

## **Project Description – (Pad A & Pad D)**

Costanzo Investments, LLC, is proposing an urban infill development project of a retail/restaurant tenant space with outdoor dining area on Parcel II (Pad A) and a drive-thru restaurant with outdoor dining area on Parcel IV (Pad D) on a portion of a vacant lot adjacent to the northwest corner of Parkridge Avenue and Main Street (APN: 122-061-006). The entire property is approximately 4.49 gross acres in size, of which 1.11 acres shall be are dedicated for right-of-way, leaving 3.38 acres of net developable area. The right-of-way dedication for Main Street and Parkridge Ave. is approximately 0.73 acres and 0.38 acres, respectively. The proposed retail/restaurant mentioned in this description will be located on Parcel II (Pad A) and the drive-thru restaurant will be located Parcel IV (Pad D). Parcel II is approximately 23,556 sq. ft. while Parcel IV is approximately 24,952 sq. ft. in size.

The property is surrounded by commercial, most of which also consists of retail and retail-services. The site abutting the project location to the south is occupied by Taqueria Mexico, a Mexican restaurant. North of the property is the County of Riverside Department of Public Social Services building located within the City of Norco. West/Southwest of the site across Parkridge Ave. is the Butterfield Stage Square Shopping Center anchored by tenants such as Burlington, Walgreens, Smart & Final, dd's Discounts, Jack in the Box and Big Lots (along with other tenants). East/Southeast of the property is a freestanding restaurant occupied by Alamilla's Mexican Food, and a vacant and blighted commercial shopping center that only has one existing tenant (U-Haul).

The site is designated as General Commercial (GC) per the General Plan Land Use Designation and is zoned as Commercial Retail (CR) within the North Main Street District Specific Plan. The drive-thru restaurant is permitted within the Specific Plan subject to a Conditional Use Permit. The proposed tenant at Pad A is anticipated to operate between the hours of 10AM to midnight, 7 days a week. The proposed tenant at Pad D is anticipated to operate between the hours of 10AM to midnight, 7 days a week.

The restaurant industry has evolved over the past decade, having a drive-thru ancillary component is critical to most restaurants' operation. It enables the establishment to stay competitive with other similar restaurants. The project would improve the overall aesthetics of the area, the new building is designed to traditional retail architecture with warm natural colors and metal canopies to enhance the architecture. The proposed uses of this proposed project will bring in new business opportunities and restaurant/food options to serve the needs of the local and regional community that will help revitalize the area. It will also provide an added opportunity of convenience for adjacent businesses, other commercial retail employees, and local residents to pick up lunch and/or dinner near their work place.

Pad A's building is approximately 2,532 sq. ft. with 300 sq. ft. of outdoor dining area or 0.10 FAR which is far below the maximum required FAR of 0.5. Pad D's building is approximately 2,650 sq. ft. with 250 sq. ft. of outdoor dining area or 0.10 FAR. The drive-thru stacking accommodates for a total of 14 vehicles. It also allows for a total of 7 vehicle stacking prior to menu board which meets the required 6 car stacking per code. The drive-thru lane will meet

the required 12 ft. wide width as required by the drive-thru development standards. The required parking for both restaurant Pads is 1 per 100 sq. ft. Pad A requires 29 total parking stalls, 24 total parking spaces are provided. Pad D requires 29 total parking stalls, 24 total parking stalls are provided. However, the center will have a shared parking and access agreement to allow patrons visiting these pads to park at the other parcels. Moreover, the total parking provided for the center at 108 stalls far exceeds total required 103 stalls.

The proposed drive-thru will be adequately screened on all sides from potential visual and noise anticipated from daily operation with 3-4' high shrubs. A 30 ft. wide public utility easement area is located along the northerly property line. Within the easement, a 10 ft. wide landscape buffer is provided at the pad. The proposed project will complete extensive public improvements for the benefit of the City; including widening and installing additional traffic lanes, sidewalks and curb & gutters on both Main St. and Parkridge Ave., as well as undergrounding certain existing utility poles along both streets. Additionally, two utility access roads to the existing poles and conduits located on the northern property line will be added as part of the project along with surrounding landscaping.