

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 10, 2020

Application Type

Dimensional Variance and Special Use permit

Neighborhood

Valley

Applicant

Chase Bank, Applicant, 280 Valley Street LLC, Owner

Parcel

AP 65 Lots 991

Address

280-284 Valley Street

Parcel Size

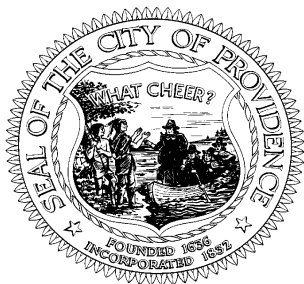
± 16,756 SF

Zoning District

C-2

Variance Requested

1. Front setback
2. Build-to percentage requirement
3. Special Use permit for standalone ATM

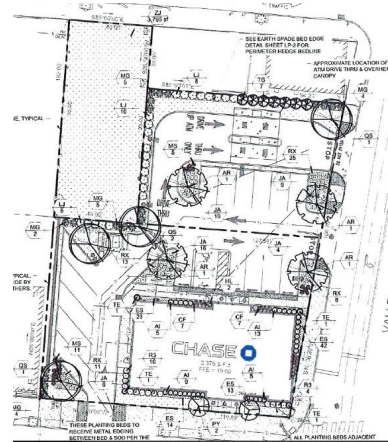


Updated: June 2, 2020

280-284 VALLEY STREET



Location Map



Proposed development plan

SUMMARY

Project Description

The applicant is seeking relief from setback requirements of Table 5-1 and Build-To percentages of Section 503.A.6., and a special use permit pursuant to Table 12-1, in the development of the site for a bank with a drive-through stand-alone ATM

Discussion

The applicant is proposing to demolish an existing convenience store and construct a bank with a standalone ATM drive-through. The lot is located at the corner of Atwells Ave and Valley Street. The building's main entrance will front on Atwells Ave, with Valley Street considered the side yard. The applicant is seeking dimensional variances from the front setback and build-to percentage requirement. Development in the C-2 zone requires that new development be set within 0-5 feet of the front lot line and occupy at least 60 percent of the front lot line. The building is required to occupy 40 percent of the side lot line on Valley Street, but a frontage of only 23 percent is proposed.

Typically, the relief requested by the applicant is granted through design waivers by the City Plan Commission. The applicant has chosen to apply for a variance in conjunction with a special use permit.

The building will provide the front build-to percentage requirement, but will be set back 5.5 feet from the front lot line, outside the build-to

zone. Based on plans provided, it appears that the request for relief is related to the unique characteristics of the property. Per the applicant, relief from the front yard build-to percentage is required to provide clearance from a traffic signal controller at the corner of the intersection.

The relief from the side yard frontage requirement appears to arise due to the unique characteristics of the property. The location of the drive-through and parking area only allow for the limited amount of frontage proposed on the side yard. It is the DPD's opinion that the proposed front setback of 5.5 feet, and the building percentage on the side yard, are not significant departures from the ordinance, and are not expected to affect neighborhood character.

A special use permit is required for the proposed ATM which will be accessed from Valley Street. The plan conforms to the design requirements for drive-through facilities with sufficient car stacking spaces, landscaping and appropriate screening.

The site was previously used as a gas station. The drive-through is not expected to have a negative effect on, or devalue surrounding property as it would be a less intense use than what previously existed, and measures to screen the facility from neighboring property will be taken.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.