

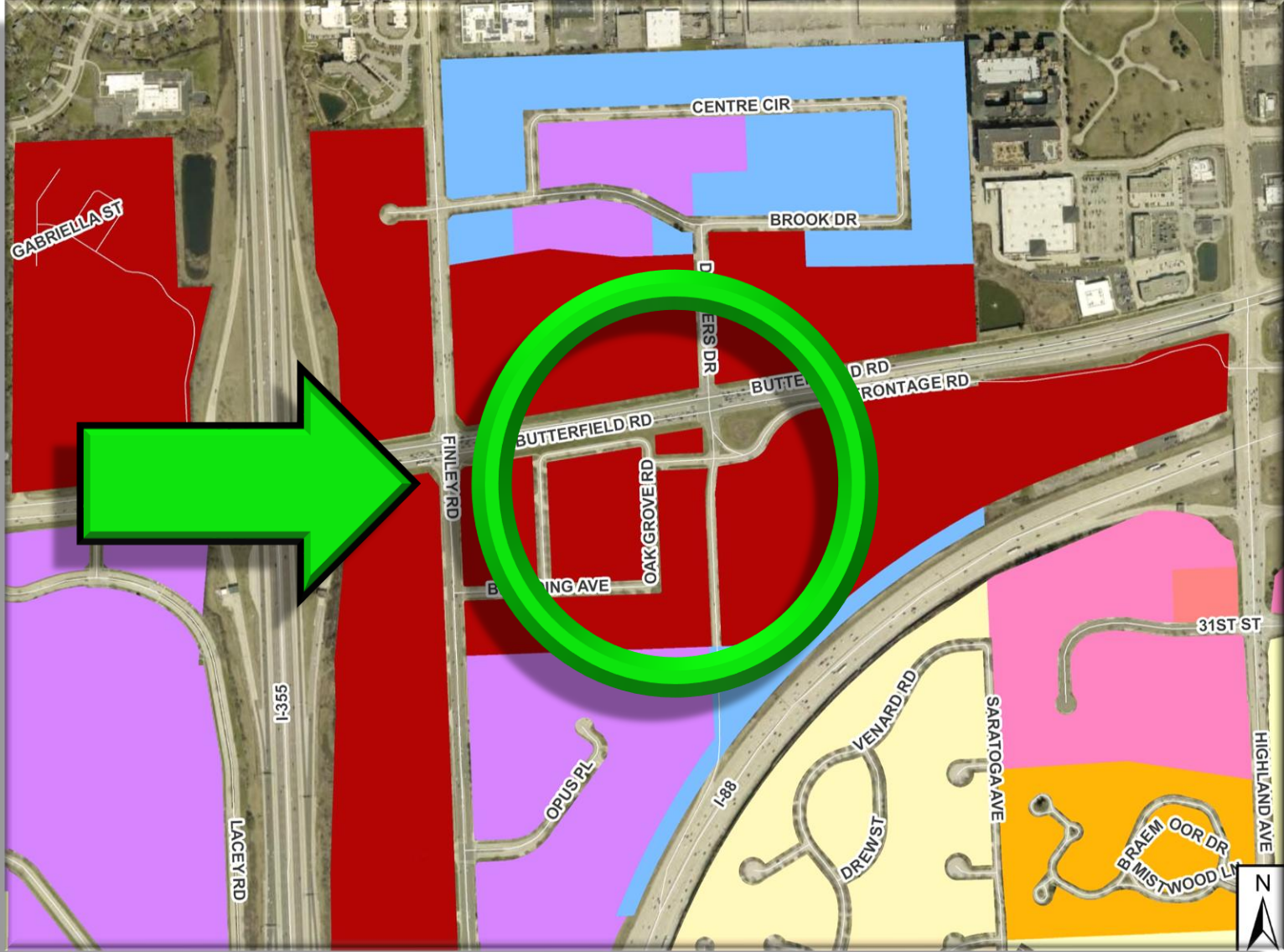
# 1341 Butterfield Road

## Special Use and Two (2) Variations

*May 19, 2026*



