DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

CITY ADVISORY BOARD MEMO

298 E. Atlantic Avenue

A Class IV Site plan modification application (2022-080) has been submitted for the referenced property, which includes:

The incorporation of the south .11-acre parcel into the subject property and the subsequent modification of the proposed site plan to expand the footprint of the previously approved building to extend into the recently acquired land. The architectural design and proposed use makeup is remaining consistent with the prior approval, however the square footage devoted to each specific use (restaurant/retail/office) is being modified. The amount of required parking is changing given the increased building square footage. The increase in the minimum required parking necessitates a parking in-lieu request, as the applicant is not able to accommodate all required parking on site.

Specifically, the in-lieu request is for 13 spaces. Utilizing a shared parking calculation, the proposed mixture of uses – designating for the entirety of the ground floor commercial bay to be used as a restaurant - generates 93 spaces of required parking. The applicant is accommodating 80 spaces on site.

The application also includes a waiver for the western setback, a waiver to allow an arcade to extend vertically up to three stories, and a landscape waiver.

Location Map

Application Type:
Class IV Site Plan

Address/Location:
298 E Atlantic Avenue

Zoning District/ Overlay:
CBD – Central Business District / Railroad Corridor
FLUM:
CC – Commercial Core

Agent:
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Advisory Board Review Date(s):
CRA Board: Yes
DDA Board: Yes
PMAB: Yes

Final Action Review Date:
SPRAB: TBD

Attachments: Architectural Plans; In-Lieu request justification; Overall Project Narrative; TDM letter; Parking statement;

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance