

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** January 2, 2015  
**Re:** Staff Report for Dannette's Floral – Special Use Permit (Drive-thru)

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**Item #5 – Dannette's Floral – Special Use Permit (Drive-thru) (PID# 201412110071)**

**Application:** Special Use Permit  
**Location:** 3340 Broadway  
**Applicant:** Danette Krugel  
**Zoning:** C-2  
**Use:** Floral Shop

**Relevant Code Section(s):**

- 1135.09 (b) (12) Special Use Permits

**Project Summary:**

The applicant is requesting approval of a special use permit to operate a drive-thru at Dannette's Floral at 3340 Broadway. The drive-thru will utilize the existing bay doors in the rear of the structure and will be one-way with traffic entering from the south and exiting on the north side of the building. The front portion of the structure will remain for traditional walk-in sales.

A number of safety precautions are proposed for the drive-thru including multiple fire extinguishers and security cameras inside the structure, and pavement markings outside the structure to direct traffic on the site. The structure has the capacity to hold two cars in the drive-thru portion with room to stack an additional three cars outside the structure without impeding Parlin Drive or its sidewalk.

The drive-thru will be open during normal business hours for the store – 9:00am to 6:00pm Monday through Friday and 9:00am to 3:00pm Saturday. The store and drive-thru may be open later or on Sundays for holidays.

## **Code Analysis:**

Per Section 1135.09, 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 proposed drive-thru is consistent with other vehicular-oriented businesses in the area including the McDonald's drive-thru to the south across Parlin, and Leffler's Automotive and the Eclipse car wash to the west across Broadway.

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

**Standard is Met:** The proposed drive-thru will not affect the use of adjacent property. The drive-thru has the capacity to stack five cars on the site with supplemental parking areas north and west of the structure.

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 drive-thru will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. Adequate parking and circulation around the site exists should the drive-thru lane be stacked to capacity. Although the drive-thru is approximately 100 feet from the nearest apartment structure to the east (Regency Arms), landscaping currently exists along the property line to screen the drive-thru from the residences.

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 will be 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 proposed drive-thru will not impose traffic upon the right-of-way different from other permitted uses in the C-2 district.

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 use is 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. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

**Standard is Met:** The site is located in a C-2 district, in which uses permitted with Special Use Permits are allowed as approved by City Council.

9. *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 applicant properly submitted a completed application.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. The special use permit shall only be effective for a flower shop drive-thru.