Qualifying Statement
Redevelopment of 1165 Lake Street

Glazier Project LLC proposes to construct a free-standing single tenant building at this location. The building tenant will be a Coffee Shop/fast casual QSR (with drive through) occupying approximately 2,300 square feet as per the accompanying submittal. The project will consist of 35 parking spaces and a drive thru lane with an accompanying bypass lane. The building will be constructed as masonry with steel lintels, beams and joists. The exterior finishes will be a combination of brick, vertical wood paneling and EIFS with metal frames and ample glazing throughout. The applicant seeks approval for a Final Plan Revision.

a) The project will have no detrimental effect on the public health, safety, morals, comfort or general welfare. To the contrary, the project will convert a dilapidated eye-sore (the closed Long John Silvers) into an active tax-generating project, while at the same time respecting the sanctity of the neighboring Calvary Cemetery.

b) The project will not interfere with (and in fact will enhance) the use and enjoyment of property in the general area.

c) The project will not diminish (and in fact should increase) property values within the adjacent neighborhood.

d) The project will not negatively impact the orderly development and improvement of surrounding property. In fact, by removing the current closed and decaying Long John Silvers, and replacing it with a group fo high quality tenants, the project will enhance the ability of neighboring owners to improve their properties.

e) The project will use the existing curb cut onto Lake Street, and will have no detrimental impact on, or overburden, the use of utilities, access roads, drainage or other facilities. The project's second curb cut, located closer to Indian Trail Road, will be closed, and that will create safer and more orderly and controlled access to/from the site.

f) The use of the existing curb cut (and the removal of the second curb cut) will assure that no additional traffic congestion is created by the project.