poles
- POLE COVER: Fabricate

Existing Conditions

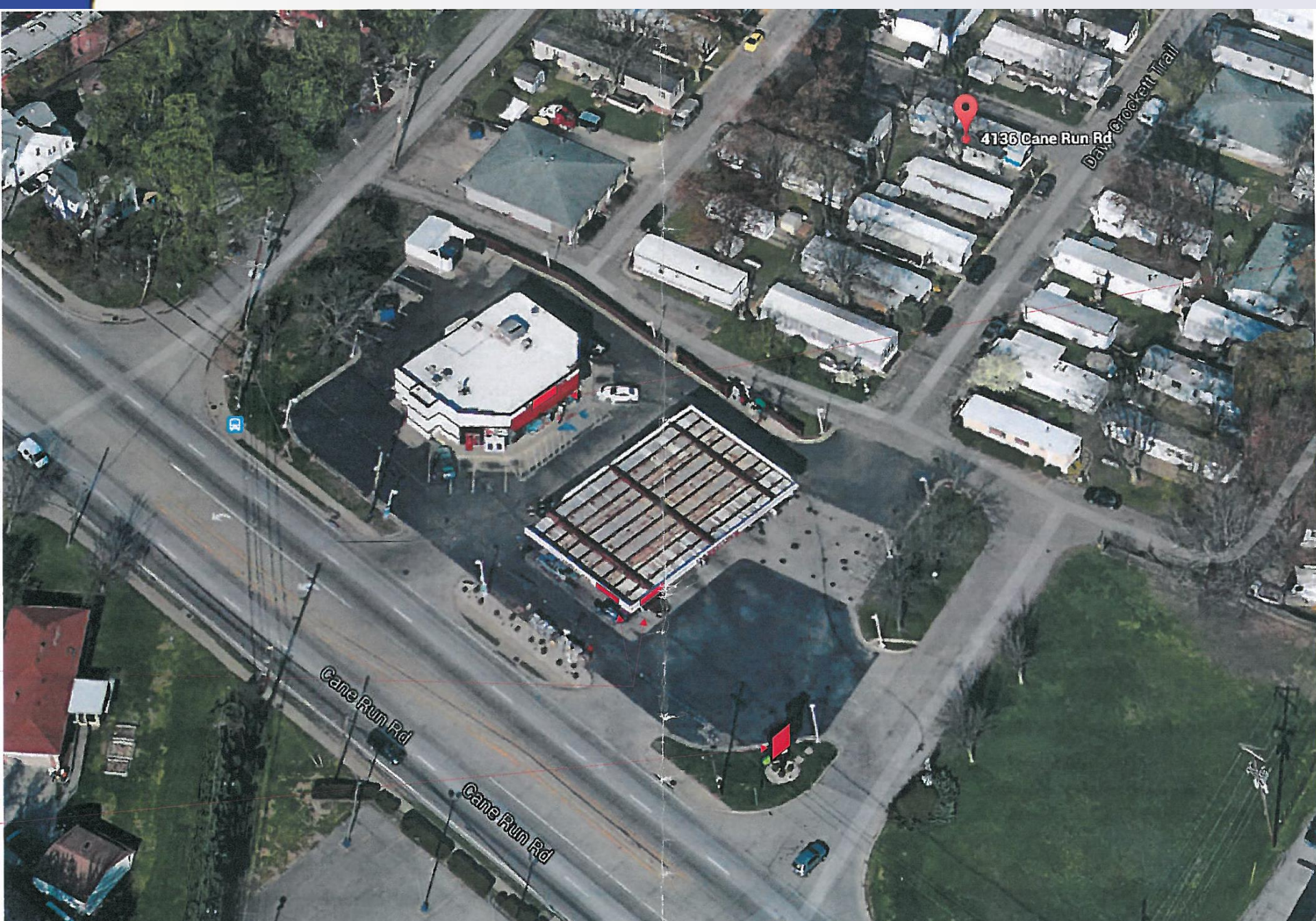
For Reference Only



79.7 total square feet

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













**THORNTON'S**

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PAY AT  
PUMP

PAY AT  
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PUMP





























## View of sign from adjacent home





## View of sign from adjacent home





## View of sign from adjacent home





## View of sign from adjacent home





## View of sign from adjacent home





View of sign from adjacent home





## View of sign from adjacent home





## View of sign from adjacent home





## View of sign from adjacent home

