

April 5, 2022

City Hall – Community Development Board
Office of Economic and Community Development
Searles Building
41 Pleasant Street
Methuen, MA 01844

**RE: Special Permit and Site Plan Review
Raising Cane's Chicken Fingers
90 Pleasant Street**

Dear Members of the Board:

This letter is being authored in support of a Special Permit application related to a proposed Raising Cane's restaurant at "The Loop" shopping center located at 90 Pleasant Valley Street. Raising Cane's Chicken Fingers ("Applicant") proposes to construct a new standalone restaurant with drive-through in an existing paved parking area adjacent to the existing Margarita's restaurant. On behalf of the applicant, we are respectfully requesting that the project be placed on the upcoming agenda with the Zoning Board on April 27th, 2022. The following materials are enclosed in support of this request:

- Sixteen (16) copies of this letter to serve as Project Narrative
- Sixteen (16) copies of Application for Special Permit and Site Plan Review
- Notice of Denial of Permit due to Zoning Purposes dated February 16, 2022
- Certified List of Abutters and labels.
- Owner's Authorization
- Nine (9) 24"x36" copies of "Site Development Plans" prepared by Bohler, dated March 24, 2022
- Eight (8) 11"x17" copies of "Site Development Plans" prepared by Bohler, dated March 24, 2022
- Three (3) copies of the "Drainage Report" prepared by Bohler, dated April 4, 2022
- Special Permit Fee check in the amount of \$777.15 (delivered under separate cover)
- Site Plan Review Fee check in the amount of \$777.15 (delivered under separate cover)
- Peer Review Fee check in the amount of \$5,000 (delivered under separate cover)

The overall property currently contains "The Loop" shopping Center, is zoned Business Highway (BH), and contains 45.9 acres of land. The project area consists of a lease area totaling 0.72 Acres ("Site") total near the drainage basin along the front of the site and between the existing Margarita's restaurant and mixed-use building containing a retail use and dentist office. The Site currently contains a paved parking area, landscape island, and utilities servicing the surrounding uses. The project proposes to construct a new stand 3,181 SF Raising Cane's restaurant with drive-thru, paved parking area, stormwater management system, and other associated site improvements. The Site will remain as a lease within the larger parcel and no subdivision of the property will occur. A Special Permit is requested from Section V-D of the Zoning Bylaw for a drive-up restaurant and also from V-D (12)(d)(iii) for operation of a drive-up restaurant past midnight, the applicant is seeking to operate the drive-thru twenty-four (24) hours a day.

We are providing additional narratives below relative to the Special Permit standards included in the Comprehensive Zoning Ordinance. Special Permit criteria are shown in *italics*, while supplemental information regarding the project's compliance with the same is shown in normal font below.

Section XI-B.2 Special Permit Criteria

a. *Social, economic, or community needs which are served by the proposal*

The proposed restaurant will provide another dining option for residents of the City. Additionally, the restaurant will provide employment opportunities for the surrounding community. Last, the restaurant will provide another taxable use on an already developed parcel.

b. *Traffic flow and safety, including parking and loading.*

The proposed restaurant will be accessed from the internal access roads for the existing shopping center. The shopping center is accessed from two signalized intersections on Pleasant Valley Street, the closest of which is approximately 615' from the entrance to the Site. There is adequate parking within the Shopping Center to support the proposed restaurant and other existing uses. Loading operations are controlled by Raising Cane's and will occur during off peak hours or while the restaurant is closed so as not to impact on-site circulation. The proposed restaurant is not anticipated to have any negative traffic flow impacts on the existing Shopping Center or nearby right-of-way.

c. *Adequacy of utilities and other public services.*

Utility services from the proposed restaurant will be made from the existing services within the Shopping Center – including water, sewer, gas, electric, and telecommunication services. We are not aware of any capacity issues with these services and understand they are adequate for the proposed use.

d. *Neighborhood character and social structures.*

The proposed restaurant will be located within an existing commercial shopping center. The proposed restaurant with drive-thru use is consistent with the other uses on the parcel and in the surrounding area so no impacts to the neighborhood character and/or social structure are anticipated as a result of this project.

e. *Impacts on the natural environment.*

The Site currently consists of a paved parking area and all work is proposed within the existing limits of development. There is a detention basin located between the Site and Pleasant Valley right-of-way and appropriate siltation and erosion control measures will be installed to protect this feature from the proposed construction activities. As such, no impacts on the natural environment are anticipated as a part of this project.

f. *Potential fiscal impact, including impact on City services, tax base, and employment.*

As mentioned above, the proposed restaurant will be located on an existing parking area that is currently underutilized. The restaurant will provide another tax generating business within the center where one does not currently exist. Outside of utility services, the proposed restaurant is not anticipated to have significant impacts on other City services. The proposed restaurant will provide additional employment opportunities for the community.

g. *Consistency with the most recent City of Methuen Master Plan*

The proposed restaurant use is being constructed within an existing commercial shopping center and the surrounding areas consist of commercial and business uses. Keeping the commercial uses in the commercial zoning districts is a goal of the Master Plan as well as prioritizing redevelopment projects to preserve other important sites and locations with the



City. Both goals are met by this project and as such we believe it is consistent with Methuen Master Plan.

We trust that this information is sufficient for your needs at this time and respectfully request that the project be placed on the May 11, 2022 agenda with the Community Development Board. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER

A handwritten signature in blue ink, appearing to read "B. Barry".

Brandon P. Barry, P.E.

A handwritten signature in blue ink, appearing to read "E. Dubrule".

Eric G. Dubrule

cc: Raising Cane's Chicken Fingers, c/o Adam Caracci
The Engineering Corp (TEC)