



## Planning Commission

### Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Public Hearing

**Agenda Date:** 2/8/2021  
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#### **Title**

Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Public Hearing

#### **Recommended Action:**

Conduct the public hearing to receive public comment on the proposed zoning code amendment relating to drive through restaurants. If the commission has sufficient information, deliberate and formulate a recommendation to City Council.

#### **Report**

##### **Issue:**

Public hearing on the proposed text amendment to allow drive-through restaurants to be established in the High-Density Corridor 2 and 3 zoning districts by Conditional Use Permit, for existing buildings that already has an established drive through service.

#### **Staff Contact:**

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#### **Presenter(s):**

Paula Smith, Associate Planner

#### **Proposal:**

The City of Olympia received a proposed text amendment to amend Title 18 of the City's municipal code (Attachment 1) Chapter 18.06 Commercial Districts. The proposal would allow drive-through restaurants to be established in the High-Density Corridors 2 and 3 zoning districts (Attachment 2), subject to a Conditional Use Permit and the following:

1. Allowed for an existing building that has an established drive through service already, and
2. Complies with the fast food vehicle stacking requirements in the Parking and Loading Chapter, section 18.38.100.

#### **Background and Analysis:**

As found on Table 6.01 in OMC 18.06.040, restaurants with drive-through facilities are only allowed in a limited number of Olympia's commercial zoning districts (Attachment 2). These zones are:

- For *Existing* Restaurant with Drive-Throughs:
  - Downtown Business (Permitted, if established before January 1, 1994)
  - General Commercial (Permitted)
  - High Density Corridor-3 (Conditional Use)
  - High Density Corridor-4 (Permitted)
  
- For *New* Restaurant Drive-Throughs are allowed only in:
  - General Commercial (Permitted)
  - High Density Corridor-4 (Permitted)

Use standards for drive-through uses in commercial districts are found in OMC 18.06.060.F (as referenced in Attachment 1).

Note that there are no other specific development or design standards for drive-through businesses other than those found in OMC Chapter 18.38 Parking and Loading, specifically 18.38.100, Table 38.01 for vehicle and bicycle stall requirements based on use, fast food uses require 10 vehicle spaces per 1,000 square feet plus one lane for each drive-up window with stacking space for six vehicles before the menu board.

### Issues to Consider

The drive-through function is, by nature, an auto-oriented service. While offering the benefit of customer convenience, they also have the potential for negative impacts if inappropriately located and/or designed. Some of these concerns may include those related to traffic volume, noise and air pollution, visual impacts of long queues of idling cars, and pedestrian safety and experience.

While the City does limit the ability to locate new drive-through restaurants and other uses, there are several drive-throughs that exist in locations where new drive-throughs are no longer allowed (e.g. Wagner's Bakery). In addition, some buildings have improvements in place for drive through facilities that are no longer being used for drive through purposes. A few of these existing buildings are in the HDC-2 and HDC-3 zoning districts. If approved, this amendment would allow those existing buildings to potentially be used for drive-through restaurants in the future, upon approval of a Conditional Use Permit.

### **Neighborhood/Community Interests (if known):**

Staff is unaware of any specific neighborhood or community concerns about this proposed amendment. To date the City has not received any public or agency comments. Any written comments received prior to the public hearing will be provided to the Planning Commission prior to or at the hearing.

### **Options:**

1. Recommend adoption of the draft amendments to City Council as proposed.
2. Recommend adoption of the draft amendments to City Council with revisions.
3. Recommend denial of the draft amendments to City Council.

### **Attachments:**

1. Proposed Text Amendment
2. Zoning Map