

**City of Sweet Home**

Community and Economic Development Department- Planning Program  
3225 Main Street, Sweet Home, OR 97386 541-367-8113

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**Staff Report Presented to the Planning Commission**

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**REQUEST:** The applicant is requesting a conditional use permit to allow for a drive-in service facility in the Commercial Central (C-1) Zone. In a C-1 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.80: Any use permitted in a C-1 zone with customer drive-in service facilities [SHMC 17.32.030(E)]. The subject property is in the Central Commercial (C-1) Zone.

**APPLICANT:** Pacific Bells

**PROPERTY OWNER:** Whittaker/Northwest Partners II LTD c/o Commercial Investment Properties

**FILE NUMBER:** CU22-03

**PROPERTY LOCATION:** 1502 Main Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E31AD Tax Lots 600.

**REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code Section(s) 17.32.030 and 17.80.

**HEARING DATE & TIME:** March 3, 2022, at 6:30 PM

**HEARING LOCATION:** City Hall Council Chambers at 3225 Main Street, Sweet Home, Oregon 97386

**STAFF CONTACT:** Angela Clegg, Associate Planner  
Phone: (541) 367-8113; Email: [aclegg@sweethomeor.gov](mailto:aclegg@sweethomeor.gov)

**REPORT DATE:** February 24, 2022

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**I. PROJECT AND PROPERTY DESCRIPTION****ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:**

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Commercial Central (C-1)	Central Commercial
Property North	Commercial Central (C-1)	Central Commercial
Property East	Commercial Central (C-1)	Central Commercial
Property South	Commercial Highway (C-2)	Central Commercial
Property West	Commercial Central (C-1)	Central Commercial

**Floodplain** Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject property is not in the Special Flood Hazard Area. The western portion of the property is in the 0.2%

Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Based on the ArcGIS map, the subject property is in the Ames Creek 500-year floodplain.

**Wetlands:** Based on a review of the City of Sweet Home Local Wetlands Inventory and a review of the National Wetlands Inventory Map, the subject property does not contain inventoried wetlands.

**Access:** The subject property has access along 15<sup>th</sup> Avenue.

**Services:** The subject property has access to City water and sewer services in main street and 15<sup>th</sup> Avenue.

#### **TIMELINES AND HEARING NOTICE:**

Mailed/Emailed Notice: February 3, 2021

Notice Published in Newspaper: February 9, 2021

Planning Commission Public Hearing: March 3, 2022

120-Day Deadline: June 4, 2022

Notice was provided as required by SHMC 17.12.120

## **II. COMMENTS**

**Adam Leisinger**

**Building Division:** The Building Program has no issues with this request.

**Joe Graybill**

**Engineering Division:** Regarding the proposed drive-in service facility at 15<sup>th</sup> Avenue and Main St, the driveway access to a new use will not alter the functions of the two available driveways in the area. The Entrance-Exit off 15<sup>th</sup> Avenue will be rebuilt but will have the same functionality. The Exit Only driveway to Main Street from the adjoining property will not be rebuilt but will also remain the same as an exit only. City water is available, as it was used for the existing structure on the property, same for the sanitary sewer. CEDD-ES has no concerns about the Conditional Use for the Whittaker/Northwest Partners II Ltd property.

**Trish Rice**

**Public Works Dept.** The Public Works Department has no issues with this request.

**Chief Barringer**

**Sweet Home Fire**

**District:** No comments as of the issue of this Staff Report.

**Public Comments:** No comments as of the issue of this Staff Report.

## **III. REVIEW AND DECISION CRITERIA**

The review and decision criteria for a conditional use permit are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

**A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws. [SHMC 17.80.040(A)]**

Staff Findings: The subject property is in the C-1 zone. The applicant is requesting a conditional use permit to allow for a drive-in service facility in the Commercial Central (C-1) Zone. In a C-1 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.80: Any use permitted in a C-1 zone with customer drive-in service facilities [SHMC 17.32.030(E)]. The subject property is in the Central Commercial (C-1) Zone.

For this application to comply with all applicable city codes and state and federal laws, this application may require additional permits. If this application is approved, staff recommends a condition of approval that prior to operation, the applicant shall obtain all required local, state, and federal permits. The applicant shall submit copies of all required permits and licenses to the Sweet Home Community and Economic Development Department for inclusion in the record of CU22-03.

