

# **Docket Item #13**

# **CD-SUP-2024-00149**

## **Major Amendment (Rezoning to MPD)**

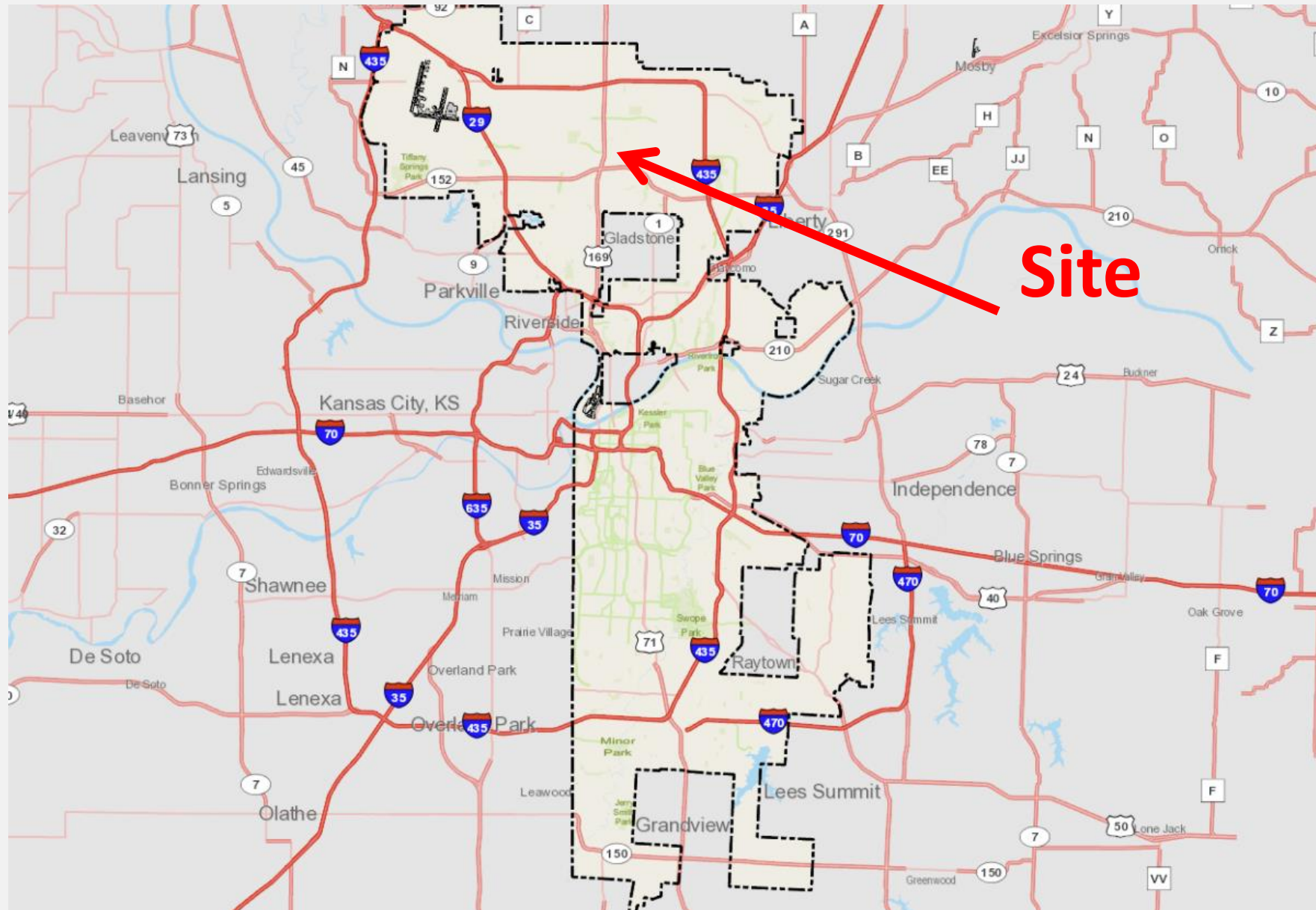
Popeyes at BB North Oak – 9806 N Oak Trfy

