

## V. Proposed Development – Description of Proposal/Use

Portillo's is pursuing improvements to the existing and operating drive-through lane to reduce traffic congestion, provide a safer work environment for drive through employees, and provide an updated trash enclosure. These improvements will increase the width of the existing drive through lane along Wisconsin Street to both decreasing stacking issues in peak hours and allowing a by-pass lane in other times. This work will include:

- Remove/relocate existing patio and widen the existing drive-through lane as it runs along Wisconsin Street
- Remove existing, and construct new trash enclosure to allow reconfigured vehicle path

In pursuing this work, a set-back variance will be required along Wisconsin Street, as well as a variance from the requirement for a by-pass lane. Portillo's will meet screening requirements for the two variances with plant materials. *(A variance for lack of a by-pass lane along Ogden was previously granted by the City and is not being impacted.)*

Section 6-3-6:2 (Standards for Granting a Zoning Variance) requires three principles be followed.

1. *The variance(s) is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.*
  - a. The existing use and operation on site will not be modified, therefore the general purpose of the master plan is unchanged.
2. *Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.*
  - a. Portions of the Title have been modified since construction of the Portillo's restaurant. In order to modify the existing site conditions to provide a safe environment for both patrons and employees in the operation of the drive through service of this location, the alternative to requesting a variance to the setback along Wisconsin Street is to relocate the building, which is an undue burden upon the Applicant.
3. *The variance(s), if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*
  - a. Portillo's has contributed to the community environment since its construction in 1998. The changes proposed will improve the operation of the restaurant, will not alter access, and will not impact visual appearance of the site. It will, however, improve site circulation, employee safety, and improve customer service.