Based on the above findings, the application complies with these criteria.

**B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:**

1. Building size;
2. Parking;
3. Traffic;
4. Noise;
5. Vibration;
6. Exhaust and emissions;
7. Light and glare;
8. Erosion;
9. Odor;
10. Dust;
11. Visibility;
12. Safety;
13. Building, landscaping or street features. [SHMC 17.80.040(B)]

Staff Findings: The applicant is requesting a conditional use permit to allow for a drive-in service facility in the Commercial Central (C-1) Zone. Staff finds that the site size, dimensions, location, topography, and access are adequate for the proposed use.

One parking space per 100 square feet of floor area is required. [SHMC 17.08.090(H)(19)]. The building is 2,056 square feet requiring 21 parking stalls. Only 20 stalls shown on attached site plan (attachment B). One additional stall is required.

With the above condition, the application complies with these criteria.

**C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter. [SHMC 17.80.040(C)]**

Staff Findings: Staff has not identified any negative impacts to adjacent properties. To ensure compliance with the standards listed in the SHMC, staff has included proposed conditions of approval that are listed in Section IV of this report.

Based on the above findings, the application complies with these criteria.

**D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use. [SHMC 17.80.040(D)]**

Staff Findings: The subject property has access to City water and sewer. Staff finds that the proposed use has adequate capacity.

Based on the above findings, the application complies with these criteria.

**E. Home occupations must meet the following standards:**

**1. The home occupation shall be secondary to the residential use.**

Staff Findings: The applicant is not proposing a home occupation.

**2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.**

Staff Findings: The applicant is not proposing a home occupation.

**3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.**

Staff Findings: The applicant is not proposing a home occupation.

**4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic.**

Staff Findings: The applicant is not proposing a home occupation.

**F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed. [SHMC 17.80.040(F)]**

Staff Findings: The applicant is not proposing to establish a marijuana facility.

**G. Marijuana facilities may not have any drive-up services. [SHMC 17.80.040(G)]**

Staff Findings: The applicant is not proposing to establish a marijuana facility.

**H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school. [SHMC 17.80.040(H)]**

Staff Findings: The applicant is not proposing to establish a marijuana facility.

**I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property. [SHMC 17.80.040(I)]**

Staff Findings: The applicant is not proposing to establish a marijuana facility.

**J. In approving a conditional use permit application, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this chapter, additional conditions determined to be necessary to assure that the proposed development meets the decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole. [SHMC 17.80.050]**

Staff Findings: This provision of the SHMC allows the Planning Commission to impose conditions of approval. This is an opportunity for the Planning Commission to determine if conditions are needed to ensure compliance with the "decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole." As specified in SHMC 17.80.050, conditions could include, but are not limited to: expanding setbacks,

limiting hours of operation, requiring site or architectural design features, imposing additional sign standards, and so forth.

To ensure compliance with the standards listed in the SHMC, staff has included proposed conditions of approval listed in Section IV of this report. These conditions are primarily a customized list of existing local, state, and federal standards that apply to the application.

**K. A conditional use permit shall be void one year after the date of the Planning Commission approval if the use has not been substantially established within that time period. [SHMC 17.80.070]**

Staff Findings: As required under this section, staff recommends that a condition of approval require that the conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established, as defined under SHMC 17.80.070(A), within that time period. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one-year initial duration upon written request of the applicant and prior to the expiration of the approved period. Requests other than a one-year request made prior to the expiration of the approved period must be approved by the Planning Commission. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

#### **IV. CONCLUSION AND RECOMMENDATION**

If the Planning Commission approves this application, staff recommends that the conditions of approval listed below be required in order to ensure that the application is consistent with the findings in the Review and Decision Criteria (Section III) and as required by the Sweet Home Municipal Code and other provisions of law. Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III.