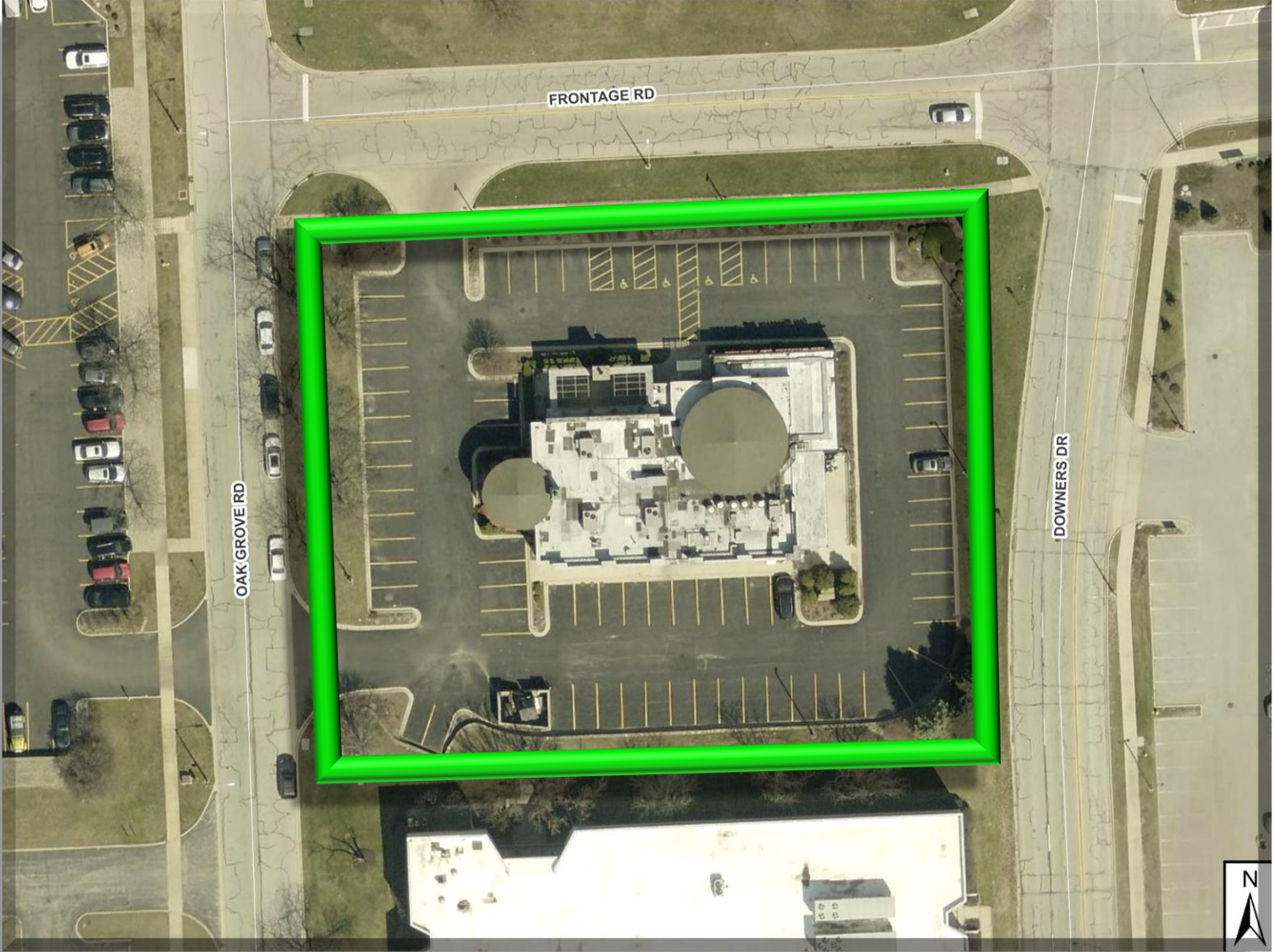
# 1341 Butterfield Road- Area Map



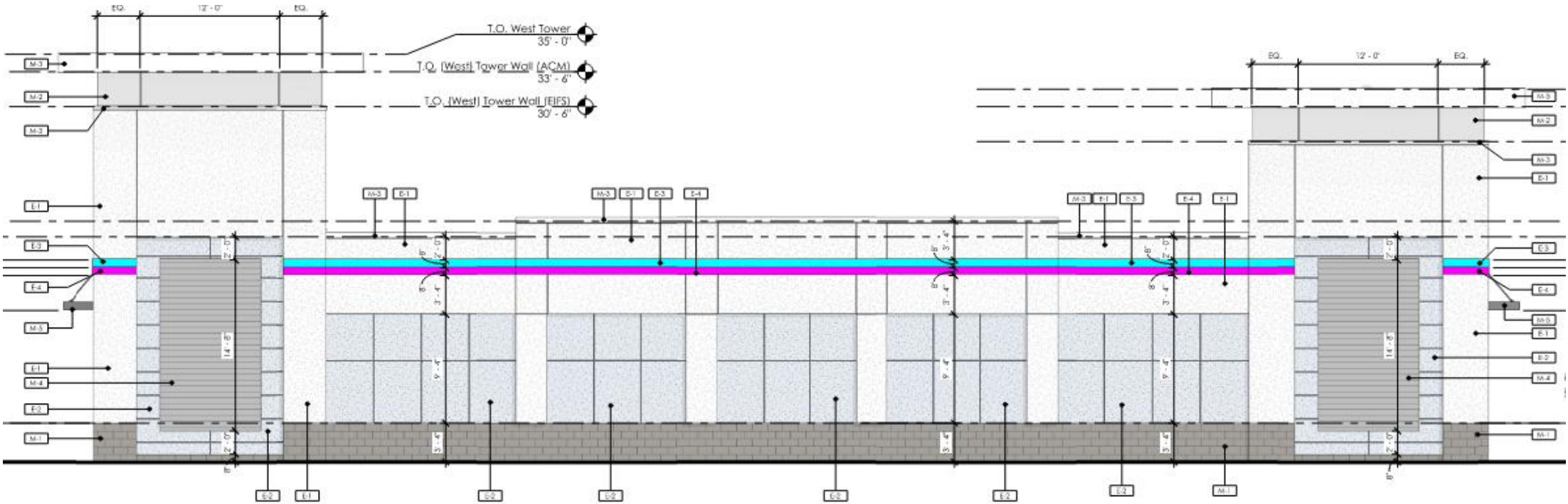
