

Memo

March 3, 2025



Subject: TOD Overlay District Compliance
Legistar File ID #: [86523](#) (3915 Lien Rd)
Prepared By: Jacob Moskowitz, Assistant Zoning Administrator

Several public comments have been received regarding the proposed coffee shop with drive-through window at 3915 Lien Road and its compliance with the Transit Oriented Development (TOD) Overlay District regulations. I address these comments below.

- Sec. 28.104(7)(b) requires principal building entrances to be oriented to their primary abutting street and be within the maximum setback of 20 ft. The principal building entrance in this case is shown on the west elevation of the plans and is oriented towards the primary abutting street, East Washington Avenue, 14 ft from the property line. East Washington Avenue is the only street that directly abuts this parcel, so it must be the primary abutting street.
- Sec. 28.104(7)(b) also requires entrances to be barrier free, which this entrance is. There is an ADA accessible path to the entrance with a ramp to accommodate the grade change.
- Principal building entrances are required to be “clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping or similar design features.” The entrance portion of the building is beneath a roof overhang which clearly delineates its location.
- Zoning staff has already commented on the proposed bike rack’s lack of compliance. This is a standard condition of approval and zoning staff work with the applicant to approve a compliant bike rack during final sign off.
- One comment addressed the proposed second story and what its use might be. The zoning code does not require a specific use of the second story space, just that it be “an occupiable conditioned story.”

Overall, zoning staff believe the project as proposed complies with the TOD Overlay District regulations.