



Application Data for Application Number: Z25-30120

Application Type	Zoning		
Application Sub-Type	Rezone		
Applicant	Roth Jackson Gibbons Condlil, PLC		
Location	101 ELECTRIC RD SALEM VA 24153		
Applicant Address	1519 Summit Avenue Suite 102	Property Owner	MCDONALD'S CORPORATION
	Richmond ,VA,23230	Owner Address	C/O MKG OPERATIONS INC 2800 ELECTRIC RD SW STE 101-C ROANOKE, VA,24018-3541
Tax Parcel	80-4-1		

Application Information

Section	Question	Answer
Details and Scope of Work	Please provide a detailed description of the work associated with this application.	
Existing Structure Info	Year Built	1986
	Property Description	Fast Food Restaurant
	Number of Stories	1
	Number of Rooms	0
	Number of Bedrooms	0
	Number of Bathrooms	2
	Type of Roof	Tar/Grvl
	Type of Exterior	Brick
	Type of Basement	None
	Finished Square footage of Primary Building	4719.00
Parcel Information	Lot Size Acres	1.15
	Lot Size SQFT	50190.00
	Zoning Classification	HBD
	Legal Description	1.15 AC +/- PIEDMONT PROPERTIES II MAP
	PID	9854
Rezoning Details	Please advise current Zoning type	HBD - Highway Business District
	Please advise desired future Zoning type	HBD - Highway Business District
	Please advise current use	Restaurant
	Please describe in detail the proposed use of the property	The proposed use is a McDonald's Restaurant with a Drive Thru.
	Please advise designation from the Future Land Use map	Commercial
	Are there proffers associated with this rezoning application?	No



SALEM VA
COMMUNITY DEVELOPMENT

Rezoning Details	Is the building or parcel in a district currently designated as historic	No
	If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources	
	Is the subject property located within the Floodplain District?	No
	If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance	
	Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?	Yes
	Are the proposed lot sizes compatible with existing parcel sizes in the area?	Yes
	If this is for a commercial rezoning, please answer the following questions	No Data
		No Data
	What provisions will be made to ensure safe and adequate access to the subject property?	Additional traffic signs including proposed stop signs and directional signs will be provided.
	How will the traffic impact of this development be addressed?	The planned re-build will improve current traffic at the Property with the addition of a second drive-thru window.
	Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?	The proposed use is desirable and appropriate for the area because it is the same as the current use, which is both desirable and appropriate for the Highway Business District.
	What type of signage is proposed for the site?	Signage proposed for the site includes stop signs, directional signs, parking signs, and Do Not Enter signs.
	Have architectural/building elevations been submitted with this application?	Yes