# 1341 Butterfield Road- Location Map



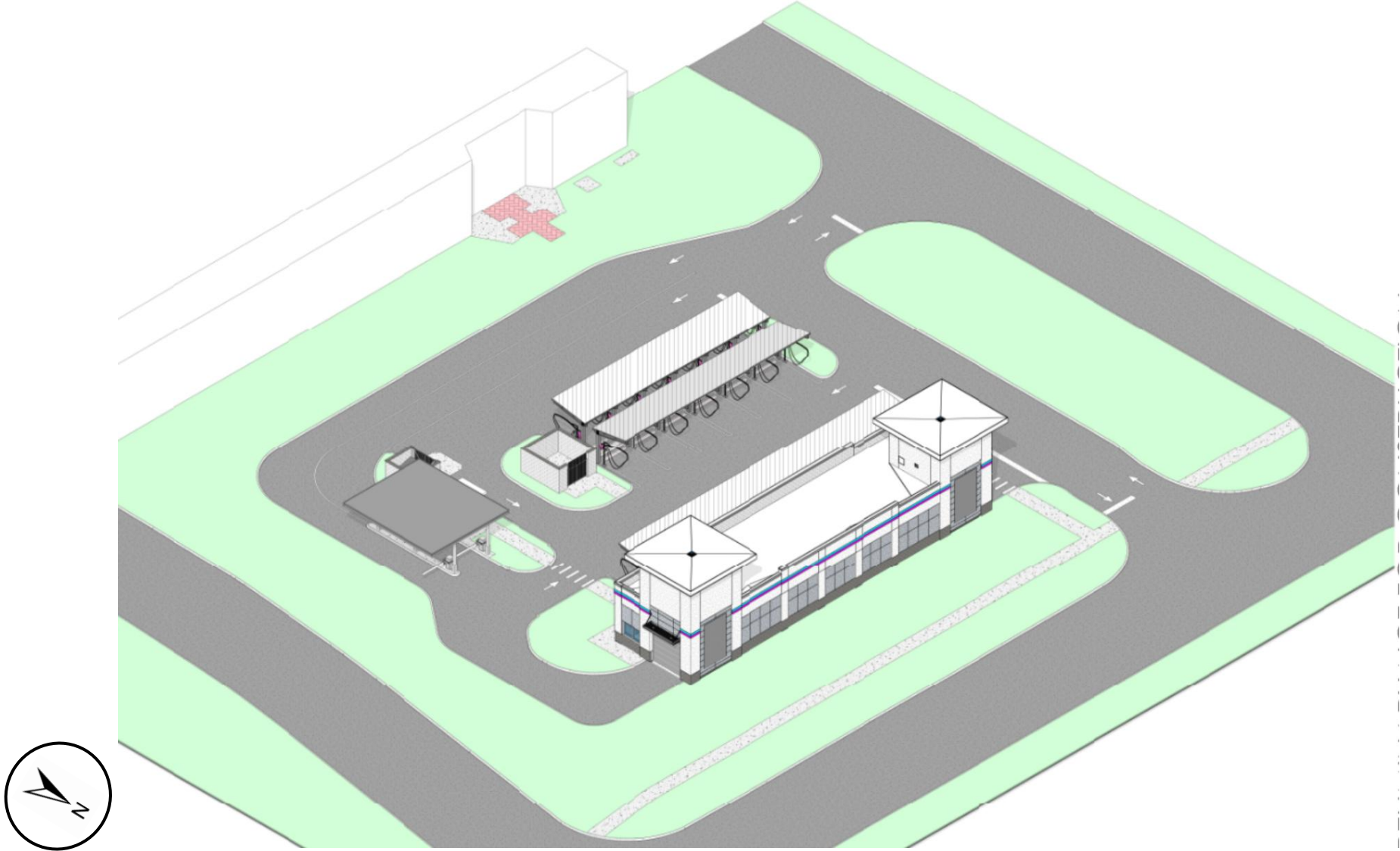
# 1341 Butterfield