

Agenda Memorandum

To: Honorable Mayor and City Council Members
Prepared By: Florence Simpson, Planner II
From: Bryan Cobb, City Manager
Date: July 17, 2023
Subject: Resolution No. 4341-23, Architecture Design Order No. 072-23 for Chapman Road McDonald's

Procedure: Consent Agenda

Introduction: This is a request for the City Council to approve Architectural Design Order (ADO) No. 072-23 for Chapman McDonald's. The property is approximately 1.39 acres located on the east side of Alafaya Trail (SR 434) and south side of E. Chapman Road. The property owner is 743 Mahoney, LLC. The applicant is Axis Infrastructure, LLC. The Architect is Lorraine Canada.

Discussion: Per LDC Section 2.5 (A) (18), the City Council shall have final approval authority to issue Architectural Design Orders associated with a Site Development Order or Building Permit application associated with a Mixed-Use Development, Multi-Family Development, Townhome Development, Office Development, and Commercial Development in all zoning districts. The property owner is 743 Mahoney, LLC. The applicant is Axis Infrastructure, LLC.

The subject property has a Future Land Use designation of Commercial (CM). Its zoning is Commercial (C-2). This subject property is proposed to be developed into a 4,365 square foot (SF) drive-thru restaurant, which is a permissible use within the Commercial (C-2) zoning district.

Staff reviewed the proposed architectural design according to the standards of the Land Development Code (LDC) and the Comprehensive Plan. The project consists of a drive-thru restaurant with brick, stucco and other materials. Color elevations of the proposed building are provided in Attachment 3. The applicant requests no deviations.

Budget Impact: There is no impact to the budget associated with ADO No. 072-23

Strategic Impact: The proposed development is consistent with the goals and objective of the Economic and Vitality strategic focus area.

Recommendation: It is recommended that City Council adopt Resolution No. 4341-23.

Attachment(s):

1. Location Map
2. Proposed Site Plan
3. Color Facade Elevations