

Project Description – Parcel I (Pad B – Raising Cane’s)

Costanzo Investments, LLC, is proposing an urban infill development project of an approximately 3,486 sq. ft. drive-thru restaurant with outdoor dining area and corral area for deliveries 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 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 drive-thru restaurant mentioned in this description will be located on Parcel I (Pad B) which is approximately 56,095 sq. ft. or 1.29 acres in size.

The property is surrounded by commercial, most of which also consist 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 B will be Raising Cane’s, which is anticipated to operate between the hours of Sunday through Thursday between 9AM to 1AM and Friday & Saturday between 9AM to 3:30AM. These are standard operational hours for other Raising Cane’s locations in Southern California.

Raising Cane’s has a commitment to extremely high quality never frozen chicken finger meals that are delivered and prepared fresh to customers’ satisfaction. The restaurant provides fast and convenient, and all-around great tasting chicken fingers meal service with uncompromising standard to its customers. Raising Cane’s serves to benefit the community economically with the additional jobs and services it will provide. Each Raising Cane’s restaurant focuses on the local culture by furnishing its interior décor in accordance to the theme of the local city/town. The project would improve the overall aesthetics of the area, 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. The project is anticipated to have 10-12 employees staffed per shift. Furthermore, the project would improve the overall aesthetics of the area, 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 B's building is approximately 3,486 sq. ft. with 275 sq. ft. of corral and 432 sq. ft. of outdoor dining area or a 0.07 FAR which is far below the maximum required FAR of 0.5. Raising Cane's proposes a double stacking drive-thru lane with a capacity for 23 vehicles prior to payment window or 12 vehicles prior to menu board (6 on each lane) ^{8 AND 10 EACH WAY} which far exceeds the required 6 vehicles per code. The drive-thru lane also meets the required 12 ft. wide width at curved section and 11 ft. wide width at straight portions of the drive-thru. The required parking for a drive-thru restaurant is 1 per 100 sq. ft. The project provides 56 parking spaces at Parcel I (Pad B) far exceeding the required 42 stalls per code. The overall number of parking at this project site is 103 stalls with 14 vacuum stalls which also far exceeds the required 90 stalls.

The proposed Raising Cane's drive-thru will be adequately screened on all sides from potential visual and noise associated with daily operation. A proposed 10 ft. landscape buffer will be provided along Parkridge Ave. and Main St., and a 5 ft. landscape buffer will be provided along the wall that separates the taco restaurant from the project. 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.

Chris Costanzo



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