Road- Existing Site



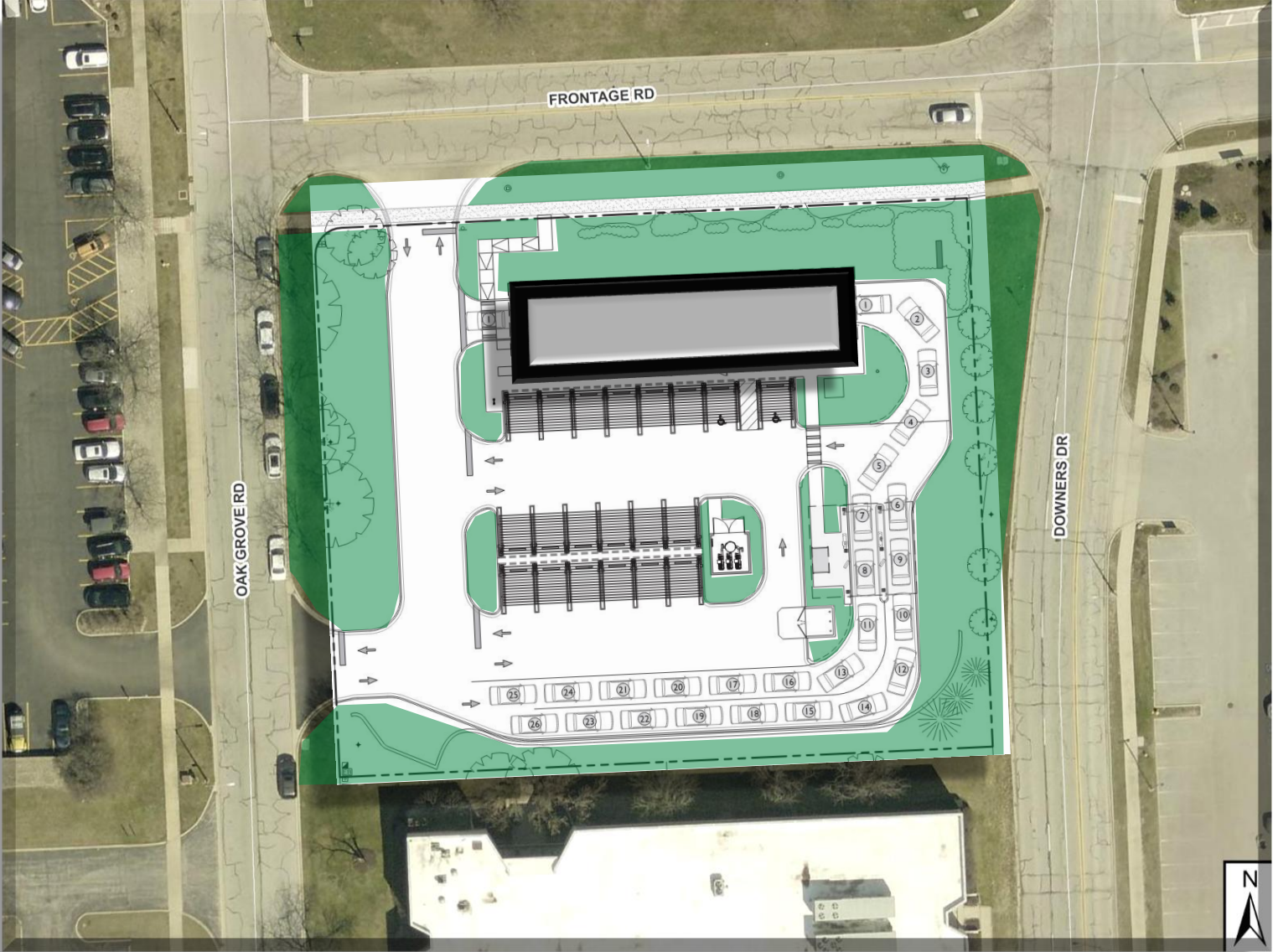
# 1341 Butterfield Road – Proposed Building Elevation



