



Planning Department
Bessie L. Martin
Director

STAFF REPORT
Site Plan Review

Docket No. SP-72-22
Chick-fil-A Restaurant

PARISH COUNCIL
A: Ricky J. Templet
B: Scott Walker
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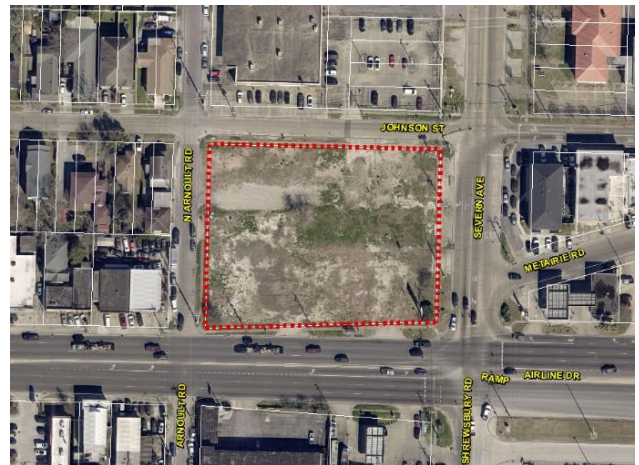
Cynthia Lee Sheng
Parish President

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Location: 3501 Airline Dr. (Figure 1)	Council District:	5
Legal Description: Lot B-1-A, Shrewsbury Subdivision	PAB Hearing:	07/27/2023
Owners: CASAHAB LLC & DJ Holdings LLC	Last Meeting Date for Council Action:	11/08/2023
Applicant: Rebecca Hurst, Sherman Strategies LLC		
Zoning: C-2 General Commercial District/CPZ Commercial Parkway Overlay Zone (Figure 2)		
Future Land Use: COM Commercial (Figure 3)		

REQUEST

Variances to the area regulations, the landscape & buffer requirements, and the sign regulations of the Commercial Parkway Overlay Zone (CPZ) for a Chick-fil-A restaurant.



RECOMMENDATIONS

Planning Department: Denial for the following reasons:

- No conditions exist that warrant the requested variances, as the petitioned property is a large, undeveloped site that makes up an entire block, and ample space exists to redesign the site to meet all CPZ requirements.
- There are no special conditions and circumstances peculiar to the land or proposed structures which are not applicable to other land, structures or buildings in the same zone.
- The request as submitted conflicts with the purpose of the CPZ and does not enhance the general quality of the area.

Planning Advisory Board: to be determined.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed variances are inconsistent with the following Objective of the Land Use Element of the Comprehensive Plan:

- Goal 1: “The development and redevelopment of land, buildings, and structures is orderly and well-planned.”
- Goal 5, Objective 2: “Improve the visual quality of roadways using landscaping and beautification projects.”

FINDINGS

1. The petitioned lot was created via the minor subdivision process in June 2019 (Planning Department Docket No. MES-87-19). The petitioned site consists of an entire block with two front yard frontages—300.34 ft. along Airline Dr. and 300 ft. along Johnson St.—and two side yard frontages—240 ft. along N. Arnoult Rd. and 225.89 ft. along Severn Ave. Lot B-1-A has an area of 69,883 sq. ft. (1.60 acres) (Figure 4). Per Sec. 40-474.b, all new CPZ development shall occur on sites with a minimum 75 ft. of frontage, 100 ft. of depth, and 10,000 sq. ft. of site area. The undeveloped petitioned site exceeds the minimum CPZ size requirements in width, depth, and area.
2. The current proposal is to develop the site with a Chick-fil-A restaurant. The restaurant will include a 4,927-sq.-ft. building and a 593-sq.-ft. outdoor patio area.
3. Per Sec 40-474.a.1, the CPZ requires that the first 20 ft. from the front lot line shall be the minimum front yard and building setback and shall be landscaped in accordance with section 33-6.25, Landscaping, buffering, and screening. No parking or paving shall be allowed in the required front yard except for sidewalks or approved driveways directly connecting the development site to the adjacent street. The 20-ft. landscaped front yard requirement applies for both the Airline Dr. and the Johnson St. frontages.
 - The applicant proposes parking spaces and paving in the required front yards along both Airline Dr. and Johnson St., necessitating a variance to the CPZ area regulations (Figure 5).
4. Per the interim parking standards in effect under Resolution No. 141585, restaurants are parked at one space per 250 sq. ft. of gross floor area. The 4,927-sq.-ft. restaurant plus the 593- sq.-ft. patio total 5,520 sq. ft. of area to be parked. At one space per 250 sq. ft. of gross floor area, 22 parking spaces are required. 78 parking spaces are provided, resulting in a surplus of 56 parking spaces for the site. The applicant is proposing over triple the required parking for this site resulting in a request for multiple variances to the CPZ landscape and buffer requirements.
5. The proposal includes the following requests for variances to the CPZ landscape & buffer requirements (Figure 5):
 - Per Sec. Sec. 40-474, no parking or paving shall be allowed in the required 20-ft. front yard except for sidewalks or approved driveways. The proposal includes parking in the required front yard along Airline Dr., and a drive-thru lane in the required front yard along Johnson St.
 - Per Sec. 33-6.25.5.d.2.5, a five-ft.-wide parking planting strip is required every two parking aisles. The applicant proposes a three-ft.-wide parking planting strip.
 - Per Sec. 33-6.25.6.b, a minimum 50% of the trees on site must be Class A trees. The applicant proposes 29.6% Class A trees.