Recommended Conditions of Approval for CU22-03:

1. The applicant shall provide 21 parking stalls for the proposed development.
2. The property owner shall obtain and comply with all other applicable local, state, and federal permits and requirements.
3. The conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established, as defined under SHMC 17.80.070(A), within that time period. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one-year initial duration upon written request of the applicant and prior to the expiration of the approved period. Requests other than a one-year request made prior to the expiration of the approved period must be approved by the Planning Commission. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

#### **V. PLANNING COMMISSION ACTION**

In acting on a Conditional Use permit application, the Planning Commission will hold a public hearing at which it may either approve or deny the application. If the application is denied, the action must be based on the applicable review and decision criteria. If approved, the Planning Commission may impose conditions of approval. Staff's recommended conditions are included in Section V.

Appeal Period: Pursuant to ORS 227.175, the Planning Commission may establish an appeal period of not less than 12 days from the date the written notice of the Planning Commission's decision is mailed. Staff's recommendation is that the Planning Commission's decision on this matter be subject to a **12-day appeal period** from the date that the notice of decision is mailed.

Order: After the Planning Commission decides, staff recommends that the Planning Commission direct staff to prepare an order that is signed by the Chairperson of the Planning Commission. The Order would memorialize the decision and provide the official list of conditions (if any) that apply to the approval; if the application is approved.

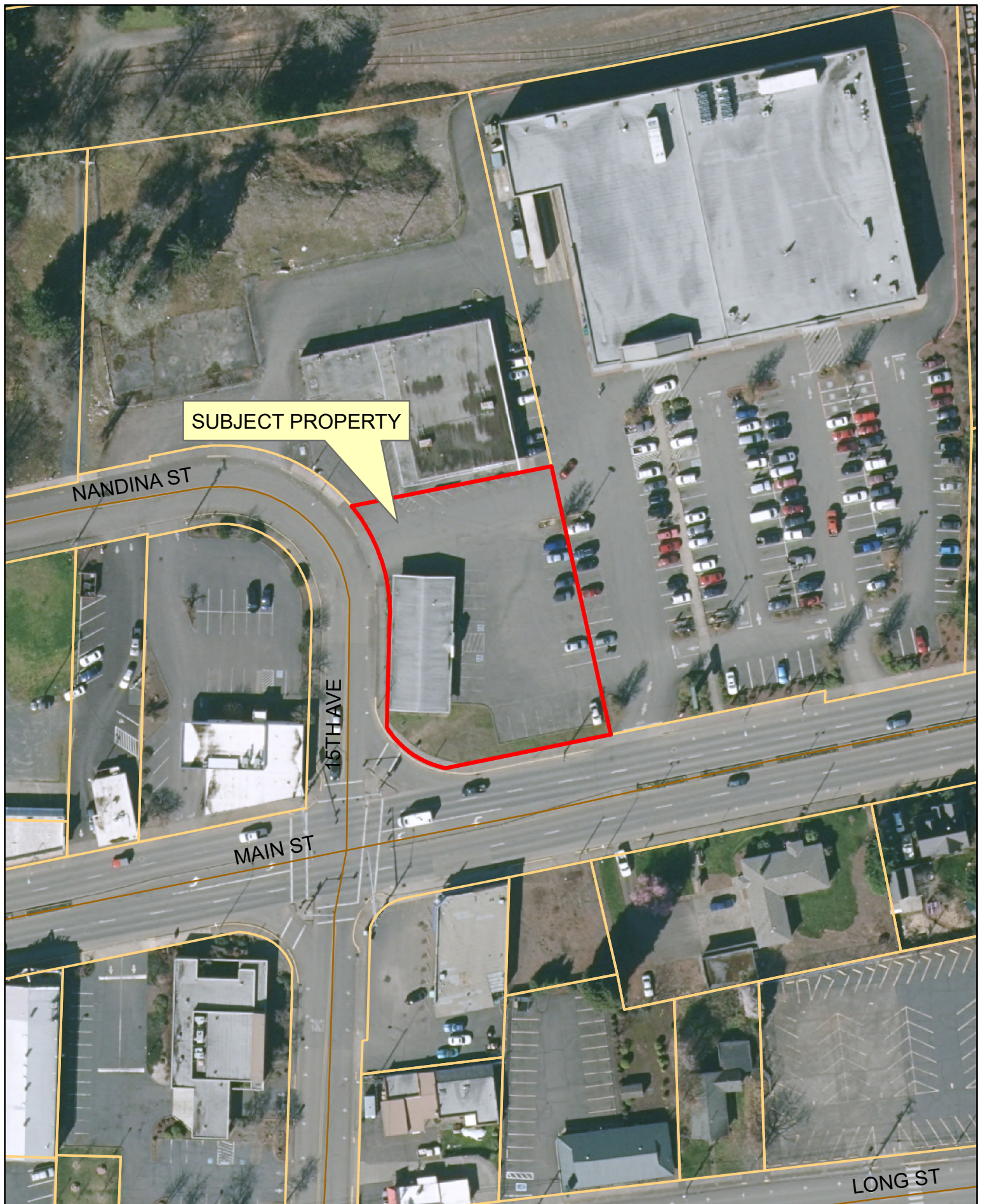
Motion: After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to approve application CU22-03; which includes adopting the findings of fact listed in the staff report and the conditions of approval listed in Section IV of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny applications CU22-03; which includes adopting the findings of fact (specify), including the setting of a 12-day appeal period from the date of mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

