

Section 29-4.3(i)(2)(iii) - Drive Through Window Placement

SUPPLEMENTAL CORRESPONDENCE FROM APPLICANT FOR DESIGN EXCEPTION:

The proposed drive-thru location is consistent with the original plan which generally determined the concept/flow/layout for the proposed buildings within the development. This, combined with the existing development to the north, limits the freedom a particular site might have to "start from scratch" when doing the site design. In order to try and keep the same sized buildings and uses, the drive-thru location as shown fit the mold pretty well knowing those previously mentioned site constraints exist for this development.

In addition to the above items, the proposed drive-thru location is a superior design for the following reasons:

1. Having the drive-thru in the location shown helps separate the restaurant from the retail/residential which will improve the flow of traffic within the development by utilizing all of the property available and creating separation between the two buildings.
2. The proposed drive-thru location allows the vehicles stacking within the drive-thru lane to be away from other parking stalls, which could potentially block them.
3. The customers exiting the drive-thru, as shown, will be directed towards the larger, two lane exit at the south rather than towards the north and through the adjacent parking lot. This will provide for quick and efficient exiting traffic movements.
4. The retail uses will have a lot of foot traffic from the parking lot to the store fronts. Placing the drive-thru furthest from the retail store fronts will increase the safety of the retail customers by keeping the drive-thru traffic away from their travel paths to the shops.



For office use:

Case #:	Submission Date:	Planner Assigned:
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Section 29-4.3(i)(2)(iii) - Drive Through Window Placement

If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;

The design adjustment requested is consistent with the City's comprehensive Plan by encouraging unique designs to allow for efficiency within the site's design. The proposed design is also consistent with the current OP/CP Plan for this property.

2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;

The design adjustment will not create a significant adverse impact on any adjacent lands. The placement of the drive through window on the "front" of the restaurant will match the design of numerous existing drive through restaurants.

3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;

This design adjustment will have no negative affects on the circulation of the development. The drive through by-pass lane is still be provided as required and there is still full access to and around the site.

4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and

This design adjustment is being requested to allow for an efficient use of the space on the property for the proposed buildings and uses being proposed. This design adjustment does not hinder other site improvements or features.

5. The design adjustment will not create adverse impacts on public health and safety.

No impact to public health or safety will occur from this design adjustment as the placement of the drive through is independent of these items.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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