6. Per Sec. 40-477(b) sites are permitted one detached sign however corner and through lots are also permitted a second detached sign. As such, the lot is permitted a total of two detached signs. The applicant also proposes four detached signs. The first detached sign the applicant is proposing is one pole sign located in the southeast corner of the site near Airline Dr. and Severn Ave. This sign meets the CPZ requirements. The remaining three detached signs were initially identified as directional signs, however the inclusion of the logo and business name on them results in their reclassification as detached signs, necessitating a variance to the CPZ sign regulations for the number of detached signs (Figures 5 & 6) (Table 3).
7. Per Sec 40-477(b)(7) one menu board is permitted per drive-thru lane which must be located in a landscaped bed. The site as proposed contains two drive-thru lanes and two menu boards. Only one of the boards is located in a landscaped bed however, necessitating a variance to the landscape regulations for the location of the second menu board (Figures 5 & 6) (Table 3).
8. Per Sec 40-477(b)(1), the site is allowed one attached sign on the primary building frontage elevation area, and a second attached sign on a secondary building frontage elevation area. The total allowable attached sign area for the primary sign shall be computed at three sq. ft. per lineal foot of primary building frontage elevation area consisting of the wall on which the business or development has its main entrance, not to exceed 300 sq. ft. The total allowable attached sign area for the secondary sign shall be 50% of the primary sign. The primary building frontage elevation area is over 124 ft. wide, which allows for one 300-sq.-ft. attached sign. As such, the second sign can be up to 150 sq. ft. The applicant proposes a 59-sq.-ft. primary attached sign on the east elevation and a 35-sq.-ft. secondary attached sign on the west elevation. The applicant also proposes two additional 59-sq.-ft. attached signs on the north and south elevations. Four total attached signs are proposed, necessitating a variance to the CPZ sign regulation for the number of attached signs—two signs are allowed; four signs are proposed. (Figures 5 & 7). The total attached sign area for the four proposed signs is 212 sq. ft., which is 238 sq. ft. below the 450 sq. ft. allowed for the property between two signs (Table 3).
9. Section 40-480 states that variances to the CPZ requirements may be granted, provided the following criteria are met:
 - *The proposal complies with CPZ requirements to the maximum extent possible and taking into account space limitations of existing structures.* No structures or limitation exist on the large, undeveloped site. Ample space exists to redesign the site to meet all CPZ requirements. Thus, this proposal does not comply with the CPZ requirements to the maximum extent possible.
 - *The proposal enhances the general quality of commercial and office corridors by providing buffers to neighboring residences and other commercial uses; increases public safety by guiding traffic; minimizes the impact of development and structures on drainage; and coordinates with greenspace and signage in the corridor.* The number and extent of the variances to the area regulations, the landscape & buffer requirements, and the sign regulations are significant for a site in proximity to a residential neighborhood and do not enhance the general quality of the corridor. By proposing parking above what is required, there is excess pavement in areas that, under the CPZ regulations, should be landscaped, and this does not minimize the impact of the development on drainage. Thus, the requested variances are contrary to the purpose of the CPZ.
 - *The proposal does not adversely affect the harmony or compatibility of the surrounding land uses.* The proposed variances would adversely affect the harmony or compatibility of the surrounding land uses by not providing the required landscaping and increasing sign clutter.