November 20, 2024

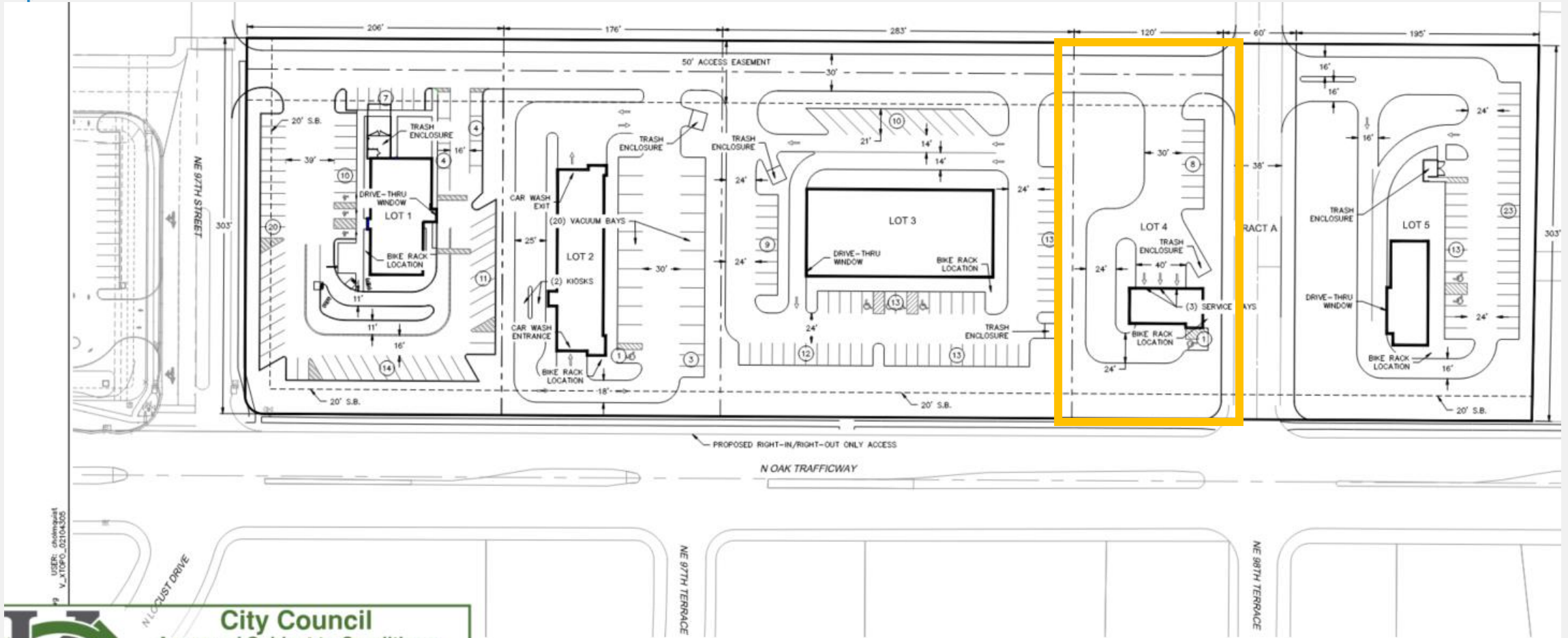
*Prepared for*

City Plan commission







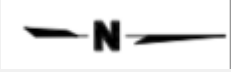


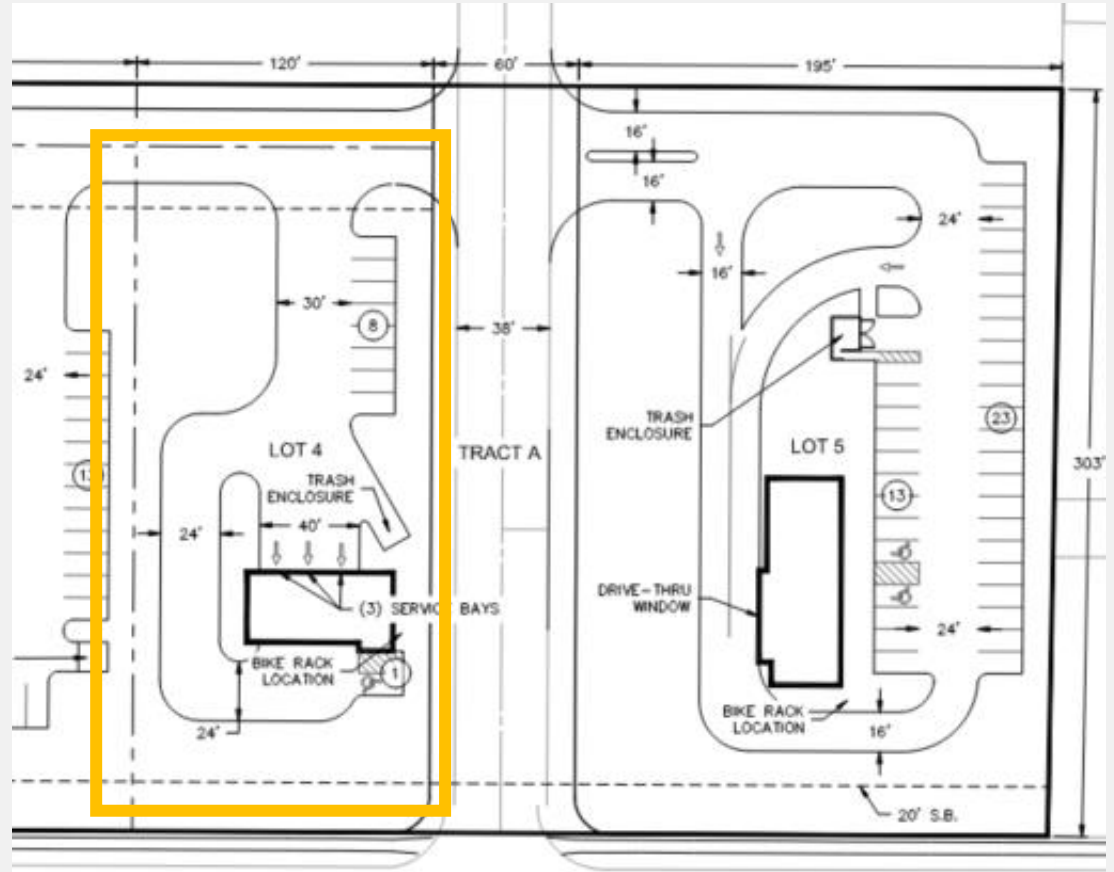
**City Council**  
**Approved Subject to Conditions**  
 by Passing Ordinance 220235  
 on 4-24-2022

