

NARRATIVE

Re: 1620 E. 4th Street

Date: March 22, 2023

The Subject Property is in an IR (Industrial Redevelopment) Zoning District. The Applicant intends to develop the Subject Property with a fast-food restaurant with drive through service (Taco Bell), which use is permitted at the Subject Property as a Special Exception Use. Z.O. § 1322.03(s) lists the Special Exception requirements for “Drive-Through facility in conjunction with an allowed commercial use”. The Applicant’s proposal complies with the listed requirements.