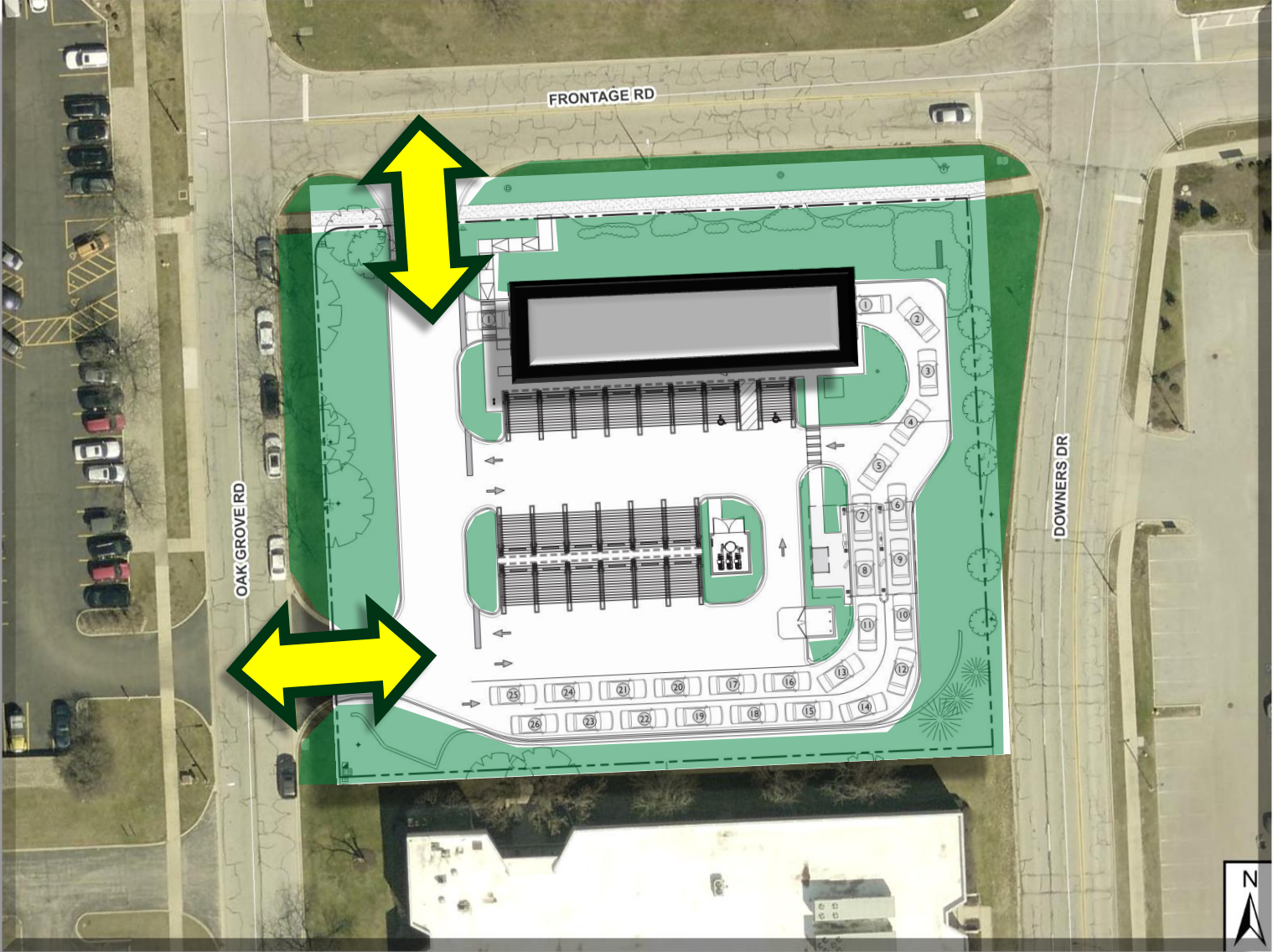
# 1341 Butterfield Road – Proposed Building



