

APPLICANT'S NARRATIVE

SITE NARRATIVE

This project site consists of an approximate 0.861-acre platted lot that is planned to be developed into one restaurant with a drive-thru. The surrounding land uses are medical, a gas station to the west of the property and commercial. According to FIRM 48121C0570, effective April 17, 2011, the subject property is not in a flood hazard area.

The subject property is currently zoned "CC"/PD-185," in which the current PD is intended to be amended and replaced with this PD. The proposed building is approximately 3,500 square feet and has a height of 23.5.' The building will contain one restaurant with a drive-thru and a total of 36 parking spaces to be provided with 2 of the spaces having accessible parking complying with the Americans with Disabilities Act (ADA).

If you have any questions or comments, please feel free to contact me directly.

Sincerely,



Stephen A. Bent, E.I.T.
stephen@hanna-se.com
(682) 202-1479 (cell)