## **VI. ATTACHMENTS**

- A Subject Property Map
- B Site Plan
- C Application



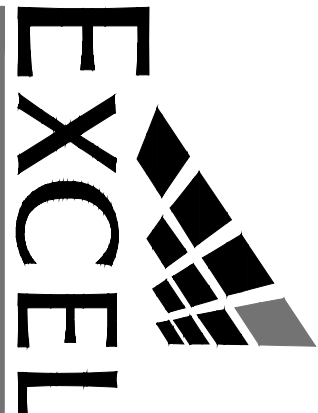


1 inch = 85 feet

CU22-03  
Subject Property Map  
1502 Main Street

Date: 2/3/22





ARCHITECTS • ENGINEERS • SURVEYORS  
Always a Better Plan  
100 Camanor Drive  
2nd Floor, Suite 200  
Philo, WA 98051  
Phone: (202) 925-9800  
www.excelengineer.com

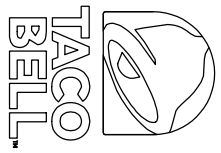


NEW BUILDING FOR:  
**PACIFIC BELLS, LLC**  
1502 MAIN STREET • SWEET HOME, OR 97386

DATE	REMARKS
01/19/2022	OWNER REVIEW
02/02/2022	CITY SUBMITTAL

PROFESSIONAL SEAL

JOB NUMBER  
2174180



ENDEAVOR 2.0  
CIVIL SITE PLAN

C1.1

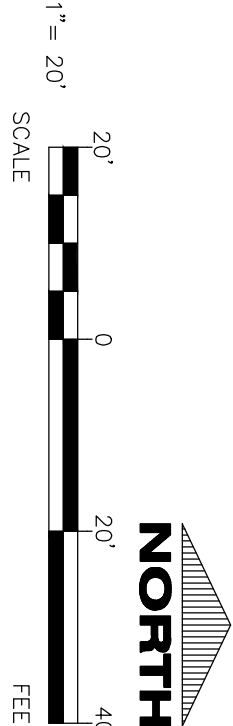
EXISTING SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.62	26,871	11.6%
PAVEMENT (ASP. & CONC)	0.07	3,125	1.3%
TOTAL IMPERVIOUS	0.46	20,095	74.8%
LANDSCAPE / OPEN SPACE	0.53	23,220	86.4%
	0.08	3,651	13.6%
PROPOSED SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.62	26,871	7.8%
PAVEMENT (ASP. & CONC)	0.05	2,094	61.7%
TOTAL IMPERVIOUS	0.38	16,569	69.5%
LANDSCAPE / OPEN SPACE	0.19	8,208	30.5%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.).
3	CONCRETE SIDEWALK (TYP.). SIDEWALK WITHIN THE ROW SHALL BE INSTALLED PER LOCAL
5	LIGHT DUTY/DRIVE-THRU CONCRETE. CONCRETE WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER LOCAL STANDARDS (TYP.)
6	"MOBILE PICK UP" PARKING STALL SIGN
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.).
10	CURB RAMP (TYP.)
11	ADA SIDEWALK RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
14	TAPER CURB
15	CURB CUT (TYP.)
16	"DO NOT ENTER" SIGN
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDCAP SIGN (TYP.)
19	HANDCAP STALL & STRIPING PER STATE CODES.
21	PROPOSED POLE SIGN LOCATION (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE SHEET C2.2 FOR DETAILS)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON C2.0)
24	MOUNTABLE CURB AND GUTTER TO MATCH EXISTING
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	DRIVE-THRU BUILDING VERTICAL CURB (SEE DETAIL ON C2.0)
31	DRIVE-THRU 6" VERTICAL CURB. (SEE DETAIL ON C2.0)
32	MENU BOARD.
33	SPEAKER POST, CANOPY, AND BOLLARD.
35	CLEARANCE BAR AND BOLLARD WITH DRIVE THRU SIGN.
40	BUILDING CANOPY. (TYP.). (SEE ARCH. PLANS.)

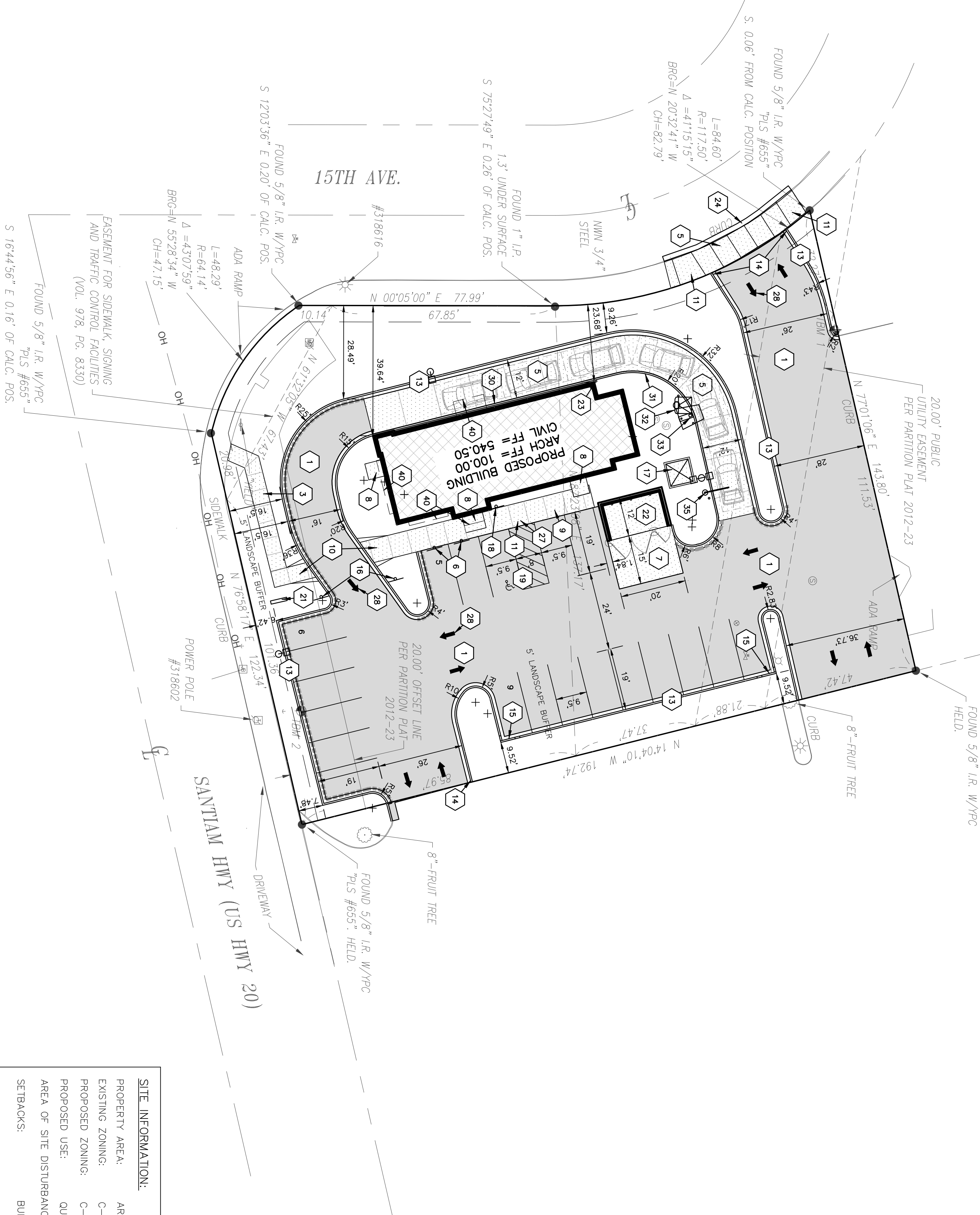
SITE INFORMATION:

