

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 9, 2020

*Application Type*

Special Use permit

*Neighborhood*

Valley

*Applicant*

JSC management group

*Parcel*

AP 67 Lot 526

*Address*

445 Promenade Street

*Parcel Size*

± 87,884 SF

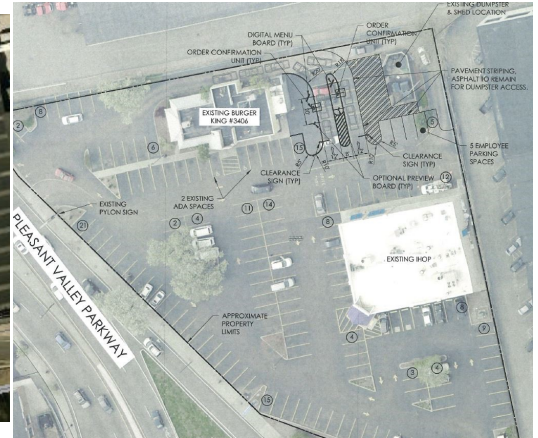
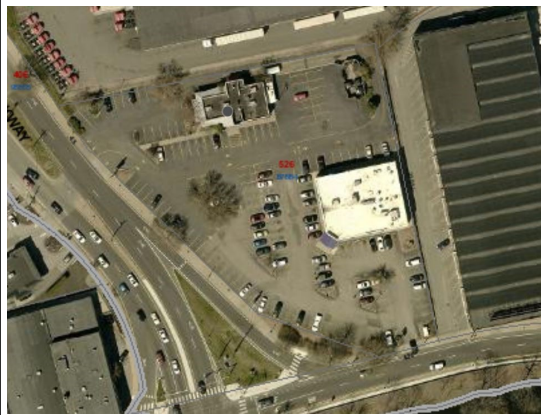
*Zoning District*

M-1

*Variance Requested*

Special use permit for drive-through use

## 445 PROMENADE STREET



Location Map

Proposed development plan

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Table 12-1 and Section 1202.J. in order to expand an existing single lane Drive-Through Facility to 2 lanes.

#### Discussion

The lot is occupied by two restaurants, with a single lane drive-through attached to the subject property. The applicant is proposing to expand the use by adding a second drive-through lane, which requires a special use permit. Based on plans provided, the second lane will conform to the development requirements for drive-through uses. The lane will provide stacking for three cars as required. With a width of 12' and exceeding 18' in length, the new lane will meet the minimum dimensional requirements of 9' in width and 18' in length.

It is the DPD's opinion that the additional lane is not expected to have a negative effect on, or devalue surrounding property as it will accommodate traffic that is already served by the existing drive-through. Per the plan, vehicles will exit the drive-through onto the existing lot, which will not affect the traffic circulation on adjoining streets. As the effect on surrounding property is expected to be minimal, the DPD does not object to granting the requested special use permit.

#### Recommendation

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

