

VYBE SLW, LLC
Raising Cane's Restaurant
Special Exception Use Application
P21-149

City Council Meeting

November 22, 2021

Holly F. Price, AICP, Senior Planner



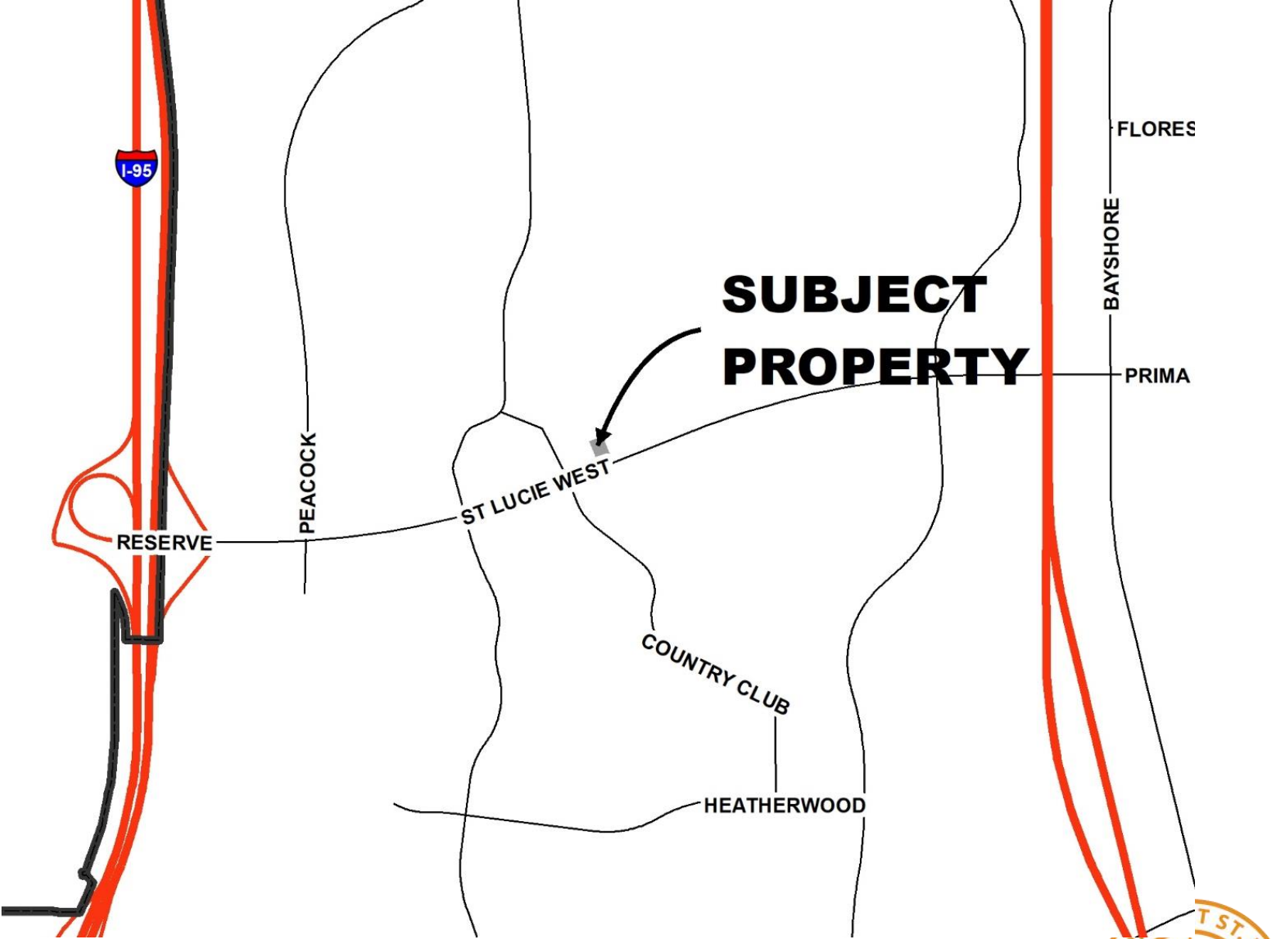
Request Summary

- Proposed: A Raising Cane's fast-food restaurant with a drive-through service window: 3,181 S.F.
- Request: A Special Exception Use (SEU) to allow the use of a drive-through service window.
- As set forth in Section 158.124(C)(13) of the City Zoning Code, a drive-through service window associated with any permitted principal use in the General Commercial (CG) zoning district requires approval for a Special Exception Use (SEU).
- Currently, a bank with a drive-through window is located on the site.
- Applicant/Agent: Kimley-Horn, Meghan Chachra
- Owner: VYBE SLW, LLC