PROPERTY AREA:	AREA = 26,871 S.F. (0.62 ACRES).
EXISTING ZONING:	C-1 CENTRAL COMMERCIAL W/ NATURAL RESOURCES OVERLAY
PROPOSED ZONING:	C-1 CENTRAL COMMERCIAL W/ NATURAL RESOURCES OVERLAY
PROPOSED USE:	QUICK SERVE RESTAURANT W/ DRIVE THRU
AREA OF SITE DISTURBANCE:	0.60 AC
SETBACKS:	BUILDING: STREET = 0' SIDE = 0' REAR = 0'
PAVEMENT:	STREET = 5' SIDE = 0' REAR = 0'
PROPOSED BUILDING HEIGHT:	23' (MAX. HEIGHT ALLOWED: 40')
PARKING REQUIRED:	1 SPACE PER 100 S.F. (20 SPACES REQ.)*
PARKING PROVIDED:	*DOESN'T INCLUDE COOLER AREA IN PARKING CALCULATION
HANDICAP STALLS REQUIRED:	1. HANDICAP STALLS PROVIDED: 1



PAVEMENT HATCH KEY:	
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	HEAVY DUTY CONCRETE

CURB & GUTTER MARKING KEY:	
	INVERTED CURB & GUTTER
	SHEDDING CURB & GUTTER



SPECIFICATION NOTE:  
SEE SHEET CO.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS



# ATTACHMENT C



## City of Sweet Home

Community and Economic Development Department- Planning Program  
3225 Main Street, Sweet Home, OR 97386 541-367-8113

### Application for a Conditional Use Permit

Date Received: \_\_\_\_\_  
Date Complete: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Application Fee \$: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

Applicant's Name:

Pacific Bells

Applicant's Address:

111 W 39th St, Vancouver, WA 98660

Applicant's Phone and e-mail:

360-694-7855, APinvoices@pacificbells.com

Subject Property Address:

1502 Main Street, Sweet Home, OR 97386

Subject Property Assessor's Map and Tax Lot:

Parcel 1, Partition Plat No. 2012-23; PIN 13S01E31AD00600; Tax ID 245973

Subject Property Size:

0.617 acres

Property Owner: Whittaker/Northwest Partners II LTD c/o  
Commercial Investment Properties

Owner's Address:

1600 Valley River Dr Suite 160, Eugene, OR 97401

Owner's Phone and email:

541-805-9224 jwhitty@lancost.net

Subject Property: Zoning Classification

C-1; Central Commercial w/ Natural Resources Overlay

Comprehensive Plan Classification:

Central Commercial

#### Nature of Applicants Request

Narrative describing the proposed use: Brief Description on this form and attach extra sheets if needed.

Taco Bell quick serve restaurant with drive through.

Impacts on the neighborhood: Include traffic, parking, noise, odor, dust or other impacts. Brief Description on this form.

No negative impacts to the neighborhood are anticipated as a result of the proposed development.

#### Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

**I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.**

Applicant's Signature:

[Signature]

Date:

2/1/2022

Property Owner's Signature:

[Signature]

Date:

2/1/2022

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.



## SHMC 17.80.030 APPLICATION REQUIREMENTS

An application for a Conditional Use must meet the submittal requirements and the decision criteria noted below.

