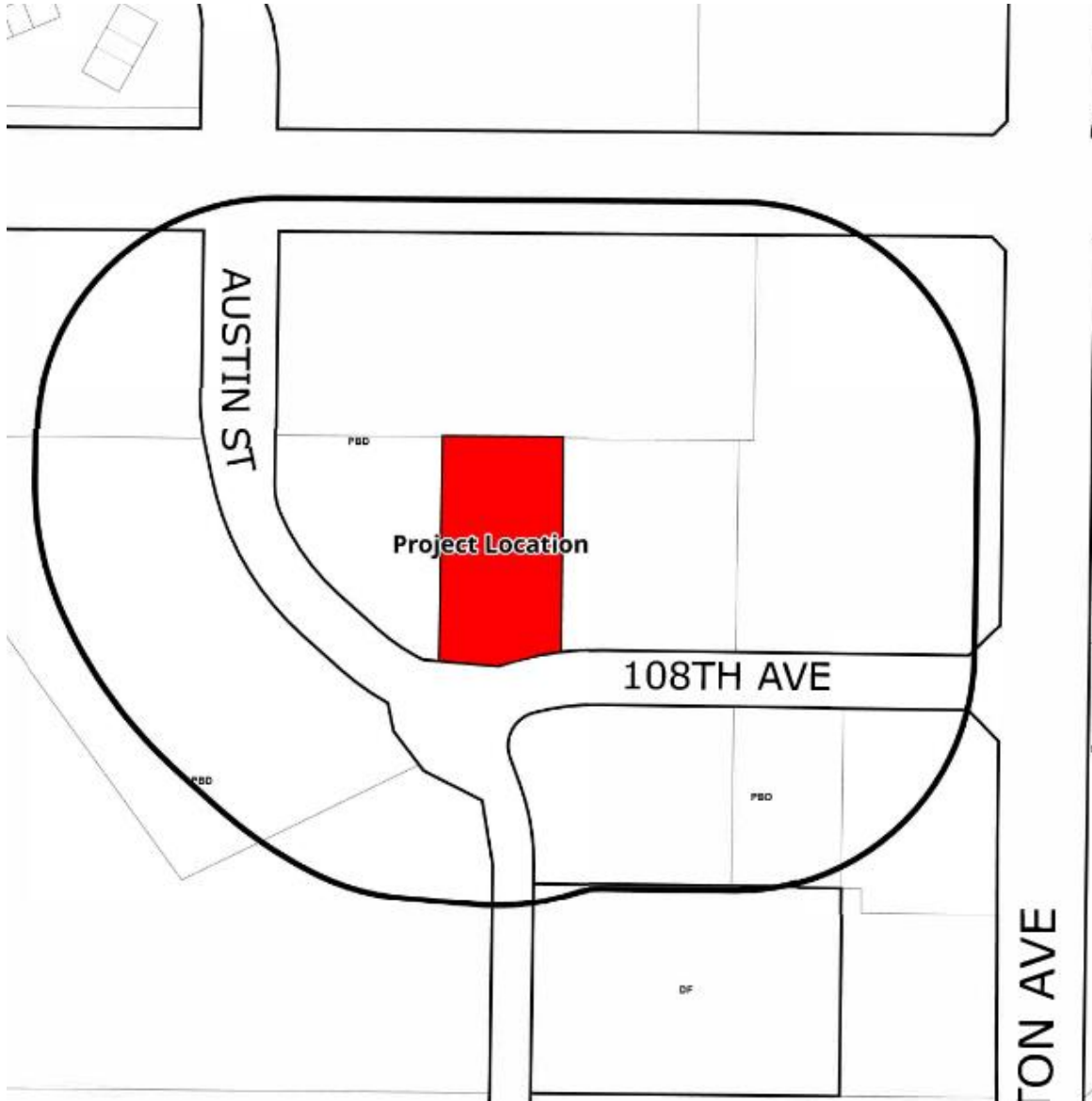


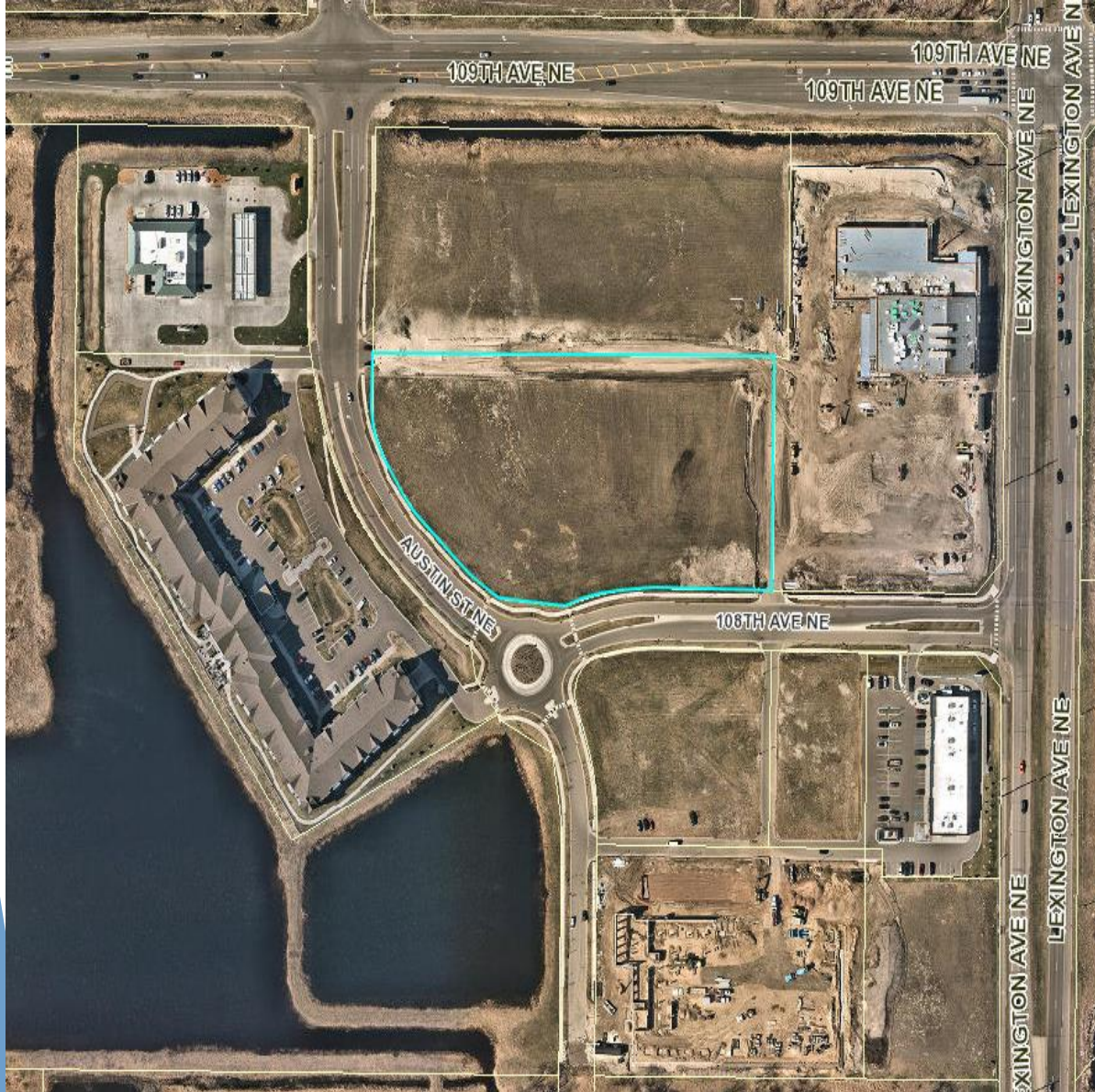
# Culver's 4121-108<sup>th</sup> Avenue NE



Conditional Use Permit for:

- ▶ Restaurant
- ▶ Outdoor dining
- ▶ Shared Access/Parking

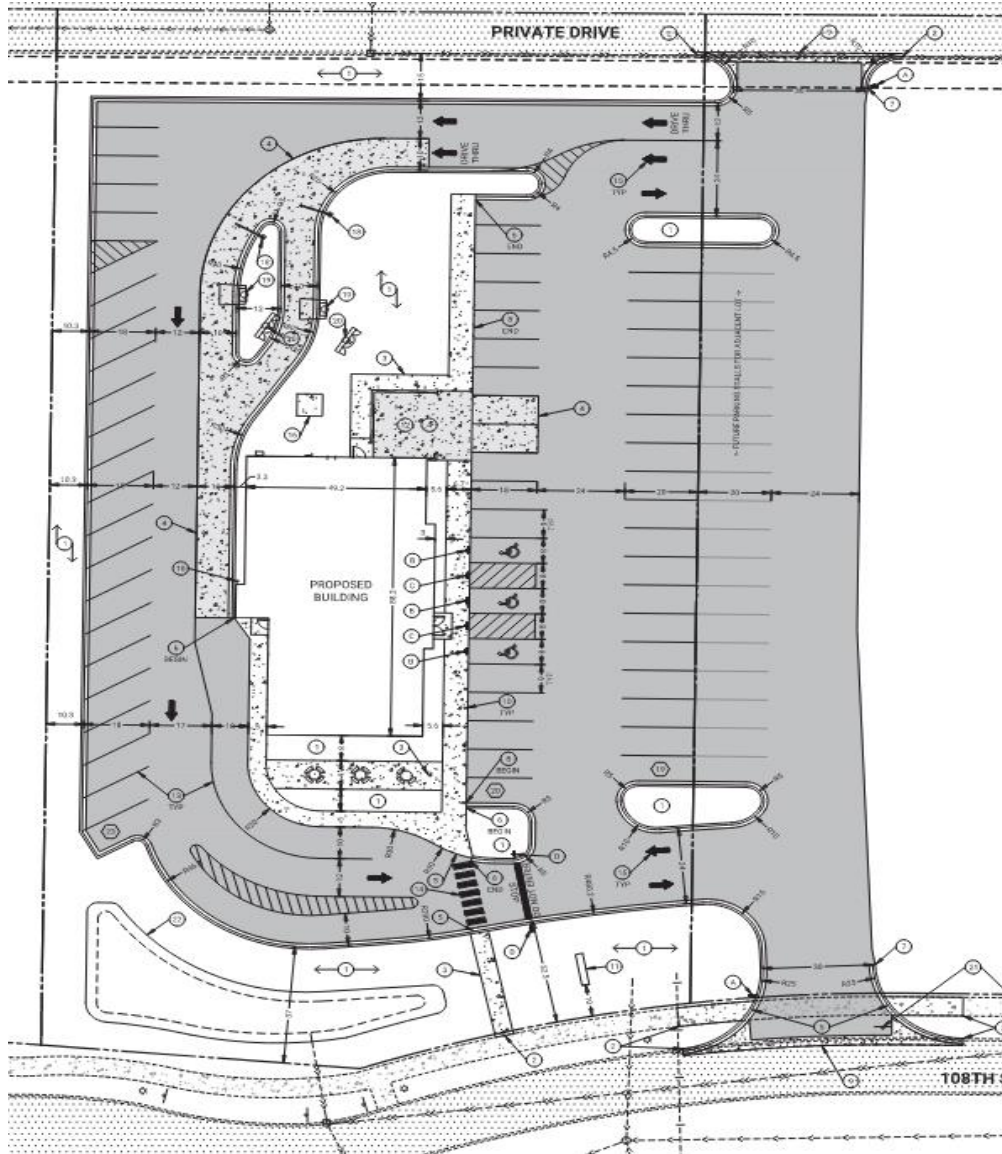
# Zoning



- ▶ PBD (Planned Business District)
- ▶ Surrounding properties are zoned PBD.
  - North Memorial Medical Clinic is located to the east of the proposed property.
  - Properties to the west and north are vacant with plans for future development.
  - 108<sup>th</sup> Avenue is located on the south side of property.

