

**Memorandum
Department of Planning**



To: Planning and Public Works Committee

From: Shilpi Bharti, Planner

Date: September 07, 2023

RE: **Chesterfield Commons Six, Lot 3 (ASDSP):** A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28 acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing.

Summary

CPH, LLC has submitted an Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan, and Amended Architectural Elevations for an existing fast-food restaurant, Chick-fil-A, located at 17365 Chesterfield Airport Road.

Proposed Development includes:

- Expanding the drive-thru lane on the west
- Removing 14 parking spaces
- Parking reduction request for 45%
- Relocating existing order canopy to west
- New canopy proposed on the east
- Amended Landscape Plan
- Lighting Plan



Figure 1: Subject Site Aerial

The petition was reviewed by the Planning Commission on August 14, 2023. At that time, the Commission recommended approval of the request as submitted by a vote of 4-2, along with a recommendation of Power of Review by City Council. The City Council has called for Power of Review under Section 405.02.200 of the City Code.

The project was reviewed by Planning and Public Works on August 24, 2023. At that time Committee postponed to vote on the project, and the applicant was asked to work on the Site Plan to increase the parking spaces on site. Since then, the applicant is

working on the revised submittal and anticipate to have the revised submittal for review in the next Planning and Public Works meeting.