

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 2, 2011
Re: Staff Report for McDonald's – Special Use Permit (Drive-Thru)

Item #5 – McDonald's – Special Use Permit (Drive-Thru)

(PID #201108160023)

Application: Special Use Permit (Drive-Thru)
Location: 3370 Broadway
Applicant: **Ellen Baumann, GPD Group**
Zoning: C-2 (Retail Commercial)
Use: Restaurant

Relevant Code Section(s):

- 1135.09 (b) (12) Special Use Permits

Project Summary:

The applicant is requesting approval of a Special Use Permit for the installation of an additional drive-thru lane to the existing McDonald's at 3370 Broadway. The existing site operates utilizing a one lane drive-thru. The new drive-thru lane will create two side-by-side lanes for ordering that will funnel into one lane for payment and order pickup.

The proposed reconfigured drive-thru lanes have the potential to hold a total of 11 vehicles before the vehicles begin to stack into the parking area between the structure and Broadway. A total of 8 vehicles can stack in the drive-thru lane closest to the building and the second lane will hold 3 additional vehicles. The expanded drive-thru will help contain vehicles that would currently extend into the parking lot drive aisle and block potential patrons from accessing parking spaces. The drive-thru will operate between the hours of 5:00am and 11:00pm.

The parking lot near the drive-thru will be reconfigured, eliminating 7 parking spaces, to allow room for an escape/abort lane around the proposed dual drive-thru. The elimination of these parking spaces, as well as other proposed alterations to the site will be examined under a separately submitted development plan application.

Review of Standards and Requirements:

The Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: The existing character of the area is auto-oriented and the site currently operates one drive-thru lane. Therefore, staff does not feel the proposed additional drive-thru lane changes the existing or intended character of the district.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed additional drive-thru lane is will not adversely affect adjacent properties. The additional lane will help contain drive-thru traffic on the site.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed additional drive-thru lane will not adversely affect the health, safety, morals, or welfare or persons working in the neighborhood. Staff believes that the proposed drive-thru intends to improve the functionality and safety of the existing use on the site.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed facility is adequately served by police, fire, stormwater, water, sanitary sewer and other services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The applicant is not proposing any changes to the ingress/egress of this site. Therefore, the addition of a drive-thru lane will not impact public rights-of-way.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The applicant is not proposing any changes to the use of this site; therefore the use remains in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates.*

Standard is Met: The application procedures were adhered to for this process.

9. *Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.*

Standard is Met: The proposed drive-thru will operate between 5am and 11pm. All speakers are oriented towards Broadway, away from the adjacent residential area to the east.

10. *Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians.*

Standard is Met: The proposed drive-thru has been designed to accommodate additional vehicles with the addition of a dual drive-thru lane to the existing lane. An escape lane remains on the site, around the proposed dual lanes.

Recommendation(s):

After review and consideration, the Development Department recommends that Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.