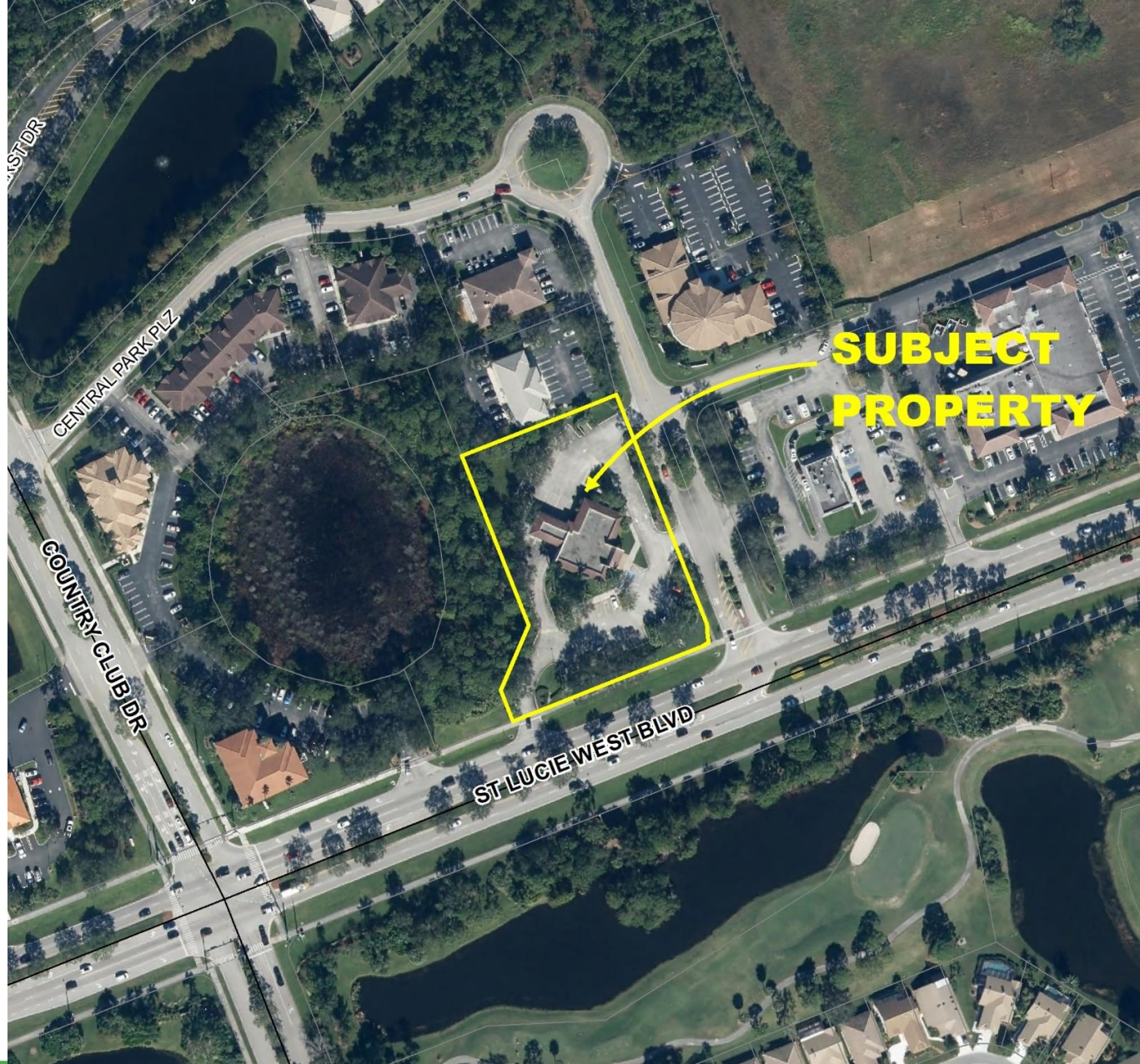
Location Map

East of I-95, west of NW Central Park Plaza, and north of St. Lucie West Blvd.