- *Special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures, or buildings in the same zone. No conditions exist that warrant the requested variances, as the petitioned property is a large, undeveloped site that consists of an entire block, and ample space exists to redesign the site to meet all CPZ requirements. The applicant is creating the need for the requested variances by overparking the site and requiring the Chick-fil-a logo on all of the directional signage.*

10. The applicant submitted a Traffic Impact Analysis (TIA) on May 18, 2023 that was reviewed and approved by the Traffic Department. The Louisiana Department of Transportation (LA DOTD) has also reviewed and provided a contingent approval of the Traffic Impact Analysis and the proposed driveway locations. Per an e-mail submitted by the applicant to the Planning Department on July 20, 2023, they are comfortable moving forward with this contingent approval with the understanding that any revisions to the site plan based on LA DOTD's final comments may require revisions and further LURTC review.

DEPARTMENT COMMENTS (LURTC)

TABLE 1: LAND USE REVIEW TECHNICAL COMMITTEE (LURTC) COMMENTS

Department	Position	Comment/Stipulation
Public Works	Opposed	SP-72-22 the Department of Public Works (on 06/23/23) this “no objection” statement/letter is strictly based on technical issue(s). It does not address any potential Code of Ordinance violations/ regulations. Such regulations shall be addressed by other departments such as Code Enforcement, Planning, etc... prior to the granting of a permit. Requires the Planning Department to place the general stamp on the plan. If the existing house connection cannot be located or is not usable, a new connection will be required at the property owner’s expense. Call the Engineering Department (736-6800) for location information and/or sewer estimate form. Approved. Sewer Dept. has no objection. Streets Dept. has no further comments. Traffic Dept. has no further comments. Utilities has no objections. If an existing sewer connection cannot be located or not usable, a new connection will be required at the property owner’s expense. Water Dept. has no objections. Drainage Dept. has no comment. Parkways has no comment. Not Opposed
ENG-Site Plan	Not Opposed	Based on compliance letter from LADOTD, Engineering has no opposition to the driveway installation on Airline Dr, however a full approved permit will be required at the building permit stage. The property owner is responsible for any damage to right of way improvements (including the existing sidewalks or driveways) during or after the construction of any new structure(s) or demolition of any existing structure(s). Any damage must be repaired, or improvements replaced in accordance to the Jefferson Parish Engineering standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction. Further comments will be made at the permit stage. Contact Engineering Site Plan Review at: (504) 349-5174 for more information and a complete list of requirements.

TABLE 1: LAND USE REVIEW TECHNICAL COMMITTEE (LURTC) COMMENTS

Department	Position	Comment/Stipulation
ICE-Building	Not Opposed	Building Code will be addressed at permitting stage.
Fire	Not Opposed	Comments will be made at the permit stage.
Parish Attorney	Not Opposed	Any portion of street right-of-way, except Airline, being utilized for required landscaping will need to be leased.
Environmental	Not Opposed	

TABLE 2: C-2/CPZ SITE INFORMATION

Criteria	Required/Permitted	Proposed	Compliant?
Site area, Lot A-1, min.	10,000 sq. ft. 75 ft. frontage 100 ft. depth	69,883 sq. ft. 300.17 ft. avg. frontage 247.95 ft. avg. depth	Y
Building height, max.	65 ft.	20.38 ft.	Y
Setback, building, front yard, Airline Dr. min.	20 ft.	65.90 ft.	Y
Setback, building, front yard, Johnson St., min.	20 ft.	46.60 ft.	Y
Setback, building, side yard, N. Arnoult Rd., min.	10 ft.	39.50 ft.	Y
Setback, building, side yard, Severn Ave., min.	20 ft.	>200 ft.	Y
Setback, parking, front yard, Airline Dr. , min.	20 ft.	10.5 ft.	N
Setback, paving, front yard, Johnson St., min.	20 ft.	10.5 ft.	N
Parking Spaces, min.	22	78	Y

TABLE 3: C-2/CPZ SIGN INFORMATION

Criteria	Required/Permitted	Proposed	Compliant?
Attached signs, number, max.	2	4	N
Attached signs, area, max.	450 sq. ft.	212 sq. ft.	Y
Attached signs, height	Cannot be above the roof ridge line	Not above the roof ridge line	Y
Detached signs, number, max.	2	4	N

TABLE 3: C-2/CPZ SIGN INFORMATION

Criteria	Required/Permitted	Proposed	Compliant?
Detached signs, area, max.	300 sq. ft.	159 sq. ft.	Y
Detached signs, height, max.	40 ft.	40 ft. 8 ft. 2 @ 3.17 ft.	Y
Detached signs, materials	Metal or wood	Metal pole sign	Y
Menu boards, number, max.	1 per lane	1 per lane	Y
Menu boards, area, max.	48 sq. ft. ea.	7.54 sq. ft. ea. (approx.)	Y
Menu boards, height, max.	8 ft.	8 ft.	Y
Menu boards, location	In a min. 60 sq. ft. landscaped bed Not visible from primary access street	Only one of the two are in a landscaped bed Neither is visible from primary access street	N
Menu boards, setbacks, min.	20 ft. from front 20 ft. from residential	20.5 ft. from front More than 20 ft. from residential	Y