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the City Plan Commission

CATEGORY	EX. ZONING (a)	PL. ZONING (a)	GROSS AREA (AC.) (b)	EXISTING R/W (AC.) (c)	PROPOSED R/W (AC.) (c)	NET AREA (AC.) (d)	USE (e)	NUMBER OF FLOORS (f)	MAX. BUILDING HEIGHT (FT.) (g)	GROSS BUILDING AREA (SF) (h)	BUILDING COVERAGE (SF) (i)	F.A.R. (j)	PARKING STALLS REQUIRED			LONG-TERM BICYCLE PARKING STALLS REQUIRED			SHORT-TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE (l)	COMPLETION DATE (m)
													Ratio (k)	Required (l)	Provided (m)	Ratio (n)	Required (o)	Provided (p)	Ratio (q)	Required (r)	Provided (s)		
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Restaurant	1	30	4,500	4,500	0.07	10 per 3000 SF	45	70	1 + 1 per 5,000 SF	2	2	30% of vehicular (min. 3)	7	8		
LOT 2	MPD	MPD	1.19	0.00	0.00	1.22	Car Wash	1	30	6,000	6,000	0.11	None	0	4	1 + 1 per 30,000 SF	2	2	30% of vehicular (min. 3)	3	4		
LOT 3	MPD	MPD	2.00	0.00	0.00	1.97	Retail & Restaurant	1	30	12,000	12,000	0.14	2.5 per 1000 SF (retail) 10 per 1000 SF (rest.)	70 max.	70	1 + 1 per 10,000 SF (retail) 1 + 1 per 5,000 SF (rest.)	4 max.	4	30% of vehicular (min. 3)	7	8	2022	2024