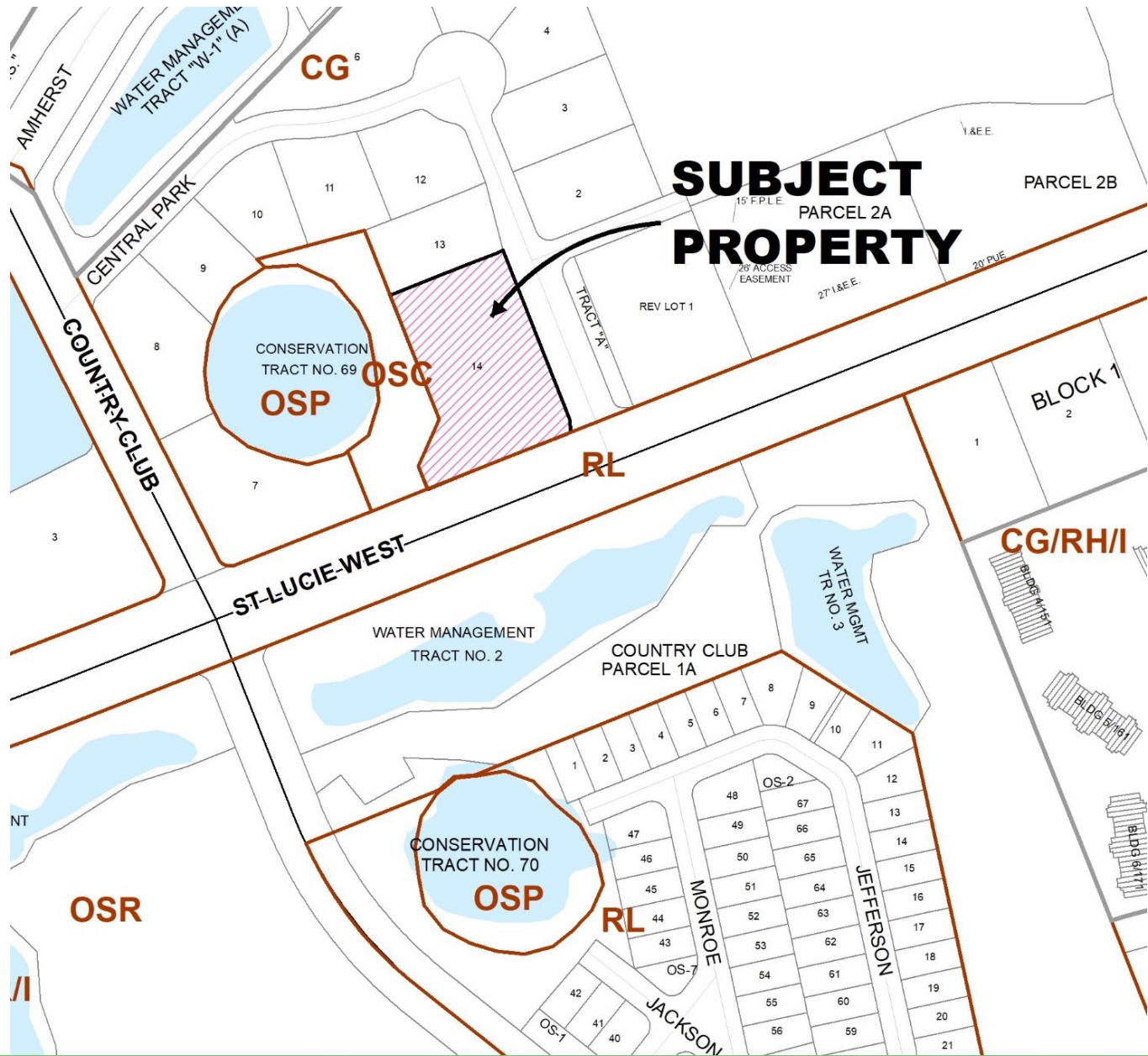
Aerial

East of I-95, west of NW Central Park Plaza, and north of St. Lucie West Blvd.



