



# Innovation Restaurant Hub

Variance  
(P24-109)

Planning and Zoning Board – August 6, 2024  
Bethany Grubbs, Planner III

# Variance Request

A variance to deviate from Section (A) of the Tradition Southern Grove Phase 1 Master Planned Unit Development (MPUD) Regulation Book.

Specifically, the variance would permit the provision of parking spaces to exceed the maximum limit amount of 125% of the required amount. The development requires 196 spaces based on a parking rate of 1 space per 100 square feet of gross floor area. 326 spaces are proposed.

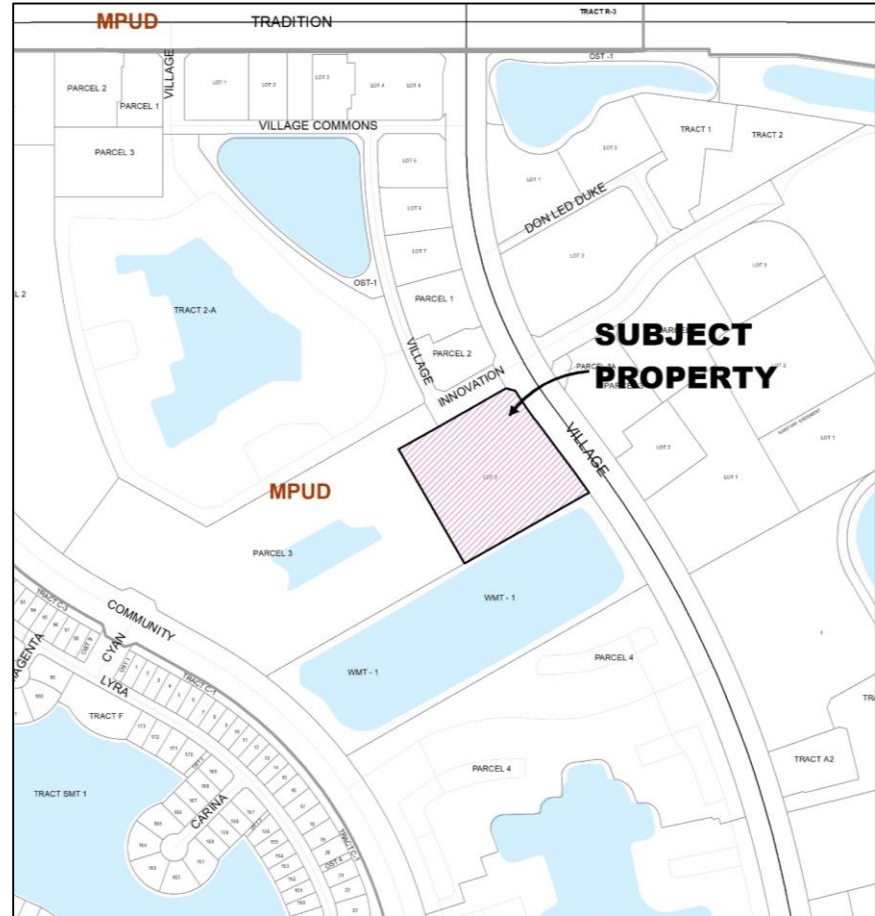
The proposed parking is approximately 33.06% over the maximum allowable parking.

# Applicant and Property Owner

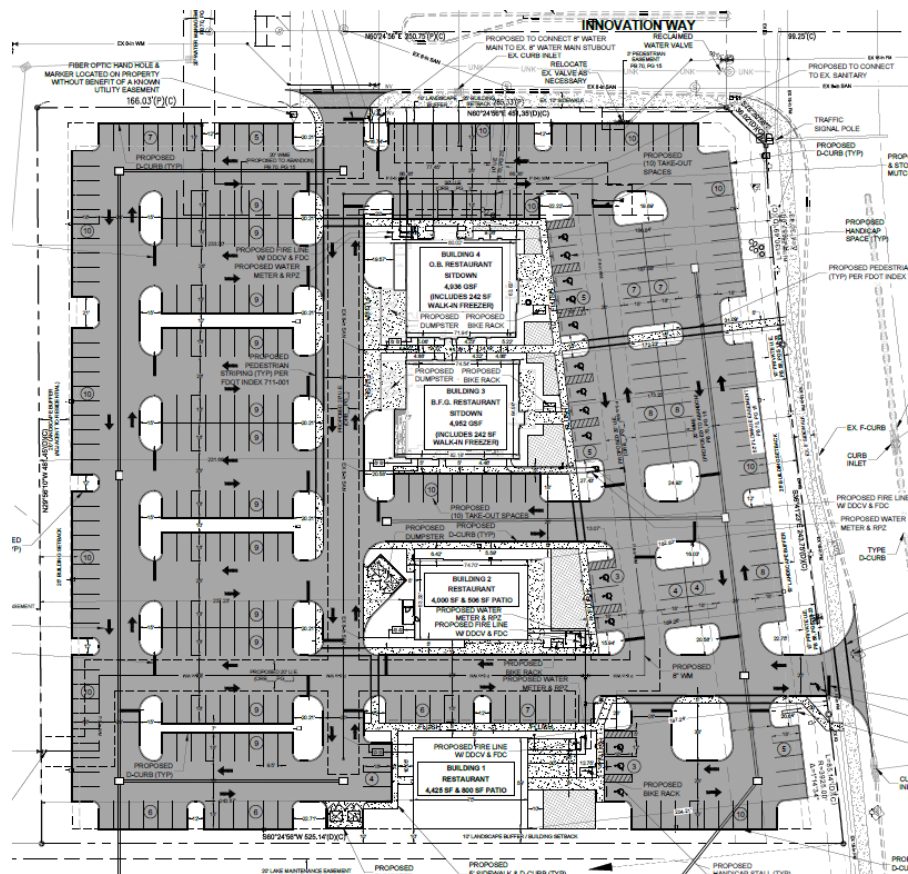
<b>Applicant/Property Owner:</b>	Village & Innovation, LLC
<b>Agent:</b>	Brad Currie, Engineering Design & Construction, Inc.
<b>Proposed Use:</b>	(4) Free-Standing Restaurants
<b>Location:</b>	SW Innovation Way and west of SW Village Parkway

## Location Map

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Commercial outparcel (Burger King)
South	NCD	MPUD	Stormwater tract
East	NCD	MPUD	Commercial shopping center
West	NCD	MPUD	The Lucie at Tradition (multi-family)



# Conceptual Site Plan



## PARKING DATA

PARKING REQUIRED (19,619 GSF @ 1 SPACE PER 100 SF)

TOTAL REQUIRED PARKING SPACES

196 SPACES (6 HC)

STANDARD PARKING PROVIDED

326 SPACES (16 HC)

# Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.