



City Council

Approval of an Ordinance Amending the High-Density Corridor Zoning Text Regarding Drive Through Restaurants

Agenda Date: 5/18/2021
Agenda Item Number: 4.P
File Number:21-0383

Type: ordinance **Version:** 2 **Status:** 2d Reading-Consent

Title

Approval of an Ordinance Amending the High-Density Corridor Zoning Text Regarding Drive Through Restaurants

Recommended Action

Committee Recommendation:

The Planning Commission recommends approval of the proposed amendments to the High-Density Corridor Zoning text regarding drive through restaurants.

City Manager Recommendation:

Move to approve an ordinance amending the High-Density Corridor Zoning text regarding drive through restaurants as recommended by the Planning Commission.

Report

Issue:

Whether to approve the ordinance amending text in the Olympia Municipal Code, Title 18 Unified Development Code, Chapter 18.06 Commercial Districts which would allow drive through restaurants in the High-Density Corridor (HDC) 2 and 3 districts in buildings with established drive through services already in place subject to a conditional use permit.

Staff Contact:

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Presenter(s):

Paula Smith, Associate Planner

Background and Analysis:

Background and analysis has not changed from first to second reading.

Current development codes do not allow for new drive through restaurants in the HDC 2 & 3 zoning districts. The proposed amendment would allow drive through restaurants in these districts with a Conditional Use Permit. As proposed, it would only be allowed for buildings that have existing drive through facilities in place and that can meet current vehicle stacking requirements. There are

approximately ten such properties in the HDC-2 and HDC-3 zones. Most of the buildings with existing drive throughs are currently used for restaurants or banking services. Some have converted to office space over time.

The applicant of the text amendment application is SCJ Alliance, who is representing a client that owns a building on Pacific Avenue that has existing drive through service facilities. If the proposed amendments are approved, the property owner could apply for a Conditional Use Permit to have a drive through restaurant business.

Neighborhood/Community Interests (if known):

No public comments were received on the proposed text amendment. Neighborhood concerns may include visual impacts, related traffic volume, noise, or pedestrian safety. Any site-specific comments or concerns would be considered during the Conditional Use Permit review process.

Options:

1. Approve the proposed amendments as recommended by Planning Commission.
2. Modify the proposed amendments and direct staff to return with a revised ordinance.
3. Do not approve the proposed amendments.

Financial Impact:

None

Attachments:

Ordinance
Planning Commission Minutes 02/08/21