

# **Junction Bakery & Bistro Floor Area Ratio Increase**

1508 Mount Vernon Avenue | SUP 2023-00107

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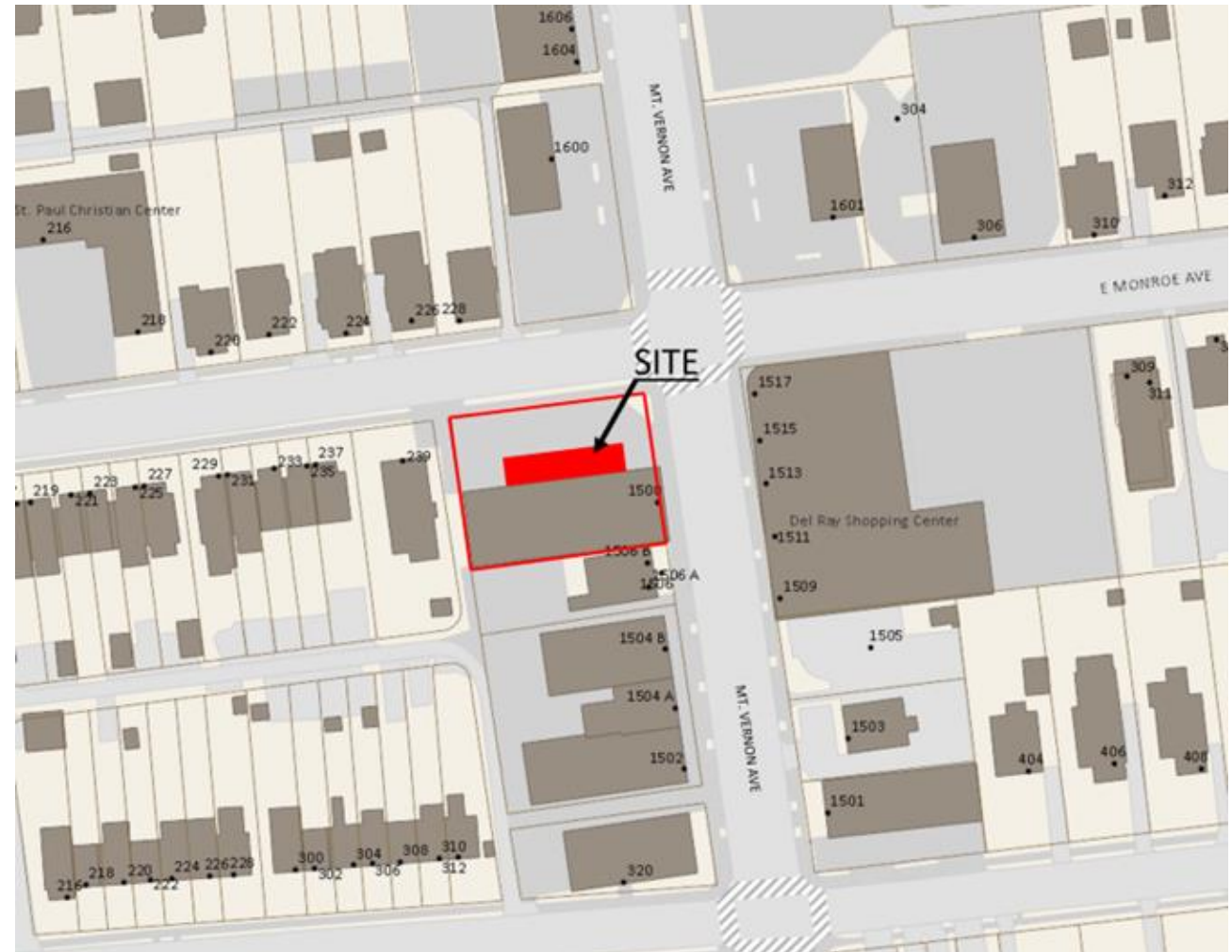
City Council