TABLE 4: SUBURBAN LANDSCAPE AND BUFFER STANDARDS

Criteria	Required	Proposed	Compliant?
Streetscape front planting buffer, abutting Airline Drive ROW, min.	20 ft.	10 ft.	N
Streetscape front landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	7 class A trees	1 class A 12 class B	Y
Streetscape front landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	100 shrubs	118 shrubs	Y
Streetscape front planting buffer, abutting Johnson Street ROW, min.	20 ft.	10 ft.	N
Streetscape front landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	6 class A trees	5 class A 5 class B	Y
Streetscape front landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	100 shrubs	135 shrubs	Y
Streetscape side planting buffer, abutting Severn Avenue ROW min.	10 ft.	10 ft.	Y

TABLE 4: SUBURBAN LANDSCAPE AND BUFFER STANDARDS

Criteria	Required	Proposed	Compliant?
Streetscape side landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	5 class A trees	1 class A 8 class B	Y
Streetscape side landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	75 shrubs	75 shrubs	Y
Streetscape side planting buffer, abutting N. Arnoult Road ROW min.	10 ft.	10 ft.	Y
Streetscape side landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	5 class A trees	1 class A 9 class B	Y
Streetscape side landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	80 shrubs	140 shrubs	Y
Parking, VUA interior landscaping, min.	10%	11.8%	Y
Parking, 1 landscape island, 100 sf. min. with 1 tree, every 10 contiguous parking spaces	8 class A	8 class A 4 class B	Y
Parking, building side facing interior lot landscaped	In accordance with regulations	Provided	Y
Parking, endcap 100 sf. min. with 1 tree at end of every row	9 trees	9 trees	Y
Parking, planting strip 5 ft. in width, min. every 2 parking aisles	One 5 ft.	One 3 ft.	N
Support structures	Screened by a wood, brick, or masonry fence a min. of 7 ft. in height	In accordance with regulations	Y
Vegetation standards	Compatible species, location, and size	In accordance with regulations	Y
Class A tree, min.	50%	29.6%	N
Tree Species diversity, max.	20%	20%	Y
Irrigation Plan	In accordance with regulations	Provided	Y



Planning Department

Aerial

3501 Airline Dr.

Variances to the CPZ regulations for a Chick-fil-A restaurant

Docket No. SP-72-22

Summary No.

