

Yani Enterprises, LLC
Subway Restaurant
Special Exception Use Application
P21-195

City Council Meeting

January 10, 2022

Holly F. Price, AICP, Senior Planner



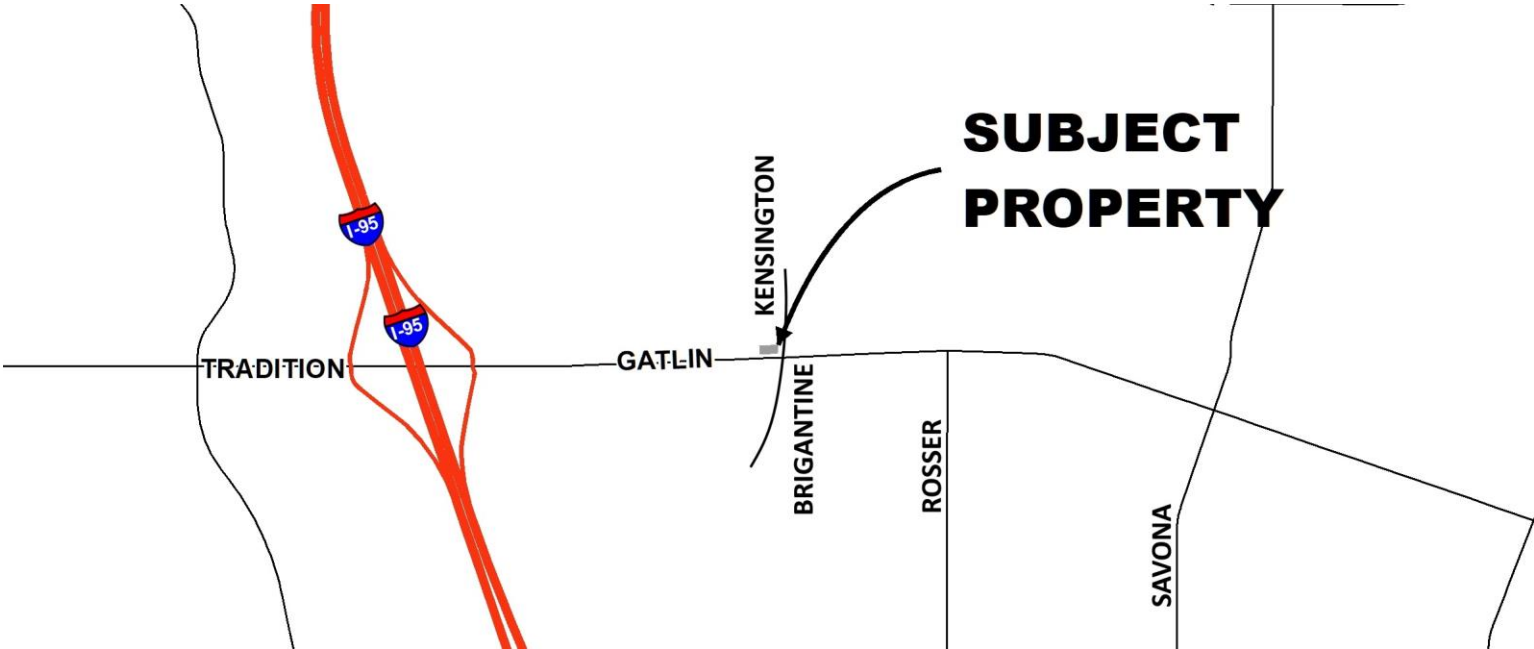
Request Summary

- Proposed: Subway restaurant with a drive-through service window: 1,500 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).
- Applicant/Agent: Culpepper and Terpening, Stef Matthes
- Owner: Yani Enterprises, LLC



Location Map

East of I-95, west of SW Kensington Street, and north of Gatlin Boulevard.



