



CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

Jack Bradley
Mayor

May 27, 2026

To: Planning Commission
From: Evelisse Atkinson, Planning and Zoning Administrator

Re: C.U.P. 05-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a drive-through restaurant in a B-2 Business Commercial district. Section 1143.04(e), Restaurant Drive-In or Drive-Through at, 2530 W 21st St. Mercy JLA LLC, applicant. **My responses are below in bold.**

Requirements for Conditional Use Permit 1143.04(e) Restaurants Drive-In or Drive-Through:

(1) Sufficient vehicular stacking capacity for the drive-in or drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of eight (8) stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation, fire lanes, parking spaces and egress from the property by vehicles not using the drive-in or drive-through portion of the facility.

- **Eight stacking spaces would require a length of 160 feet from the menu board. The length of the building is 125 feet. Various site plans have been submitted for consideration; none are in compliance.**

(2) Public access to the site shall comply with the driveway spacing standards of Section 1149.06 but, in no case, be located closer than 125 feet to any intersection or other driveway on the same side of the street, as measured from the nearest edge of pavement to the nearest edge of pavement.

- **Existing site. Driveway spacing standards not met on Leavitt Rd. near W 20th St.**

(3) Internal circulation and access to/egress from the site shall not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.

- **Directional signage is recommended.**

(4) Menu boards with speakers for the transmission or broadcasting of voices or music shall be oriented and/or muffled to prevent sound from being audible beyond the boundaries of the site.

- **The site is significant in size (8 acres). Sound should not interfere with the surrounding areas.**

Respectfully,

Evelisse Atkinson

Planning & Zoning Administrator

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