

PROJECT NARRATIVE

1217 Pacific Ave.
Tambre, LLC
Block 141, Lot 9
City of Atlantic City

Tambre, LLC (the "Applicant") is seeking Minor Site Plan and Variance Approval from the CRDA to utilize property that is an existing restaurant located at 1217 Pacific Avenue, Block 141, Lot 9 in the City of Atlantic City (the "Property") with a Class 5 cannabis retail dispensary and consumption lounge. The existing building has a restaurant and bar on the first and second floors with ancillary office space on the third floor. The Applicant proposes to use the Property as follows: cannabis retail sales on the first floor; a cannabis consumption lounge on the second floor; and the ancillary office use on the third floor will remain. No exterior building changes are proposed other than replacement of signage and any changes to building colors required by the Green Zone Redevelopment Plan.

The Property is located within the Resort Commercial District (RC) of the CRDA Tourism District. The proposed use of adult use retail sales of cannabis is permitted in this portion of the RC zone via the Green Zone Redevelopment Plan adopted by the City of Atlantic City and administered by the CRDA.

The Applicant requires the following variance relief related to the existing non-conformities on the Property:

1. To allow a lot depth of 139 feet, where 150 feet is required;
2. To allow impervious coverage of 96%, where 80% is the maximum permitted
3. To allow 4 signs, where 2 is the maximum permitted; and
4. To allow 16 parking spaces, where 46 are required.

The existing non-conformities are not being affected by this application. Regarding the parking variance, the Property is historically deficient regarding parking as the restaurant required 79 spaces, but only had 17. Although there is no parking available at the property, there are numerous parking lots in the immediate vicinity of the Property and the parking garage on New York Avenue, which is a six minute walk away. The Property is surrounded by other commercial uses such as the Courtyard Marriott and Wyndham hotels.

As illustrated on the site plan, the Property has a designated loading zone to allow for safe pickups and deliveries.

Further, the City adopted the Green Zone Redevelopment Plan (the "Redevelopment Plan") and CRDA approved the plan in March 2023. The proposed use is permitted under the Redevelopment Plan. The purpose of the Redevelopment Plan is to support the revitalization, economic

diversification, and investment of private capital in midtown Atlantic City, which the proposed use will do.

The Project will accomplish several planning and development goals, including:

- Accelerate the infill redevelopment of blighted lots, in an area experiencing a gradual renaissance;
- Private investment to either rent and/or purchase existing vacant commercial/retail space;
- Expand the Atlantic City ratable base;
- Increase pedestrian circulation;
- Reduction in the illegal sale of controlled substances; and
- Increase opportunities for employment of local residents