

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 12, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **6802 Odana Rd., CU**

Present Zoning District: C3L

Proposed Use: Outside eating area (44 seats) for Sa Bai Thong Restaurant

Conditional Use: 28.09(3)(d)2 Outdoor eating areas of a restaurant are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	89,116 sq. ft.
Lot width	50'	340'
Front yard	0'	adequate
Side yards	0'	adequate
Floor area ratio	3.0	less than 1.0

Site Design	Required	Proposed
Number parking stalls (restaurant capacity 99, outside dining 44, retail/office 23,466 sq. ft.)	Retail/office 79 Restaurant 30 <u>Outside dining 12</u> Total 121	155
Accessible stalls	6	6
Loading	Existing	Existing
Number bike parking stalls	Existing	Existing
Landscaping	Existing	Existing
Lighting	Existing	Existing

Other Critical Zoning Items	
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.