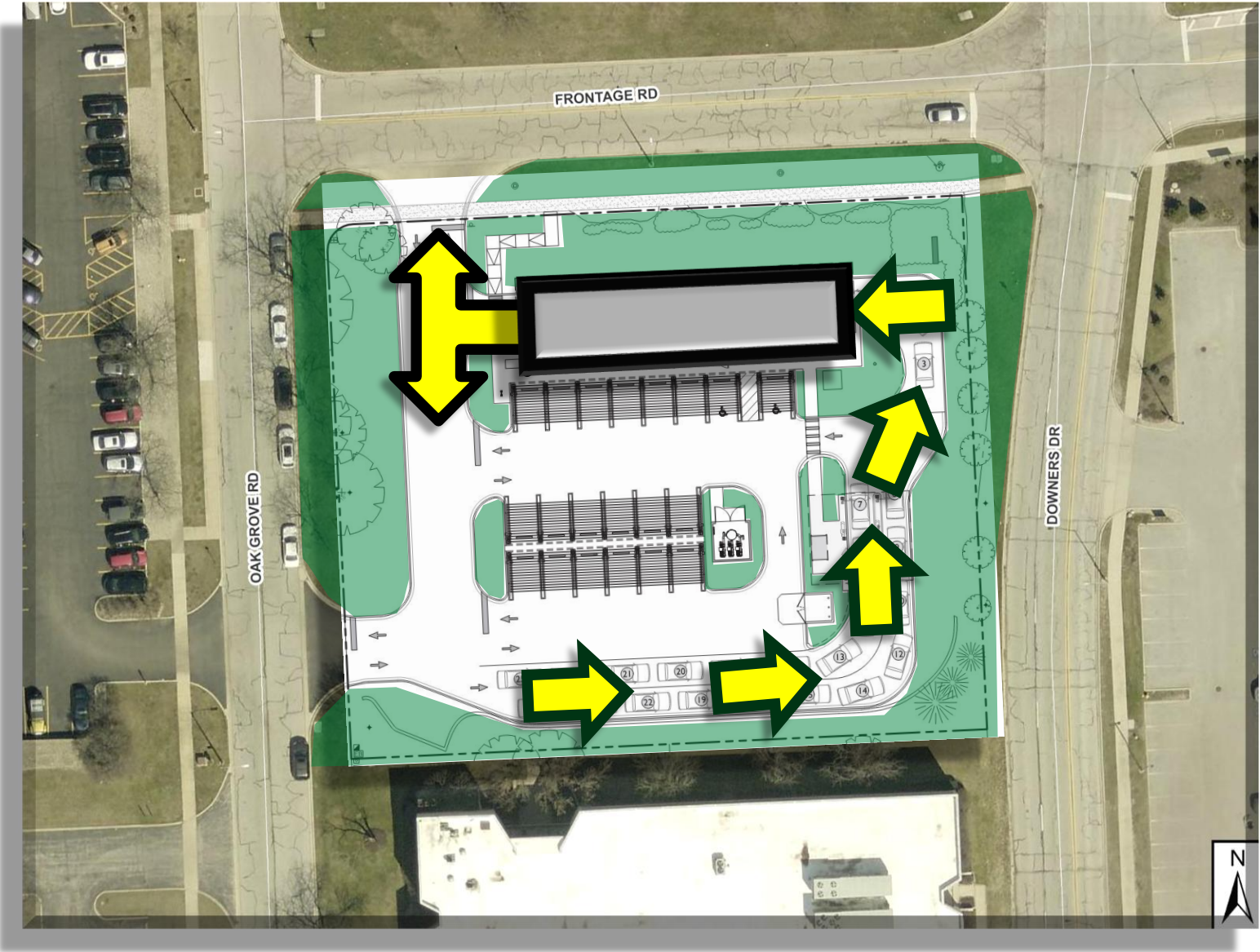
# 1341 Butterfield Road – Proposed Site Plan



