

Docket Item #3

Junction Bakery & Bistro

Floor Area Ratio Increase

1508 Mount Vernon Avenue | SUP 2023-00107

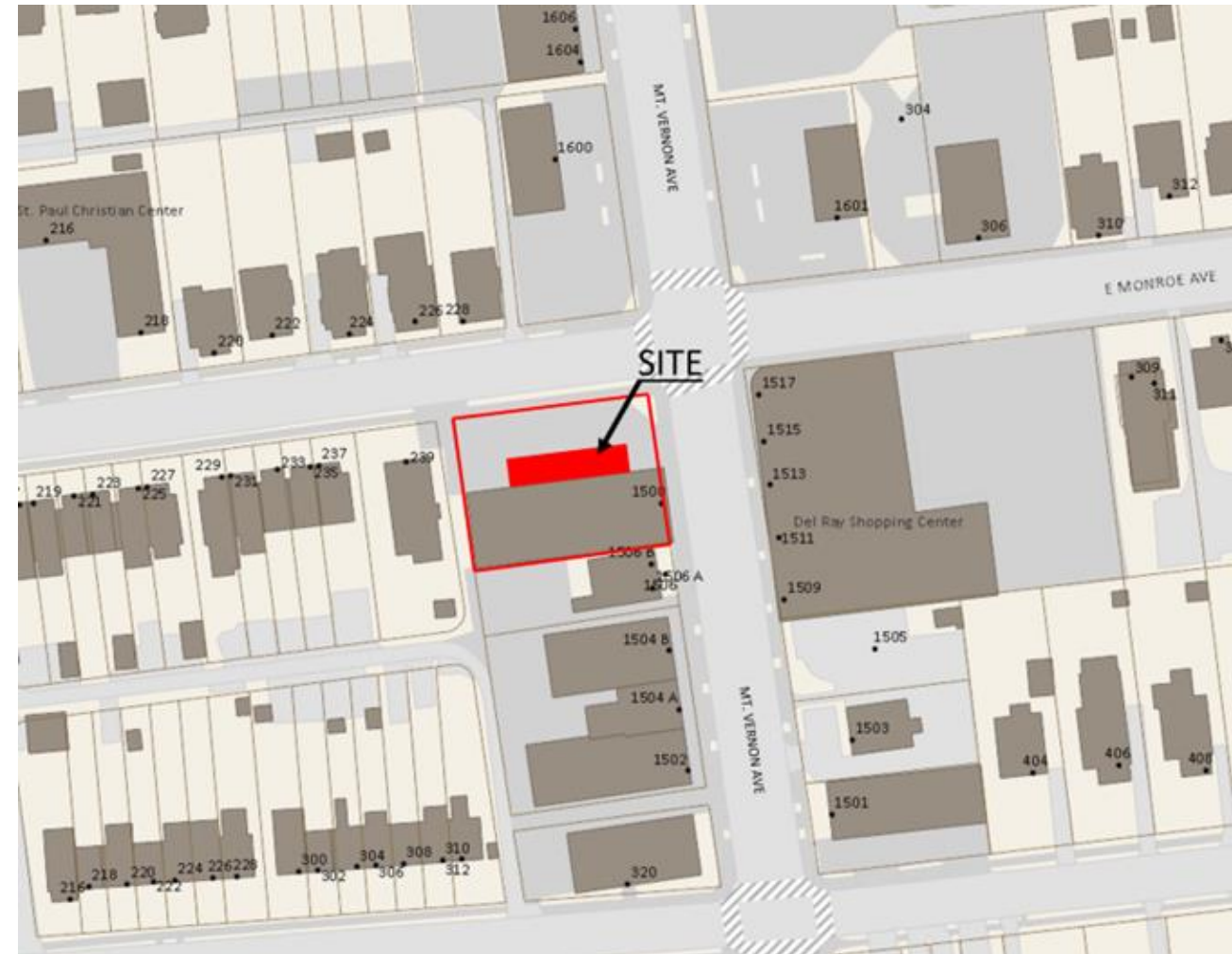
Planning Commission

March 5, 2024



Site Context

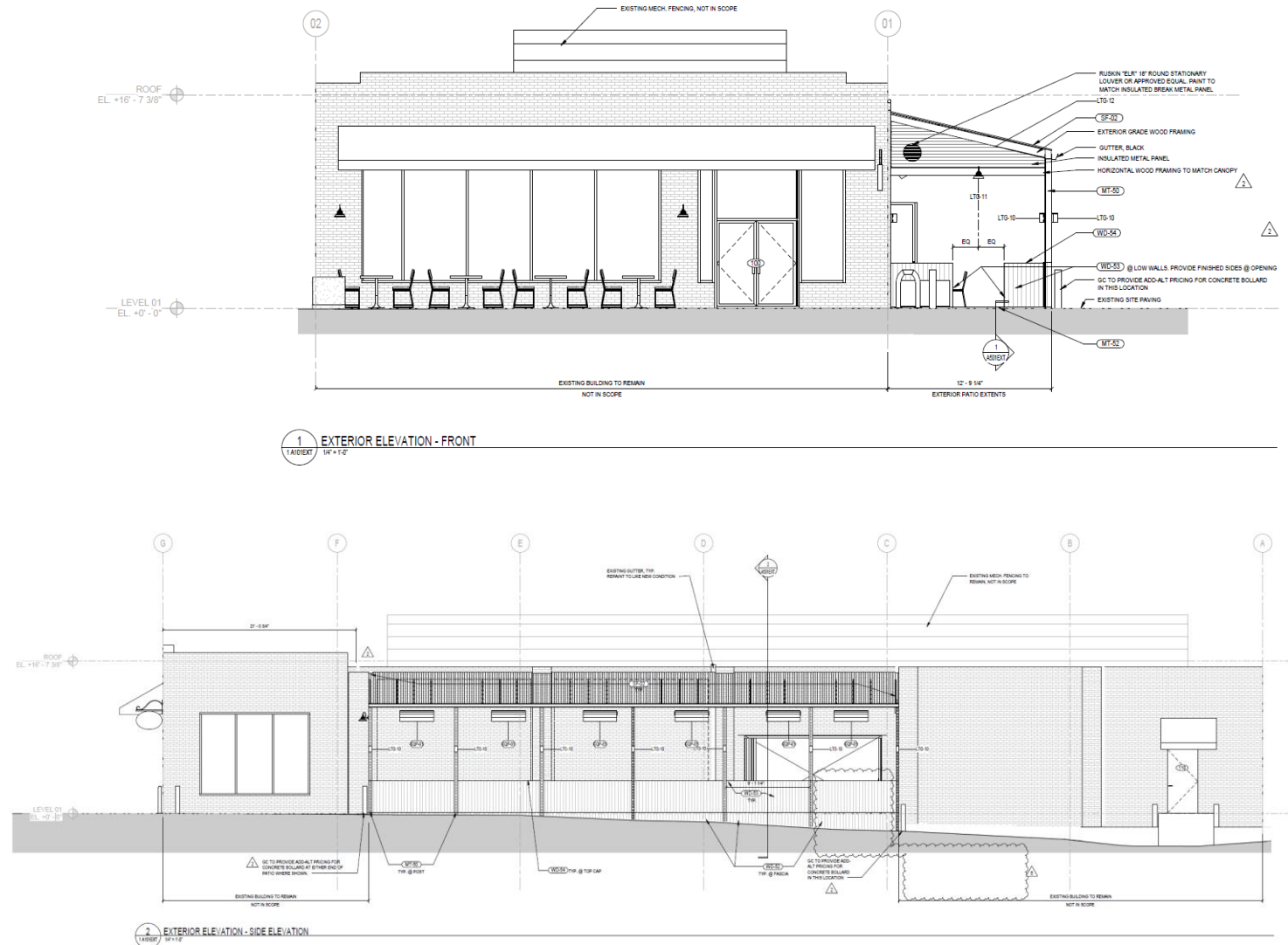
- Located on Mount Vernon Avenue between East Monroe and East Nelson Avenues.
- Zoned: CL/Commercial Low & Mount Vernon Urban Overlay.
- Residential uses abut the site area to the west and are located within the R-2-5 zone.