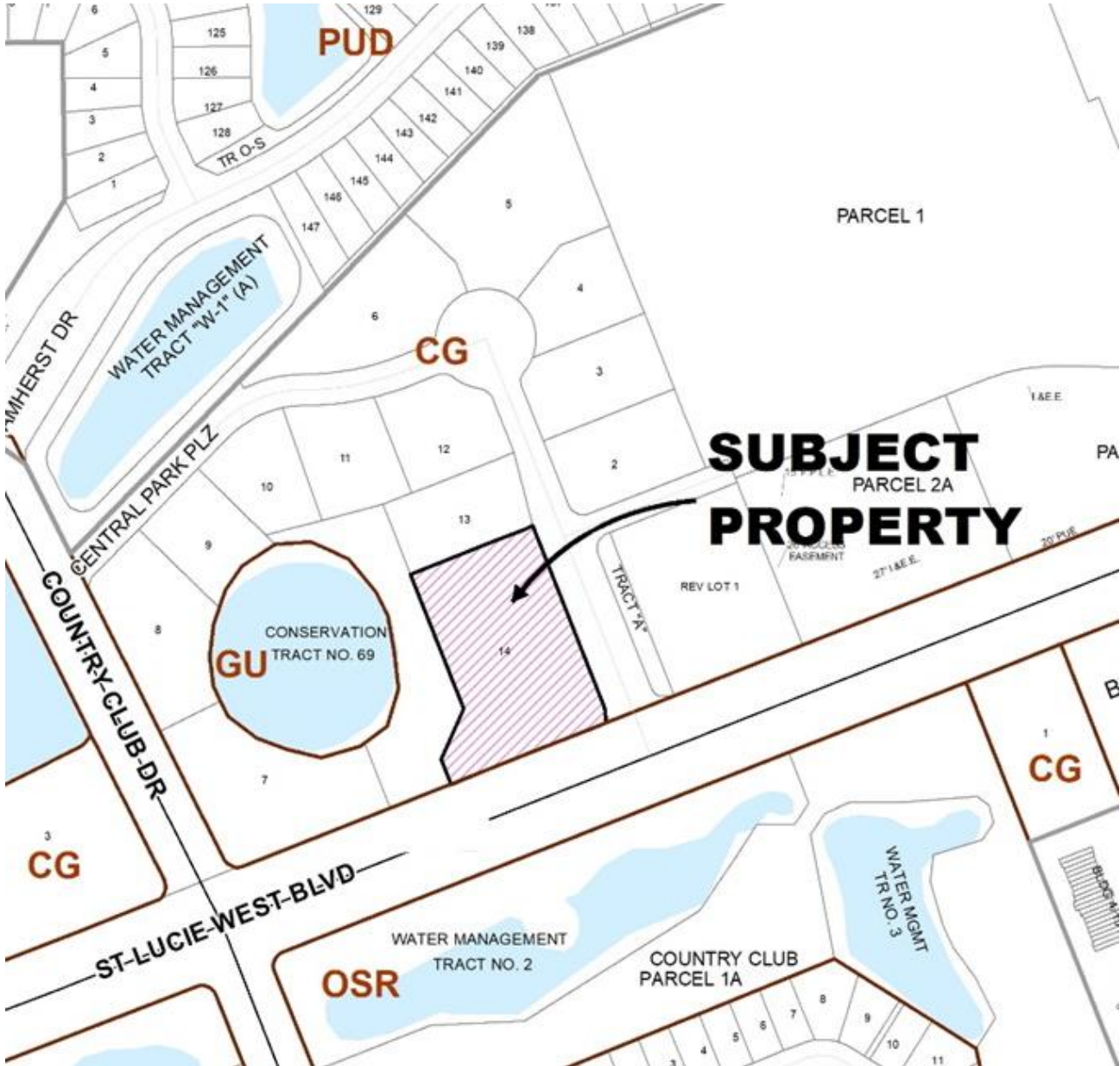
Land Use

CG (General Commercial)