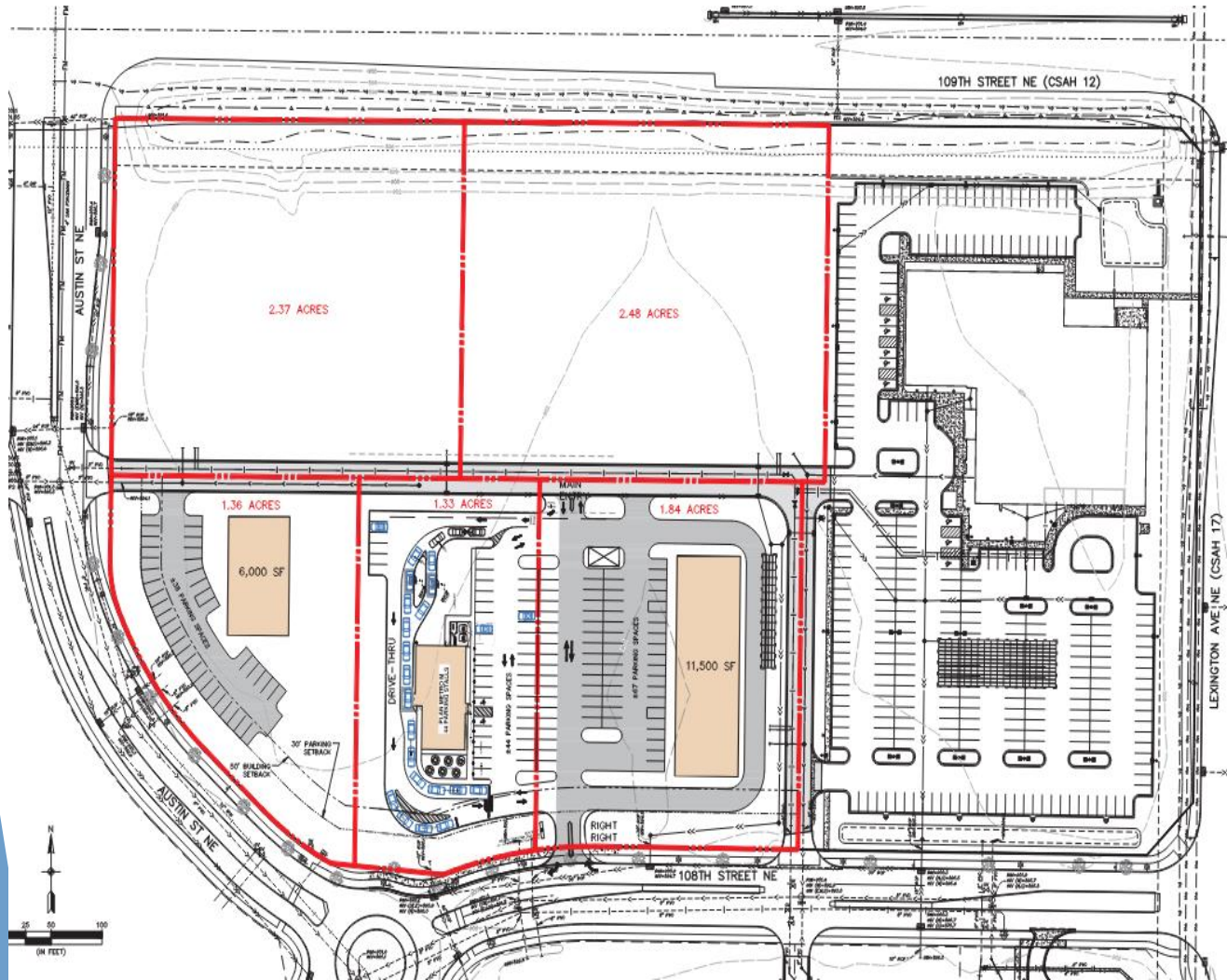


# Site Plan



- ▶ 4,224 square foot restaurant
- ▶ Zero Lot Line
  - North-15-foot landscape area
  - West-10-foot landscape area
  - East- Shared drive and parking
- ▶ Outdoor Dining
  - 3 tables/12 chairs
  - South side of building

# Concept Plan



Parking meets requirements:

- ▶ 42 Parking stalls required
- ▶ 62 Parking stalls provided

Setbacks meet requirements with zero lot line approval:

- ▶ Building
  - Front: 50 feet
  - Side: 15 feet
- ▶ Parking
  - Front: 30 feet
  - Side: 15 feet

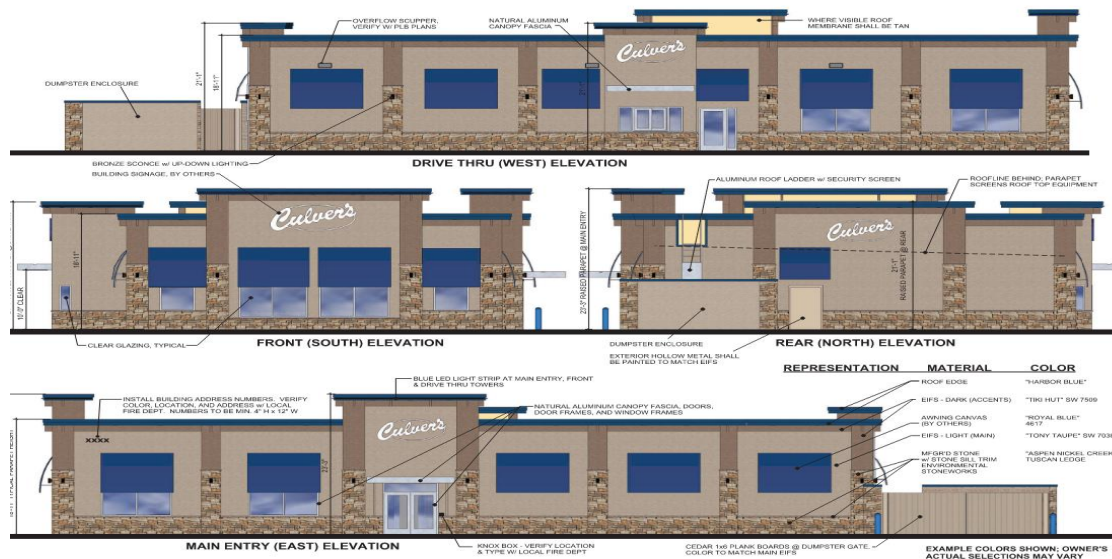


# Elevations



## ► Elevation materials:

- Glass
- Stone
- EIFS



# Recommendation



- ▶ Public Hearing was held January 10, 2023.
- ▶ The Planning Commission voted unanimously to approve
- ▶ There were no comments at the public hearing.
- ▶ Staff recommends approval with 11 conditions listed in the staff report.