



Legislation Text

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TO: Board of Adjustment

FROM: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

DATE: March 7, 2017

BA-07-17 VARIANCE REQUEST TO DEVIATE FROM THE REQUIRED PERIMETER LANDSCAPE STRIP REQUIREMENT AT THE PROPOSED DANDEE DONUT DRIVE-THROUGH FACILITY LOCATED AT 3101 NORTH STATE ROAD 7.

BACKGROUND: The petitioner proposes to renovate 2,500 square feet of an existing 8,258 square foot commercial building for the new Dandee Donuts Factory and drive-through window that will be located on the east side of the existing building façade. The lane width and turning radius required for the drive-through facility conflict with Section 23.7(A) of the Landscaping Code which requires a perimeter landscape strip not less than five-feet in width along parcel lines that do not directly abut a public right-of-way or residential property. The petitioner proposes a landscape island that has two standard parking spaces, three large shade trees and ample ground cover to compensate for the perimeter landscaping strip.

On May 24, 2016, the Development Review Committee (DRC) approved with conditions a request for the addition of 3,100 square foot to the existing building for the new Dandee Donuts Factory and drive through window. A copy of the minutes from the May 24, 2016 DRC is attached.

An amended Site Plan which shows the relocation of the Dandee Donuts facility and drive-through to the east side of the building, in addition to other proposed changes, was heard at the DRC meeting on February 28, 2017. The item was approved with conditions. Three applications for Special Exceptions were also heard at that DRC meeting. All three items were approved contingent upon meeting the conditions stipulated during the Site Plan item review. A draft copy of the minutes from the DRC meeting on February 28, 2017 is attached.

RECOMMENDATION: See attached Staff Recommendation.

FISCAL IMPACT: n/a

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