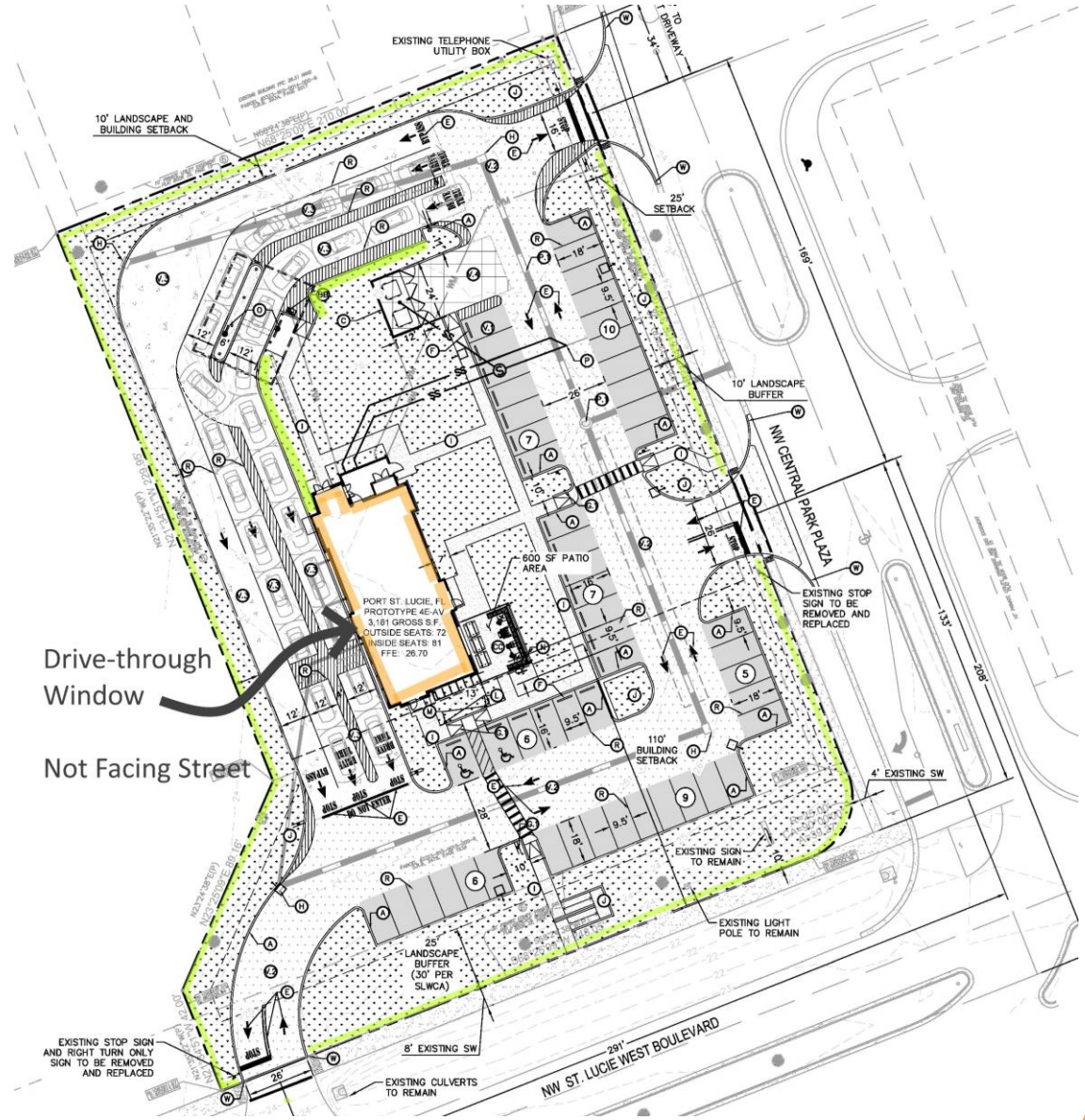
Zoning

CG (General Commercial)



Concept Plan

Drive-through window does not face street.

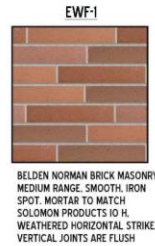


Conceptual Elevations

Elevations not subject to requirements of Citywide Design Standards since located in SLW.



MATERIAL FINISHES



Drive Thru Queuing Analysis by Public Works

Traffic Queuing Analysis received originally in July 2021 and revised later in October 2021.

Revised Queuing Analysis was required for the applicant to provide queuing data from other restaurant locations to staff. This submittal included a significant increase of queuing (stacking) provided on site during peak customer times and a Traffic Management Plan for how the drive thru operation will adjust during unusually high peak times.

Traffic Queuing Analysis and Traffic Management Plan has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.



<u>Evaluation of SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Yes
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Yes
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Reviewed by St. Lucie West.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Yes
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Any outdoor signs shall comply with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	Hours of operation will be Sunday-Thursday, 9:30 AM – 1:30 AM and Friday-Saturday: 9:30 AM to 3:30 AM. There is a 642 SF outdoor dining area located outside. The site is surrounded by commercial uses. Outdoor dining area should not be an issue in this location.

Recommendation

- **The Planning and Zoning Board voted to recommend approval on November 2, 2021.**