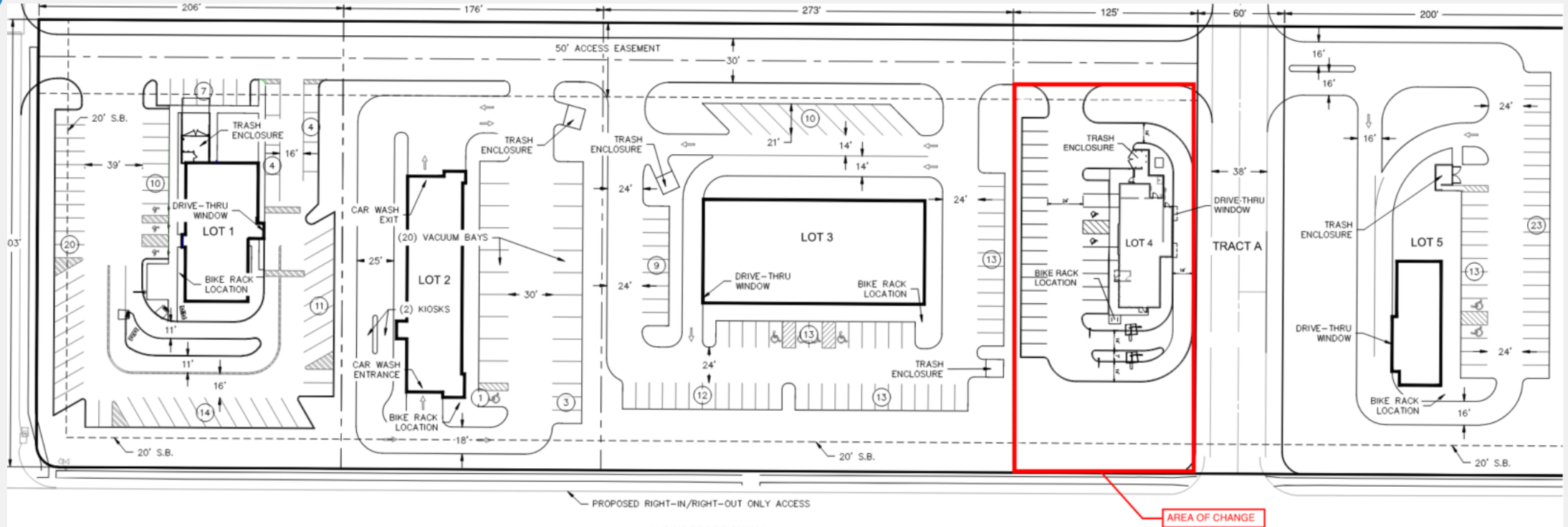
Previously Approved Plan



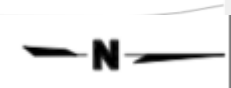


Previously Approved Plan

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(h)
LOT 4	MPD	MPD	0.83	0.00	0.00	0.83	Auto Service	1	30	2,500	2,500	0.07
LOT 5	MPD	MPD	1.34	0.00	0.00	1.34	Restaurant	1	30	3,000	3,000	0.05



CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(h)
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Restaurant Drive Thru	1	30	4,500	4,500	0.07
LOT 2	MPD	MPD	1.19	0.00	0.00	1.22	Car Wash Drive Thru	1	30	6,000	6,000	0.11
LOT 3	MPD	MPD	2.00	0.00	0.00	1.93	Retail & Restaurant Drive Thru	1	30	12,000	12,000	0.14
LOT 4	MPD	MPD	0.87	0.00	0.00	0.87	Restaurant Drive Thru	1	30	2,700	2,700	0.07
LOT 5	MPD	MPD	1.34	0.00	0.00	1.34	Restaurant Drive Thru	1	30	3,000	3,000	0.05
TRACT A	MPD	MPD	0.41	0.00	0.00	0.41	Access Tract					
<b>TOTAL</b>			<b>7.20</b>	<b>0.00</b>	<b>0.00</b>	<b>7.20</b>				<b>28,200</b>	<b>28,200</b>	<b>0.09</b>



Proposed Plan





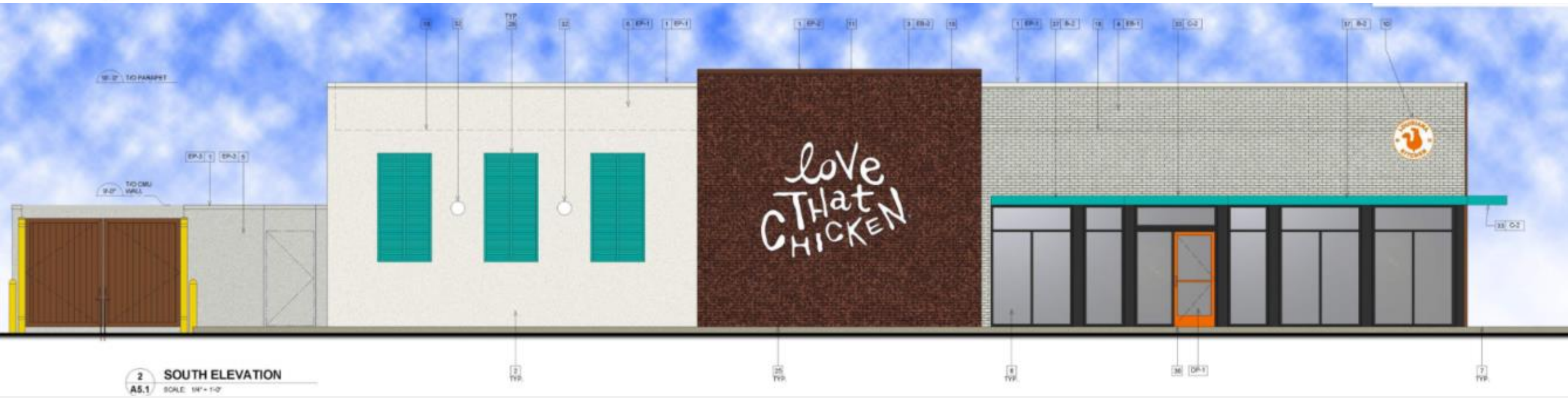


Facing Internal Private Drive



Facing N Oak Trfy







View towards subject site from N Oak Trfy (Dec 2023)



Looking north on N Oak Trfy (Dec 2023)



Looking south on N Oak Trfy (Dec 2023)

# Staff Recommendation

**Case No. CD-CPC-2024-00149**

Approval with Conditions