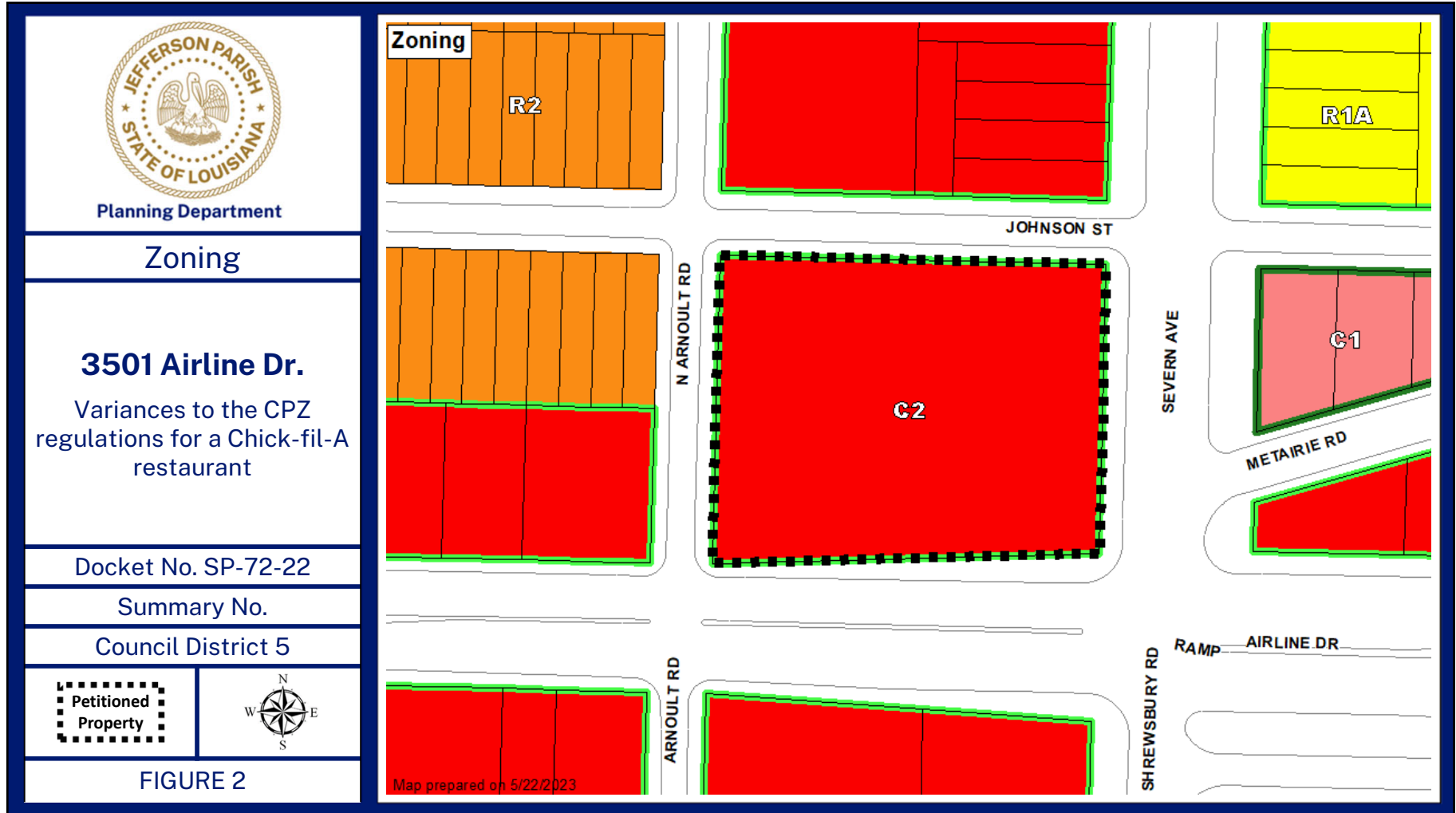
Council District 5



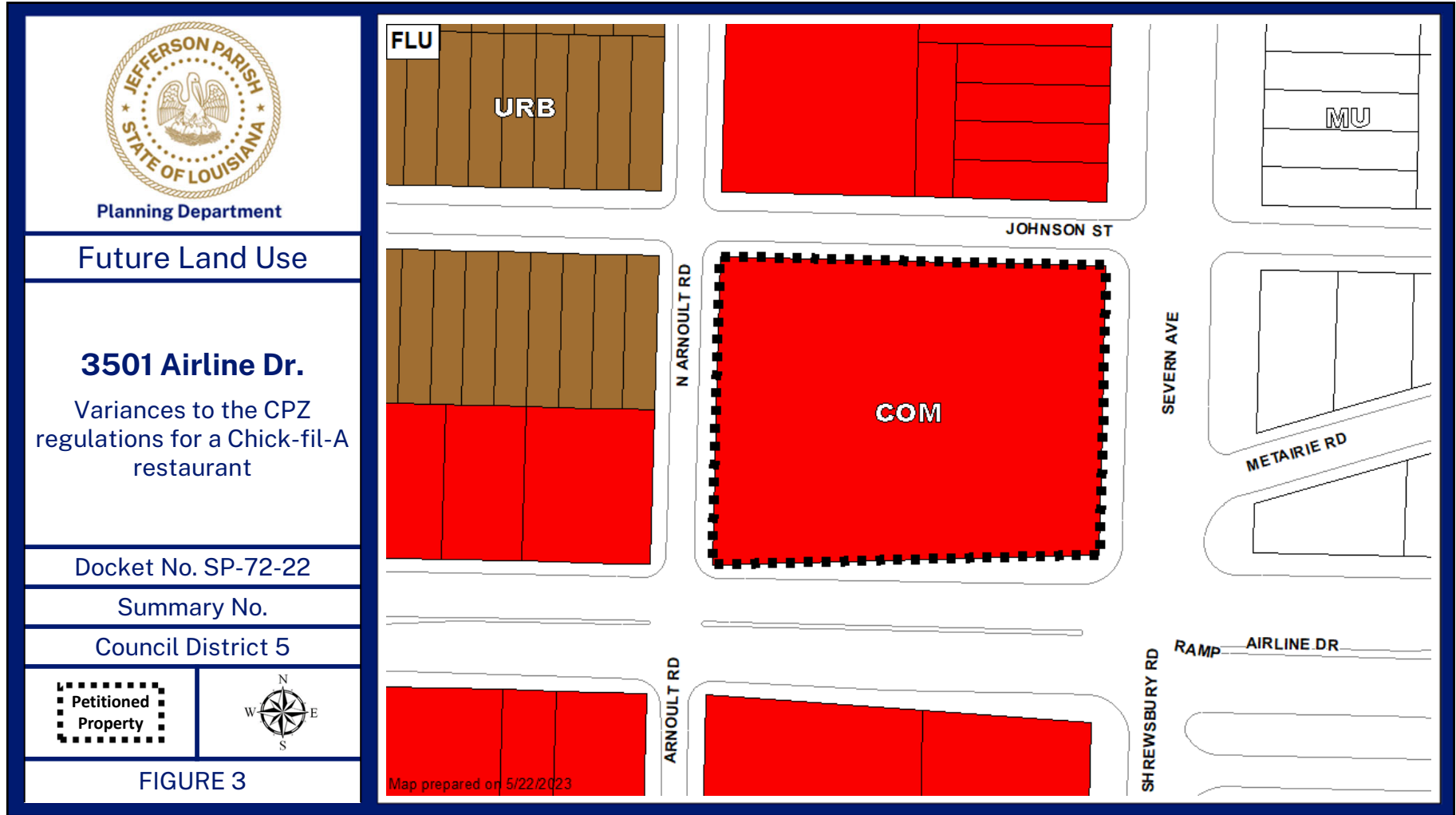
FIGURE 1



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Planning Department

Survey

3501 Airline Dr.

Variances to the CPZ regulations for a Chick-fil-A restaurant

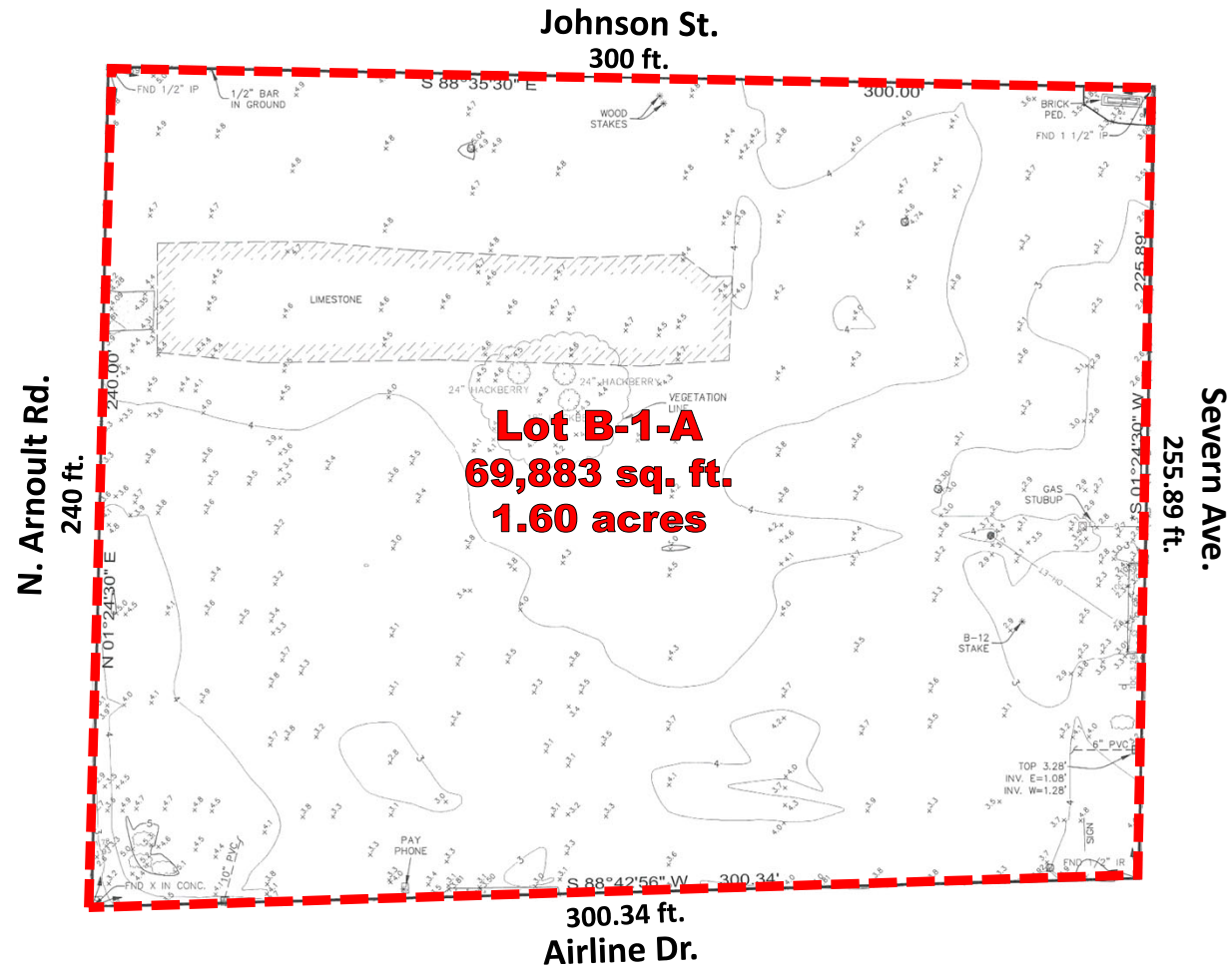
Docket No. SP-72-22

Summary No.

Council District 5



FIGURE 4



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Planning Department