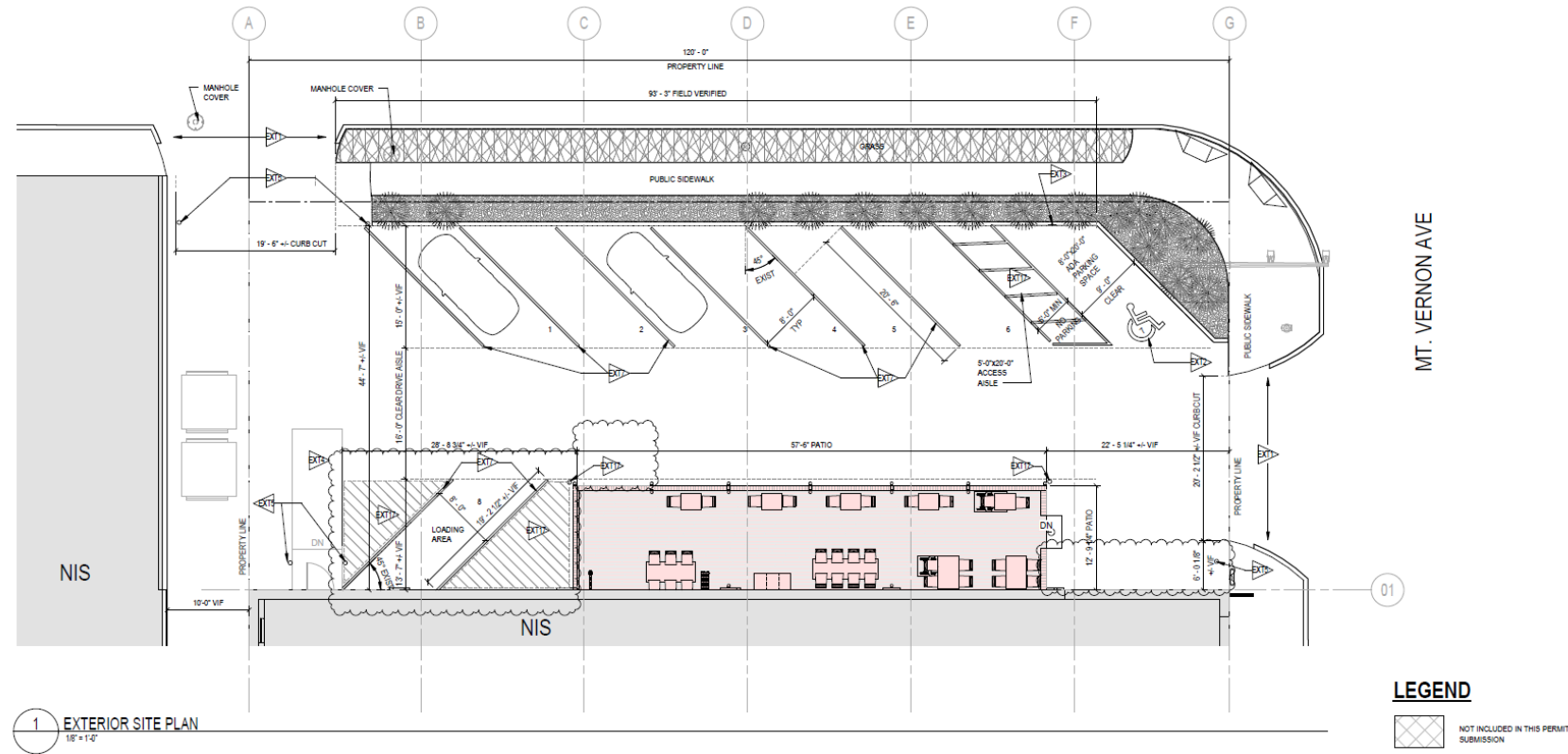
Special Use Permit Request



- To increase in the permitted floor area ratio, pursuant to Section 4-106(B)(1) of the Zoning Ordinance, to accommodate the construction of a new 720 square foot covered outdoor dining patio.



Staff Analysis



- Staff finds that Special Use Permit criteria, as outlined in Section 11-504(A) of the Zoning Ordinance, are satisfied by the proposal to allow the minor increase of 0.03 in FAR beyond the by-right maximum of 0.5.



Staff recommends approval
subject to the conditions of
approval as detailed in
Section III of the staff report