

Taco Bell 4213 Duke Street

DSUP2015-0021

Seminary Hill

Site Address: 4213 Duke Street		Site Area: 15,241 SF lot + 2,997 SF add'l leased area = 18,238 square feet (0.42 acres)	
Current Zone: CG / Commercial General Proposed Zone: CG / Commercial General		Current Use: Automobile rental facility Proposed Use: Restaurant with drive-through facility	
	Existing	Permitted/Required	Proposed
FAR	0.11 (based on 15,421 SF lot)	0.5 max	0.16 (based on 15,421 SF lot)
Parking	20 spaces	One space for every four restaurant seats = 10 off-street spaces	16 off-street spaces
Yards / Setbacks	Duke Front: 20 feet Gordon Front: 12 feet North Side: 43 feet East Side: 83 feet	Duke Front: 25 feet (zone transition); 75 feet from Duke Street centerline All others: None	Duke Front: <u>6 feet (zone transition); 63 feet from Duke Street centerline</u> Gordon Front: 16 feet North Side: 79 feet East Side: 62 feet
Open Space	4,200 SF (27% of site)	None required	4,410 SF (24% of expanded site)
Height	13 feet	50 feet	22 feet
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. Development Special Use Permit (DSUP) to construct new restaurant building with a drive-through facility			
2. Special Use Permit to operate a restaurant			
3. Modifications for special Duke Street setback and zone transition setback			

PROJECT TIMELINE

- > **Late July 2016.** Concept #2 submission comments sent to applicant.
- > **Fall 2016.** Applicant submits completeness (preliminary) DSUP request (tentative).
- > **Late Winter / Early Spring 2017.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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