Site Plan & Variance Request

3501 Airline Dr.

Variations to the CPZ regulations for a Chick-fil-A restaurant

Docket No. SP-72-22

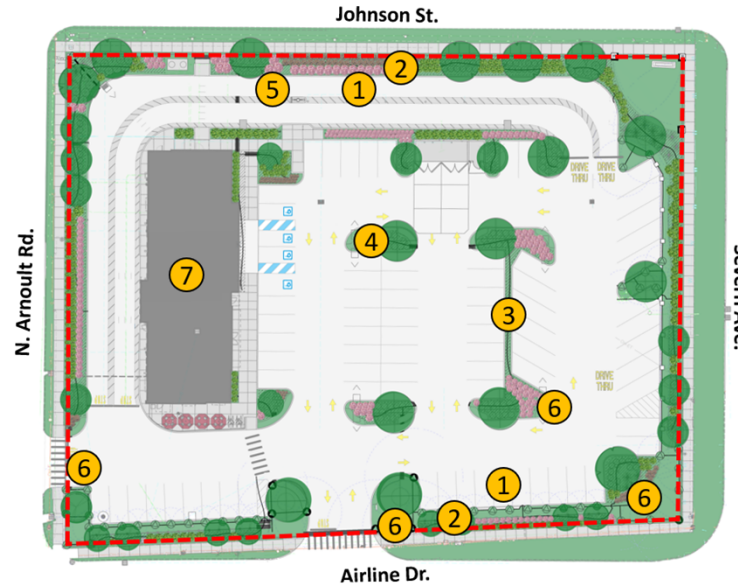
Summary No.

Council District 5



FIGURE 5

Variations			
	Regulation	Required/Allowed	Proposed
1	40-474.a.1	No parking or paving allowed in the required front yard except for sidewalks or approved driveways	Parking/paving in both required front yards.
2	33-6.25.5	20-ft. streetscape front planting buffer along the Airline Dr. and the Johnson St. rights-of-way.	10.5-ft. streetscape front planting buffers along both street frontages.
3	33-6.25.5.d.2.5	5-ft.-wide parking planting strip every two parking aisles.	3-ft.-wide parking planting strip.
4	33-6.25.6.b	50% minimum Class A trees.	29.6% Class A trees.
5		Landscaping required for menu boards	No landscaping
6	40-477(b)	Number of detached signs – allowed 2	4
7		Number of attached signs – allowed 2	4



