

Attachment D
Applicant Letter – Special Review #891

7/10/2011

RE: Special Review

FOR LOT 6, 7 BLK 9 CENTRAL ACRES SUB

THE LOTS ARE LOCATED AT THE NORTH EAST CORNER OF 32ND STREET WEST AND CENTRAL AVE.

THE INTERSECTION IS A VERY BUSY CORNER, THE SURROUNDING AREA BEING ONE OF THE DENSEST SQUARE MILES IN THE STATE. THE LOTS WERE RECENTLY CHANGED TO NEIGHBORHOOD COMMERCIAL SINCE THEY DO NOT LEND THEMSELVES TO BE DEVELOPED AS RESIDENTIAL ANYMORE. THERE IS A DEMAND FOR A COFFEE SHOP/FOOD IN THE AREA. WE WANT TO PUT A TEMPORARY COFFEE DRIVE THROUGH WITH LONG TERM PLANS TO BUILD A STRIP CENTER OF APPROXIMATE 16,000 SQ FT AND INCORPORATE A DRIVE THROUGH IN THE FINAL DEVELOPMENT WITH A SIT DOWN COFFEE/SANDWICH PLACE WHICH IS NEEDED IN THE AREA. THERE ARE SEVERAL OFFICE AND APARTMENT DEVELOPMENTS IN THE AREA, AND THEY ARE ASKING FOR SOMETHING LIKE THIS TO BE OFFERED. FROM ALL THE FEEDBACK WE ARE GETTING EVERYONE IN THE NEIGHBORHOOD IS LOOKING FORWARD TO THIS COFFEE PLACE. BY PUTTING IN THE TEMPORARY DRIVE THROUGH WE ARE MAKING THAT FIRST STEP TO GETTING THE PROJECT OFF THE GROUND.

GERALD A. NEUMANN