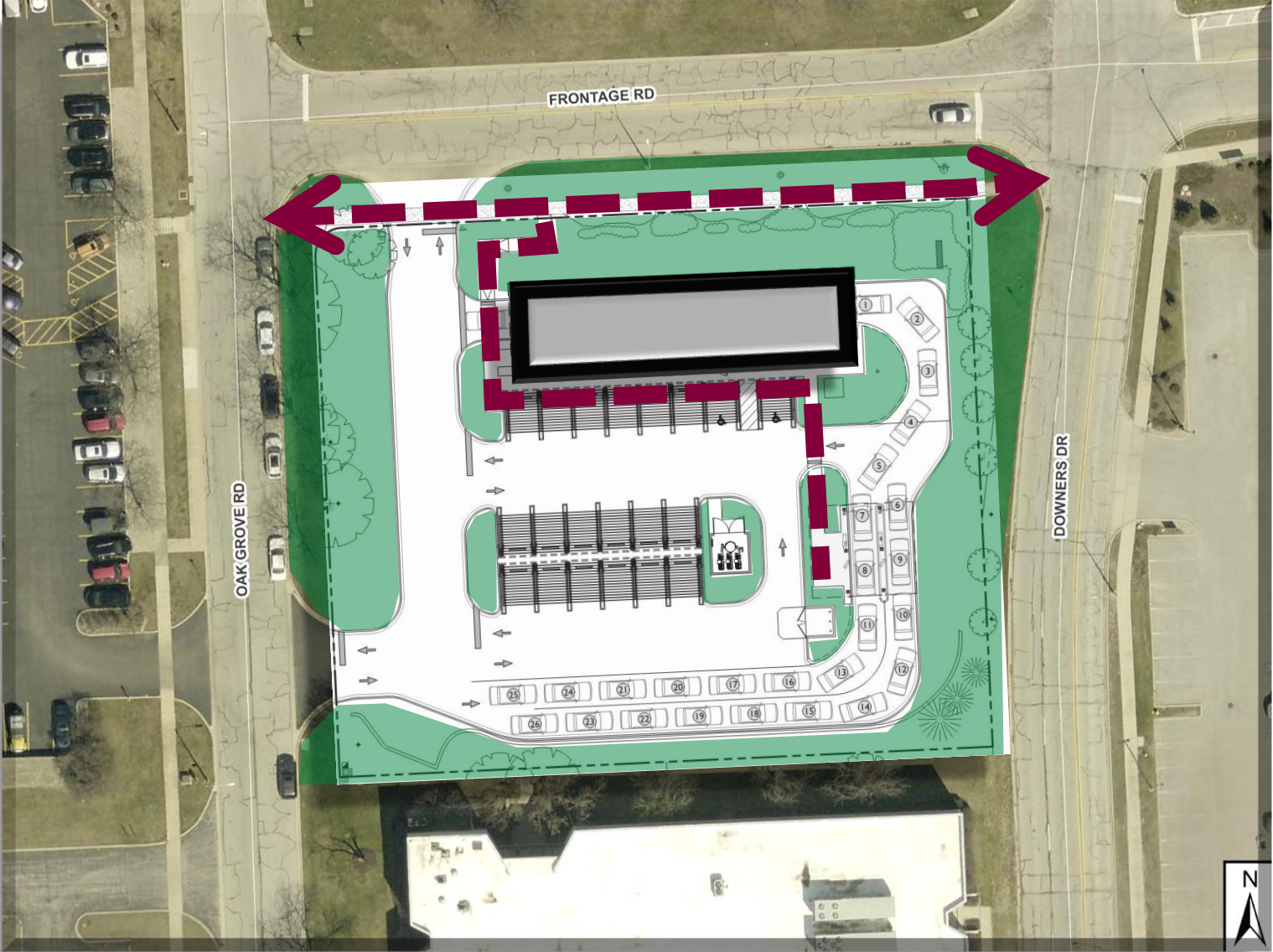
# 1341 Butterfield Road – Access Plan



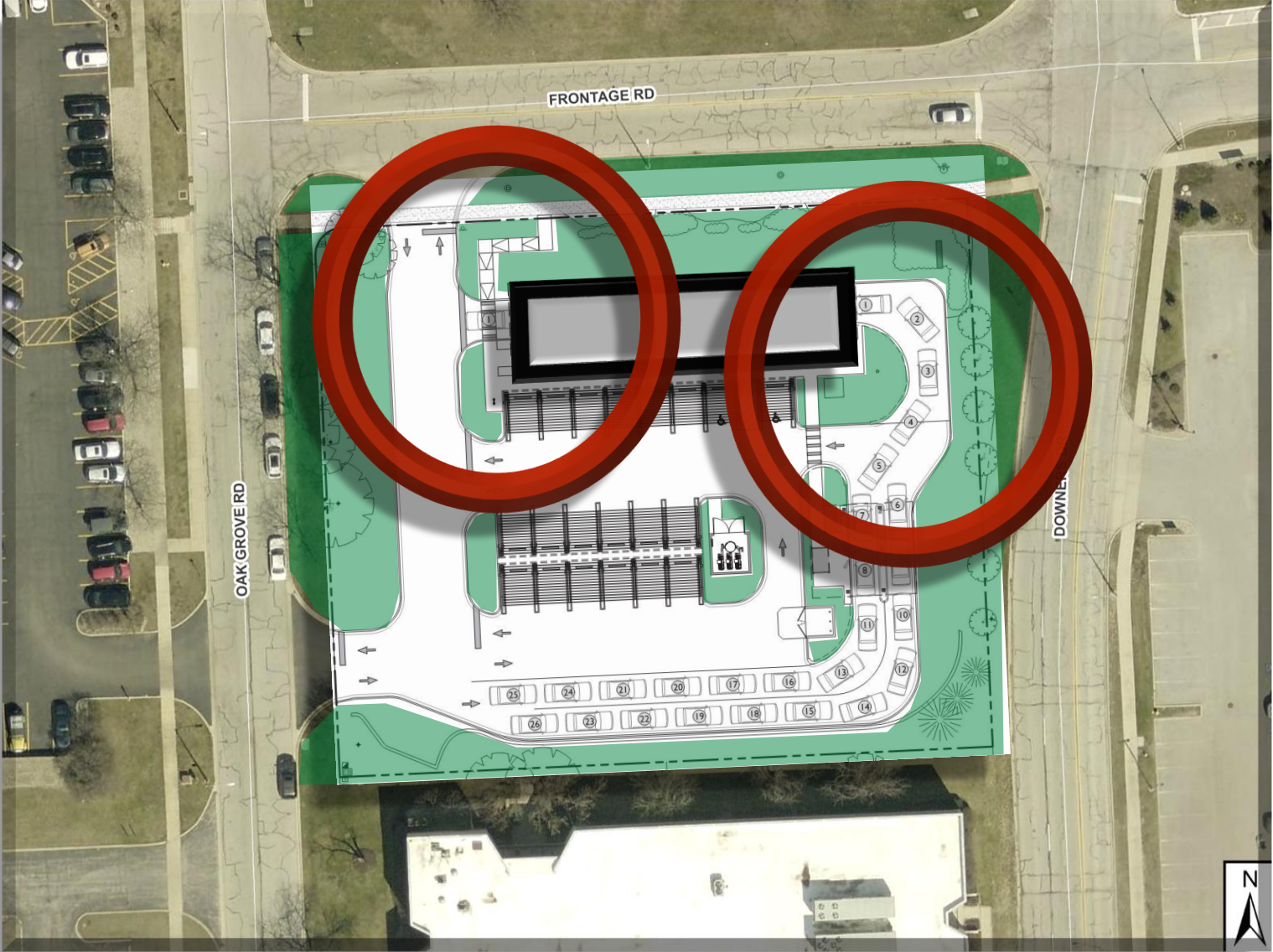
# 1341 Butterfield Road – Drive-Through Circulation Plan