March 16, 2024



# Site Context

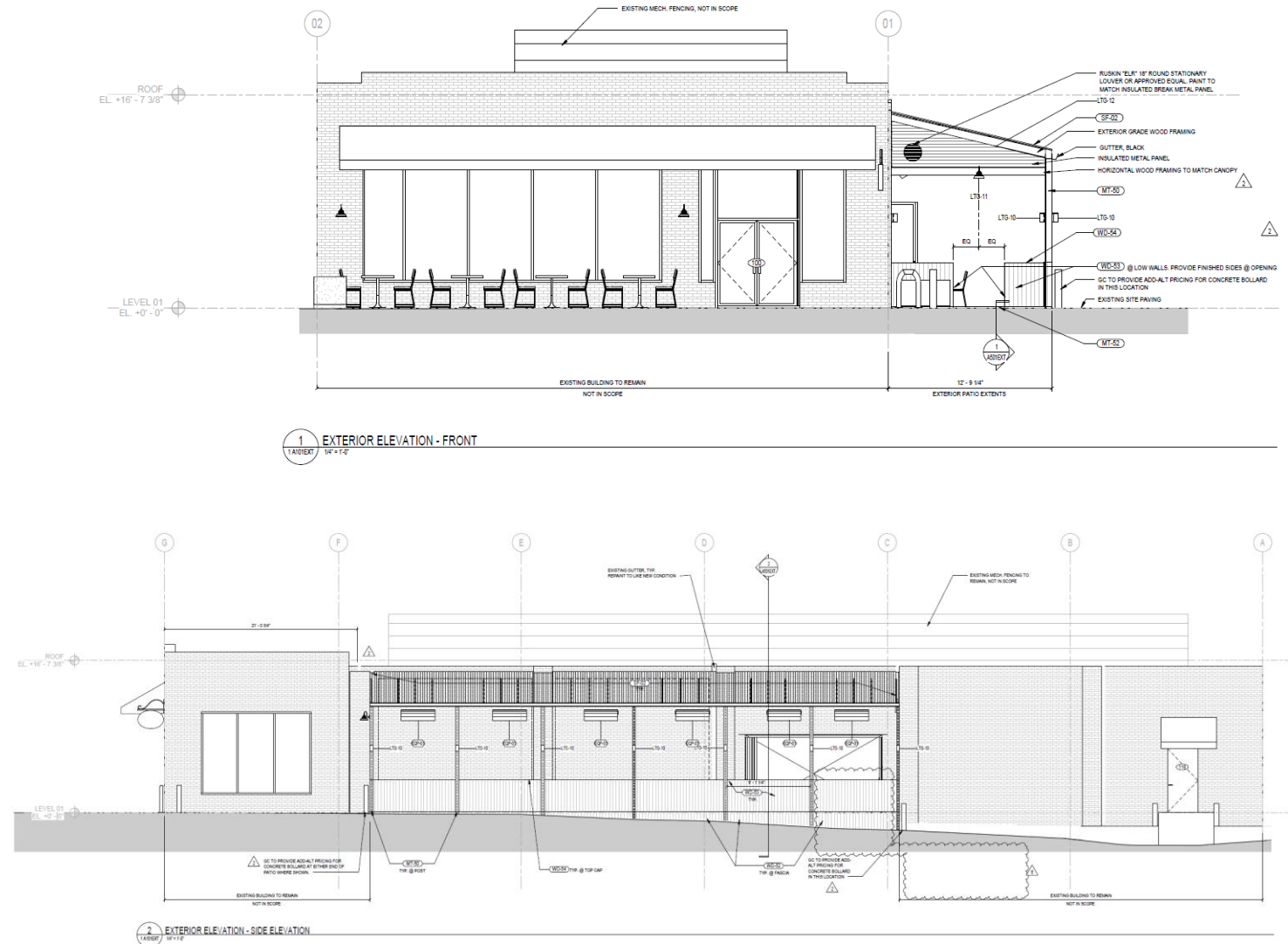
- Located on Mount Vernon Avenue between East Monroe and East Nelson Avenues.
- Zoned: CL/Commercial Low & Mount Vernon Urban Overlay.
- Residential uses abut the site area to the west and are located within the R-2-5 zone.