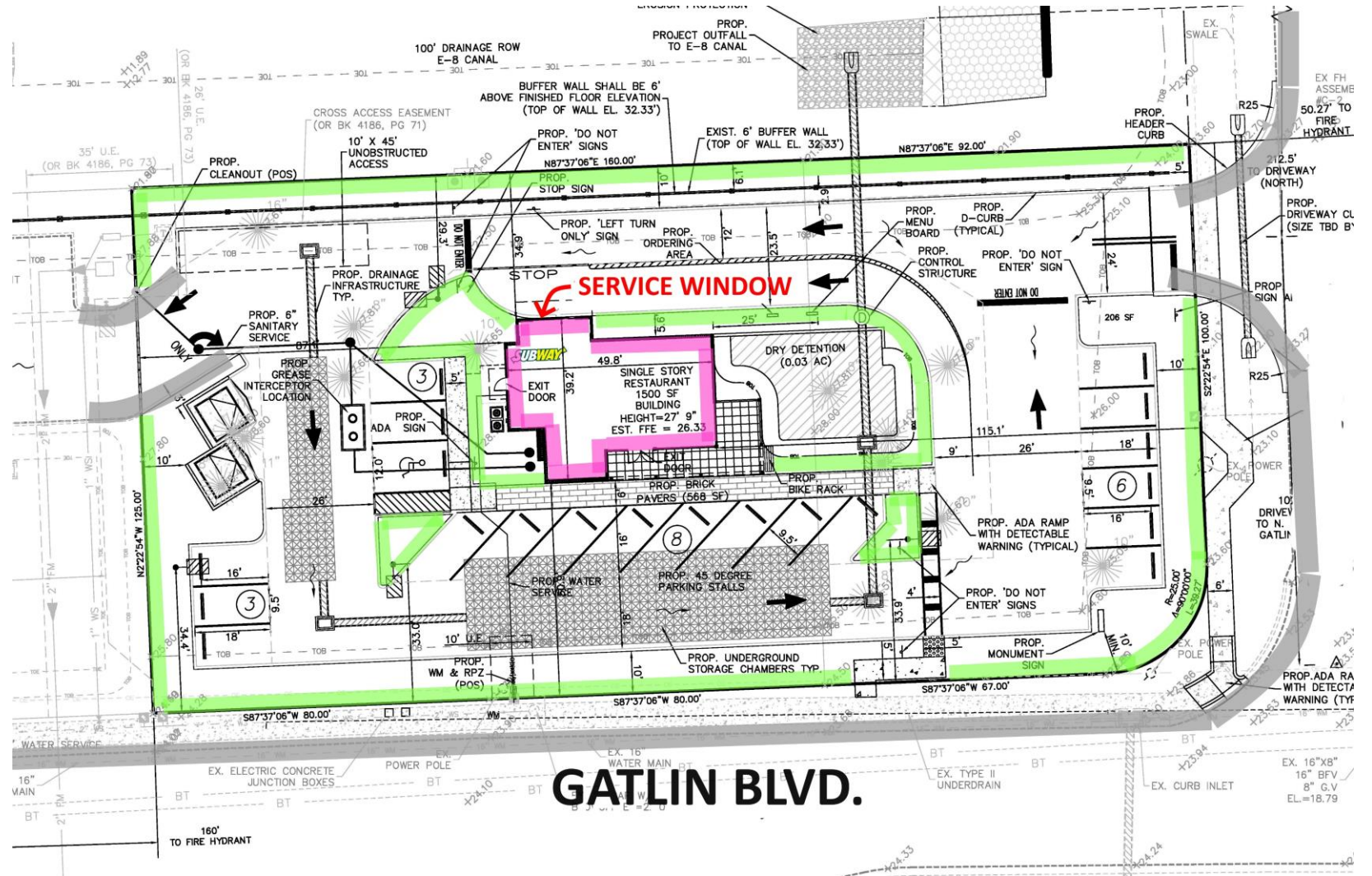
Aerial

East of I-95, west of SW Kensington Street, and north of Gatlin Boulevard.



Concept Plan

Drive-through window does not face street.



