

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 8, 2022

Application Type

Special Use Permit

Neighborhood

Washington Park

Applicant

Mc Donalds USA LLC

Parcel

AP 59 Lot 883

Address

1481 Broad Street

Parcel Size

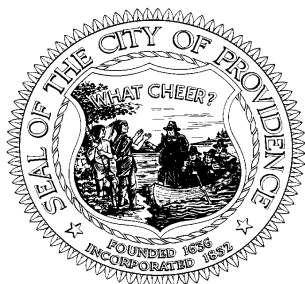
± 60,398 SF

Zoning District

C-2

Variance Requested

Special Use Permit to expand existing drive-through facility



Updated: June 3, 2022

1481 BROAD STREET



Location Map



View of the drive through

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Table 12-1, and Section 2000.D. in order to expand an existing single lane Drive-Through Facility to 2 lanes.

Discussion

The lot is occupied by a fast food restaurant with a single lane drive-through. The menu and drive through speaker are currently located at the building's rear. The applicant is proposing to expand the use by moving the menu and speaker to the side of the building and adding a second drive-through lane, which requires a special use permit.

Based on plans provided, both lanes will conform to the development requirements for drive-through uses, providing stacking for three cars as required. With widths of 12' and 10' and exceeding 18' in length, the lanes will meet the minimum dimensional requirements of 9' in width and 18' in length.

It is the DPD's opinion that the reconfiguration with 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 and all activity will occur on the lot. Per the plan,

vehicles will continue to exit the drive-through onto Broad Street which will not affect the traffic circulation on adjoining streets. As the effect on surrounding property is expected to be minimal and most activity will occur on site, 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.