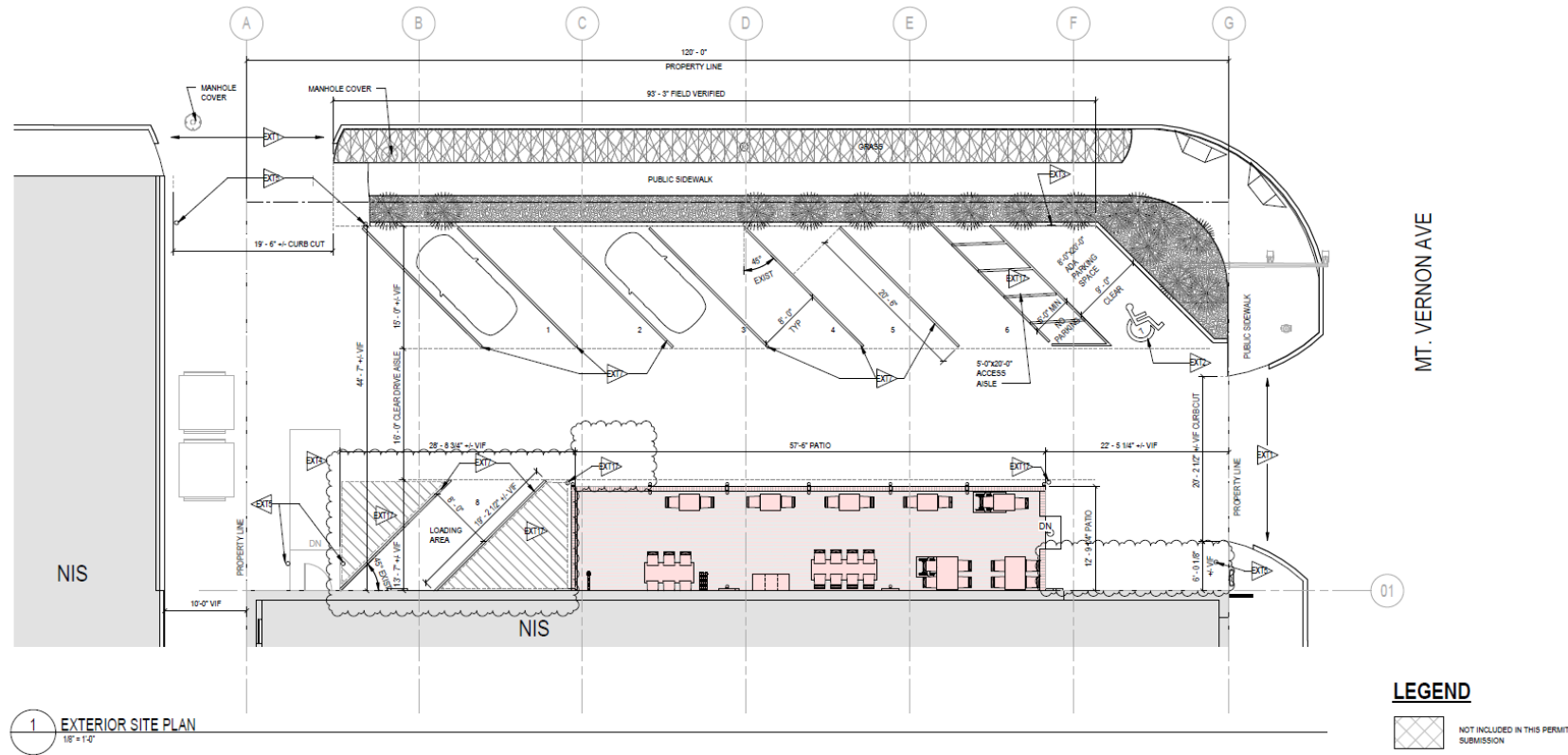
# Special Use Permit Request



- To increase the permitted floor area ratio to 0.53 beyond the 0.5 requirement of the CL zone
- Would allow for the construction of a 720 square foot covered outdoor dining patio.
- *Note: Existing restaurant and outdoor dining requirements are governed by a separate SUP*



# Analysis



Planning Commission supported the FAR increase of 0.03 as Special Use Permit criteria are satisfied.



# Planning Commission recommended approval