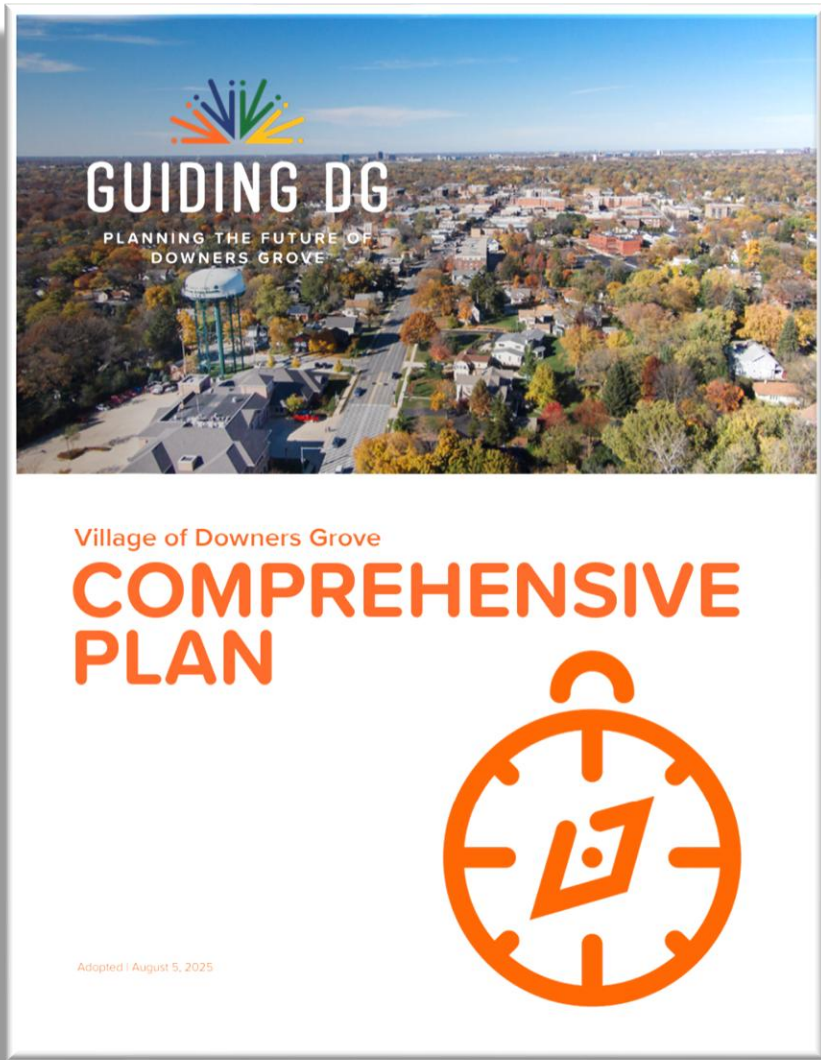
# 1341 Butterfield Road– Pedestrian Circulation



# 1341 Butterfield Road– Variation Requests



# 1341 Butterfield Road – Compliance with the Comprehensive Plan



- Regional Commercial
  - Retail and service businesses benefit from visibility and access
- Ensure Butterfield Road corridor is resilient to changing commercial and office conditions
- Commercial uses in areas with a regional draw

# 1341 Butterfield Road – Standards of Approval

## **Chapter 28**

## **Zoning Ordinance**

- Special Use Standards
  - Section 28.12.050.H
- Variation Standards
  - Section 28.12.090.G

