



April 8, 2021

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: Clifton Café -7144 Main Street– Use Permit Application
Gordon Project Number 1620-0101 Task 137A
Summary

Dear Ms. Kalinowski:

The following summary is based on the Plat/Plan that I received on March 24, 2021 prepared by Professional Design Group. The Use permit is for the expansion of the seating capacity and an increase in the number of parking space. The applicant is showing a disturbed area of 2,475 square feet, which is for the new nine (9) parking spaces located at the south west corner of the property and does not include any grading or improvements to any of the existing parking spaces. If any additional rope fence posts are removed or any other improvements are done to the existing spaces or travel isle the limits of disturbance will exceed 2,500 square feet. The engineer of record shall evaluate the limits of disturbance to include the means and methods for the construction the additional parking spaces and the removal of the rope fence posts and certify that the limits of disturbance is below 2,500 square feet.

1. The Town Code does not recognize parallel parking (Code Sec-9-13. d). Provide three (3) parking spaces in lieu of the three (3) parallel parking spaces and shall conform to Section -9-13. d.
2. No loading space provided (Code Sec-9-13. c.9). Provide loading space.
3. Depth of parking stalls depths shall be 18 feet (Code Sec-9.13. d).
4. Proposed parking setbacks need to be shown for the side and rear yards. Parking setbacks for all off-street parking shall conform to those established herein for the building (Code Sec-9-19. b.3), except as modified by the approval of the Use Permit by the Planning Commission (Code 9-19. e)
5. Need to demonstrate how a car can ingress/egress the last parallel space when all other spaces are occupied. Also demonstrate how a car can ingress/egress the last perpendicular space when all other spaces are occupied (Code Sec-9.13. m). The use of auto turn may be of assistance. In any event it will be difficult or impossible to for a car to park in the last parallel or perpendicular space when the other spaces are occupied.
6. How are the spaces adjacent to Ford Lane being accessed? If they are being accessed off Ford Lane provide a right of access since this is a private road (Code Sec9-13. m).
7. Need to show the parking lot lighting (Code Sec-9.13. f).

8. Existing entrance on Main Street shall comply with the Virginia Department of Transportation for a commercial entrance (Code Sec-9.13. m).
9. The existing entrance driveway aisle shall comply with the proper width for two-way traffic (Code Sec-9.13. d)
10. Landscaping and screening may be required adjacent to the proposed parking spaces to the south and the applicant should evaluate the impacts that the vehicle loads, and gravel will have on the existing trees on the adjacent properties (Code Sec-9.13. p).
11. Provide the required handicapped parking per the Virginia Uniform Statewide Building Code 13VAC5-63-250. Chapter 11 Accessibility.

My recommendation to the Planning Commission is to not approve the application subject to the comments above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

GORDON.

Scott Peterson, P.E.

Attachment: Clifton Café Markup 4-8-21.pdf