



## Planning and Economic Development

Ed Anzek, AICP, Director

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From: James Breuckman, AICP  
To: Planning Commission  
Date: July 14, 2011  
Re: Potential Use at 1081 Auburn Road

### Request

Provide informal comment and direction to the applicant regarding his proposed use of the property and concept site plan.

### Background

The following is basic information about the site, zoning, and the proposed use/concept plan. The applicant will provide a more thorough description at the meeting, and will update the Planning Commission on progress made to-date on improvements to the building itself.

1. Historic Building/Site. The applicant has purchased the historic property at 1081 Auburn Road and has secured approval from the Historic Districts commission to make improvements to stabilize the property.
2. Proposed Use. The applicant wishes to establish a tea house restaurant and garden as the principal use of the site.
3. Zoning and Uses. The site is zoned R-4, and is also located within a FB-1 Flexible Business Overlay district. The applicant may develop and use the property according to the standards in either zoning district, at his discretion. The proposed use would require developing according to the standards of the FB-1 district.
  - a. Restaurants may be permitted in the FB-1 district following conditional use approval by the Planning Commission.
  - b. Other by-right uses in the FB-1 district include one and multiple family dwelling units, live/work units, bed and breakfasts, offices, childcare facilities, learning centers, research facilities, and schools.
  - c. Other conditional uses which may be permitted by the Planning Commission in the FB-1 district include inns, bars/taverns, drive through facilities, and places of worship.
4. Proposed Use and Concept Plan. The applicant has provided a concept plan that complies with the site layout requirements of the FB-1 district, provided that the maximum occupancy is limited to that which can be supported by the proposed parking. As a conditional use, the Planning Commission will have the ability to add reasonable conditions on the use to ensure that it is compatible with surrounding uses and the capacity of the site to support the proposed use.