

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
MAY 4, 2020 7:00 p.m.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF MARCH 2, 2020**

**BRIEFING ITEM:**

**Taco Bell Revised Final Land Development Plan #20-390**

**1580 Strickler Road**

**The Pettit Group, consultant**

The applicants received land development plan approval for a 2,753 square foot Taco Bell and additional commercial building on a 2.043-acre lot on December 20, 2018. Conditional use was granted on March 1, 2018. This revised land development plan supersedes the previously approved plan. It includes the same Taco Bell structure, plus a 2,200 square foot Starbucks drive-through coffee shop, a 3,435 square foot commercial building, and associated site improvements. Total lot coverage proposed is 69.8%, with a total of 49 parking spaces. Vehicle stacking areas are provided for both drive-through lanes. The property is located in the Mixed Use Commercial Zoning District, and would be served by public water and sewer.