Conceptual Elevations



WEST



SOUTH

VIEW LOOKING NORTH EAST



SOUTH



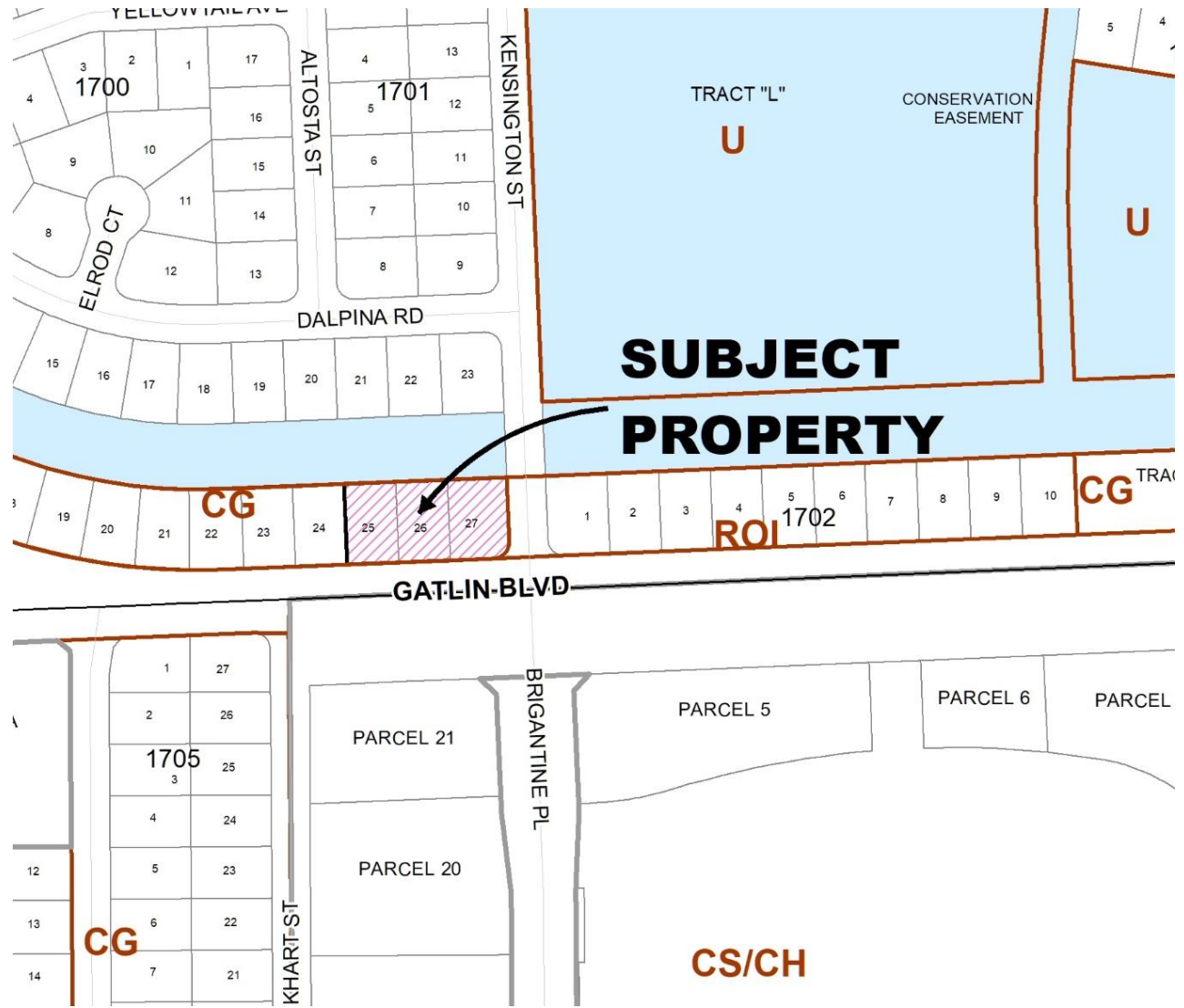
EAST

VIEW LOOKING SOUTH WEST



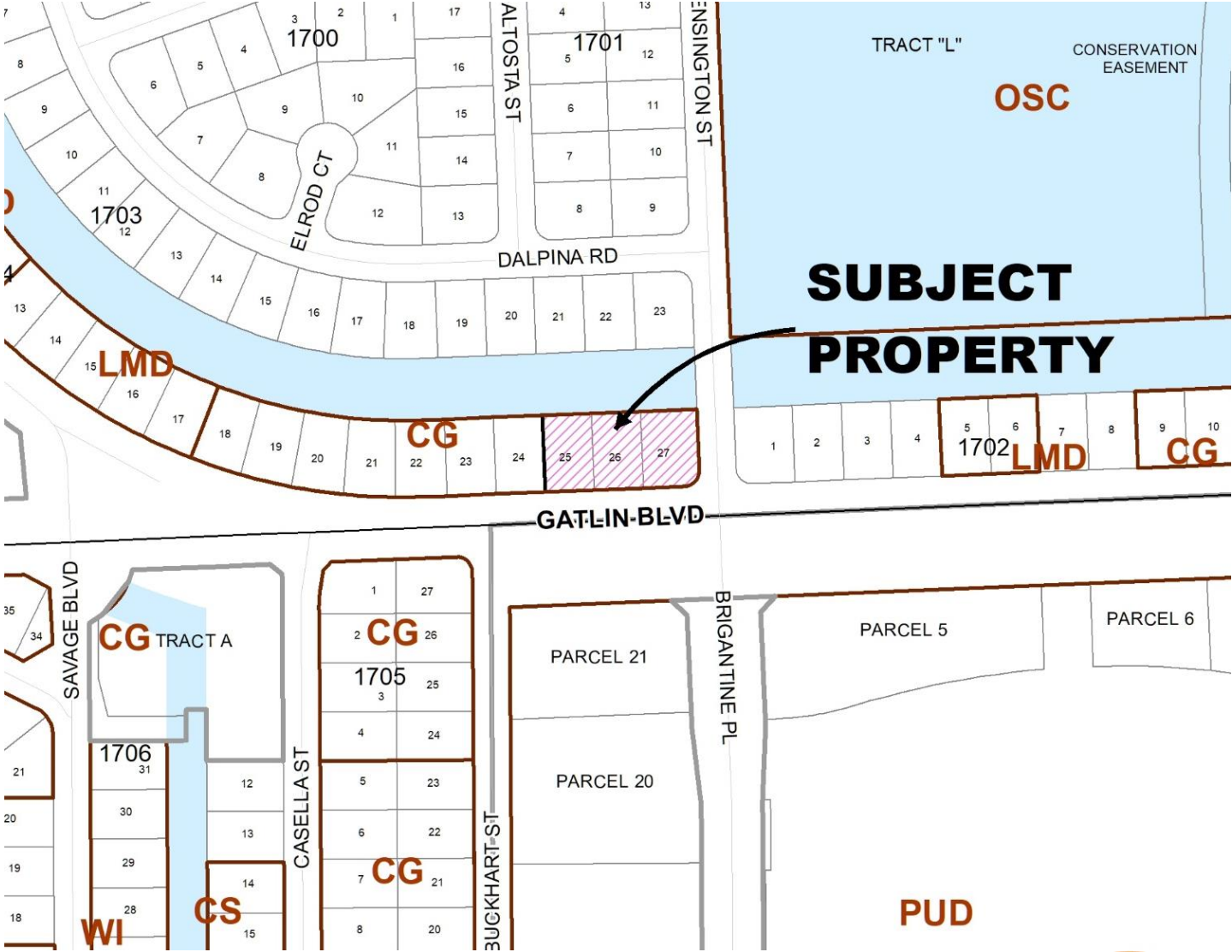
Land Use

CG (General Commercial)



Zoning

CG (General Commercial)



-Traffic Impact Statement by Public Works

- The Traffic Impact Statement received in August 2021 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01

Per ITE Trip Generation Manual, 10th Edition, this site would produce a total of 77 PM Peak Hour trips.

Per the Stacking Analysis provided, the site will provide at least the minimum of 8 queuing spaces required in the City's Engineering Standards.



<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))	Yes
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 Mon-Th 9 AM - 9 PM, Friday 9 AM - 10 PM, Saturday 9 AM - 10 PM, Sunday 9 AM – 9 PM. The properties to the front and sides have commercial future land uses and or zoning designations. This use is compatible with surrounding uses.

Recommendation

- **The Planning and Zoning Board voted to recommend approval on December 7, 2021.**
- Request that the City Council review the SEU request and vote to approve, approve with conditions, or deny.