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Planning Department

Site Plan & Detached Sign Variance Request

3501 Airline Dr.

Variations to the CPZ regulations for a Chick-fil-A restaurant

Docket No. SP-72-22

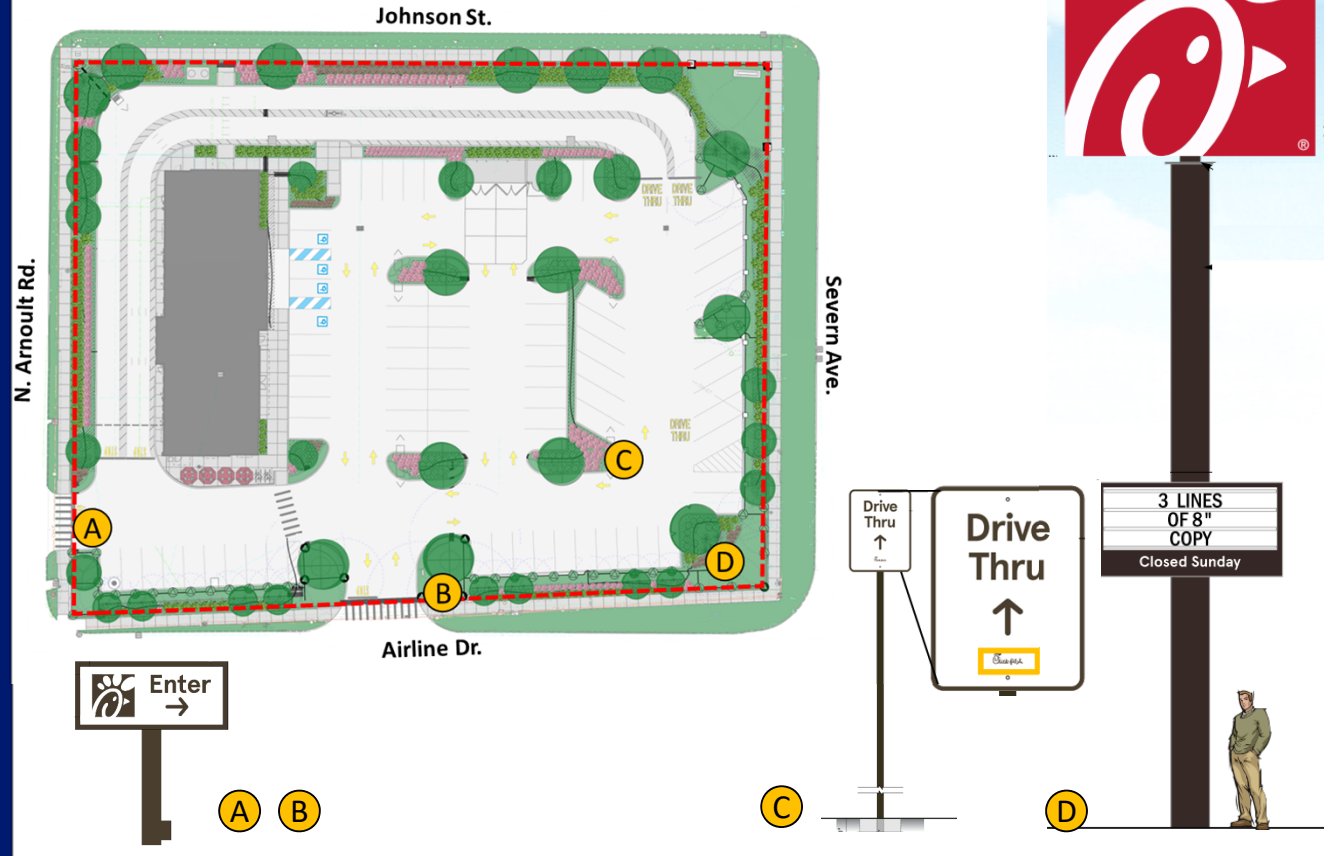
Summary No.

Council District 5



FIGURE 6

Variances			
Regulation	Required/Allowed	Proposed	
6	40-477(b)	Number of detached signs – allowed 2	4



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Planning Department

Elevations & Attached Sign Variance Request

3501 Airline Dr.

Variations to the CPZ regulations for a Chick-fil-A restaurant

Docket No. SP-72-22

Summary No.

Council District 5



FIGURE 7

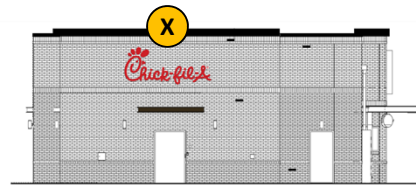
A
Primary attached sign up to 300 sq. ft. allowed on primary building frontage elevation area.
59-sq.-ft. primary attached sign proposed.

B
Additional attached sign up to 150 sq. ft. allowed on secondary building frontage elevation area.
35-sq.-ft. secondary attached sign proposed.

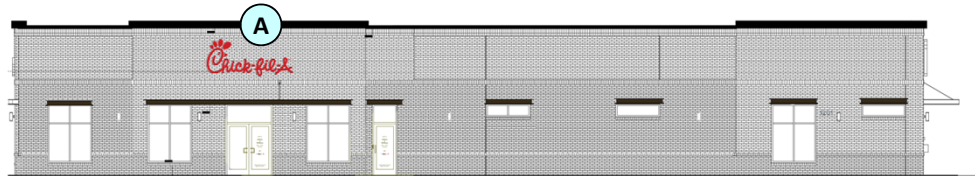
X
Two attached sign are allowed and proposed;
Two additional 59-sq.-ft.-sq.-ft. attached signs proposed.
Variance to the Sign Regulations requested for the number of attached signs—two allowed; four proposed.



South



North



East



West

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