

ORDINANCE NO. O-1920-26

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Chick-fil-A
Attorney: David Box

REQUESTED ACTION

Partial Removal of a 50' Platted
Front Building Line for Lot 1, Block
1, Norman Center North Addition.
2437 West Main Street

BACKGROUND: The applicants have requested partially removing a referenced platted fifty-foot (50') front building line specifically placed on the front boundary of Lot 1, Block 1, Norman Center North Addition, 2437 West Main Street. The final plat for Lot 1, Block 1, Norman Center North Addition was filed of record with the Cleveland County Clerk on August 4, 2008.

DISCUSSION: The fifty-foot (50') building line setback was placed on the final plat during the preparation of the final plat. However, in the Zoning Ordinance Chapter 22:424.1.4 Area Regulations (a) C-2, General Commercial District states "Front Yard: All buildings shall be setback from any abutting street right-of-way at least ten (10) feet". The attorney for the applicants is requesting the partial closure of the front building line setback from fifty-feet (50') to ten-feet (10'). It is the intent of the applicants to construct a canopy for the drive-thru lanes providing protection for their employees during inclement weather.

RECOMMENDATION: Based upon the above information, staff supports the request for the partial closure of a platted front building line setback from 50' to 10' for Lot 1, Block 1, Norman Center North Addition.

ACTION NEEDED: Recommend approval or disapproval of the request to partially remove a front building line setback from fifty-feet (50') to ten-feet (10') for Lot 1, Block 1, Norman Center North Addition to City Council.

ACTION TAKEN: _____