- ☐ 1. A site plan drawn to scale showing the dimensions and arrangement of the proposed development on the subject lot;
- ☐ 2. Narrative describing the proposed use and the impacts on the neighborhood;
- ☐ 3. For commercial activities, a proposed plan of business operation;
- ☐ 4. Off street parking and on-site circulation plans for vehicles, bicycles, and pedestrians;
- ☐ 5. The location and dimensions of entrances and exits;
- ☐ 6. A Traffic Impact Study, if required by the City Engineer and the City Planner;
- ☐ 7. Landscape plans;
- ☐ 8. A signage plan, if applicable;
- ☐ 9. Drawings of the exterior for new buildings;
- ☐ 10. Photographs of existing buildings if no changes are to be made to the exterior of the building.

## SHMC17.80.040 CONDITIONAL USE CRITERIA.

The criteria that will be used in approving, approving with conditions, or denying an application, or to enlarge or alter a conditional use, will be based on findings with respect to each of the following standards and criteria.

- ☐ A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws.
- ☐ B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:
  - ☐ 1. Building size
  - ☐ 2. Parking
  - ☐ 3. Traffic
  - ☐ 4. Noise
  - ☐ 5. Vibration
  - ☐ 6. Exhaust and emissions
  - ☐ 7. Light and glare
  - ☐ 8. Erosion
  - ☐ 9. Odor
  - ☐ 10. Dust
  - ☐ 11. Visibility
  - ☐ 12. Safety
  - ☐ 13. Building, landscaping or street features
- ☐ C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
- ☐ D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.
- ☐ E. Home occupations must meet the following standards:
  - ☐ 1. The home occupation shall be secondary to the residential use.
  - ☐ 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.
  - ☐ 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
  - ☐ 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic
- ☐ F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed.
- ☐ G. Marijuana facilities may not have any drive-up services.
- ☐ H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school.
- ☐ I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property.

February 3, 2022

Project: Taco Bell  
1502 Main Street  
Sweet Home, OR 97386

Pacific Bells is requesting Conditional Use Permit review and approval for a Taco Bell quick-serve restaurant with a drive-through located at 1502 Main Street. The property is zoned C1-Central Commercial W/ Natural Resources Overlay and the proposed drive-through requires a conditional use permit. The site currently contains a vacant building that will be demolished as part of the proposed Taco Bell development.

The existing site is 0.62 acres in size and nearly the entire site will be disturbed in conjunction with this redevelopment project. The proposed Taco Bell will be single-story, and the building footprint will be approximately 2,056 square feet. Access to the site will remain from 15<sup>th</sup> Avenue; the driveway opening and pedestrian sidewalk will be reconstructed at this location. Site access from the east will remain via cross access easement. A new pedestrian sidewalk is proposed to connect the site to Main Street. The building will be on the west side of the site with parking to the east. A waste enclosure is proposed to the northeast side of the building. Automobiles will enter the drive-through on the north side of the building and proceed west and south along the west side of the building. Adequate drive-through queuing has been provided. City ordinance requires 20 parking spaces; this requirement will be met with 20 spaces provided, including one (1) handicap accessible stall.

The site will be graded to match existing drainage patterns. Stormwater will drain to the east through proposed curb cuts and will drain into an existing inlet. The proposed site will reduce the amount of building area and pavement area and will therefore reduce the amount of stormwater discharging offsite.

Landscaping will be provided in an approach which ensures species resiliency and complimentary aesthetics. Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Building sconces are proposed in a decorative style that compliments the development and building architecture.

The building design represents Taco Bell's newest concept restaurant consisting of simple massing and crisp material lines. Tower elements accent the main entrance and building corner. The main entrance tower provides an inviting entry to the restaurant. The corner tower in prefinished rust wall panels provides a contemporary signature element unique to Taco Bell. In keeping with previous Taco Bell designs, vibrantly colored brick areas and exciting artwork panels provide accents on the front, walk-up and drive-thru sides of the building. Exterior materials are represented in the attached color elevations. The waste enclosure will be masonry material with metal gates painted to match the building exterior. Building signage is proposed approximately as illustrated in the attached elevations. A pylon sign is also proposed on the side of the site. Official sign submittals for permitting will be provided at a later date by the tenant.

The facility will be in operation from 8 AM to 1 AM, 7 days per week. The anticipated number of employees is 25. No environmental or operational hazards or nuisances to nearby neighbors are anticipated and the proposed redevelopment will fit in well in this commercial area.