



**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

- APPLICANT:** Chris Frerich, Eikon Consulting, on behalf of Golden Chick
- REQUESTED ACTION:** Rezone from R-1, Single-Family Residential to “GR” General Retail to allow a restaurant.
- LOCATION:** 120 W. Cartwright
- CASE NUMBER:** Zo818-0058
- COMMUNITY RESPONSES:** Two responses, 1 in favor and 1 in opposition.

**STAFF COMMENTS AND ANALYSIS**

The applicant is proposing to rezone the subject property to General Retail to construct a fast-food restaurant, Golden Chick, on a vacant tract of land that is part of a larger undeveloped tract of land. The approximately 1-acre subject property is located at the western end of a 3.14 acre R-1, Single Family zoned property. The subject property is situated between two other General Retail zoned properties; another fast-food restaurant to the east and an insurance office to the west. The applicant is also requesting a screening wall waiver along the eastern property line, north of the Taco bell site. The screening wall waiver is a separate item for the Council to consider.

The proposed rezoning request to General Retail is consistent with the future land use designation of the Comprehensive Plan, *General Business*, as well as the existing zoning districts in the area. The proposed use is compatible with the surrounding area as it is located between existing General Retail uses. Staff does not anticipate adverse impacts from the proposed use on the R-1, Single Family district to the north of the subject property as these large lot homes sit behind a wooded area and the applicant will be providing additional screening.

**RECOMMENDATION**

At the September 10, 2018 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval to rezone the subject property to General Retail.