

- **Planning Case #22-011 – Public Hearing Required**
- **Applicant:** City of Arden Hills
- **Request:** Zoning Code Amendments

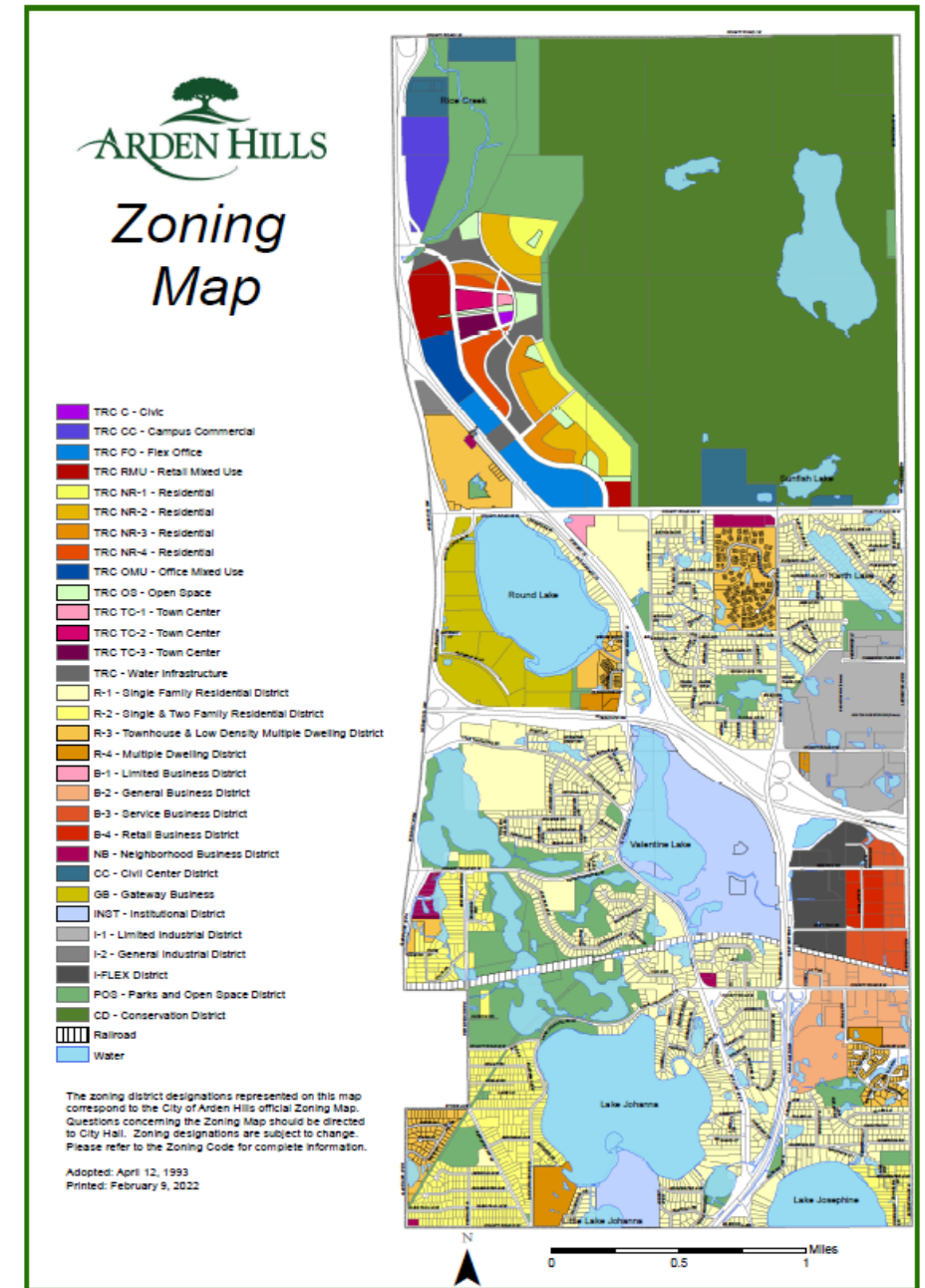


# Action to Consider

City is proposing an ordinance amendment in the Zoning Ordinance that will amend and strike language in the B-2 General Business District, B-3 Service Business District, B-4 Retail Center District, and Additional Minimum Requirements for Drive-In Business, Drive-Up Windows, Fast Food Restaurants and Automobile Service Stations to remove requirement for distance of separation between drive-up businesses and allows City Council to add conditions through PUD process.

# Background

- At the April 18<sup>th</sup> work session, the Council discussed possible topics for holding a Joint Meeting with the Planning Commission.
- Reviewing potential topics in advance would allow planning staff an opportunity to research content and flexibility for scheduling the joint meeting at a later date based on planning case submissions.
- City Council directed staff to prepare an ordinance amendment for distance of separation between drive-thru businesses in the business zoning districts for the Planning Commission review.



# Chapter 13, Sections:

## Sections –

- 1320.085 Special Requirements for the B-2 General Business District
- 1320.09 Special Requirements for the B-3 Service Business District
- 1320.10 Special Requirements for the B-4 Retail Center District

## Striking –

~~The provision whereby the proximity requirement of one thousand three hundred and twenty (1,320) feet between drive-up windows may be waived if the following conditions are met:~~

## Adding –

In accordance with Section 1320.XX (i.e. 085, 09, or 10) Subd. 1, the City Council as part of the land use application review shall require the following conditions to be met in determining site suitability for drive-up windows:

## Section – 1325.04. Subd. 1.B Additional Minimum Requirements for Drive-In Businesses, Drive-up Windows, Fast Food Restaurants and Automobile Service Stations

B. Proximity to Other Establishments. In any Business Zoning District, ~~n~~~~No~~ drive-in business, drive-up window, or fast food restaurant shall be located on a site that ~~is within one thousand three hundred twenty (1,320) feet of the boundaries of another one~~ the proximity of the boundaries of another one is determined by the City Council through the PUD process to be incompatible with the area in which it the proposed use is to be located. A drive-in business, drive-up window, fast food restaurant, and automobile service station may be limited in proximity as deemed appropriate by the City Council so as not to unreasonably interfere with adjacent and nearby uses.

# Summary

The applicable Sections are as follows:

- Section 1320.085, Subd. 3 Special Regulations for Drive-up Windows in the B-2, General Business District
- Section 1320.09, Subd. 3 Special Regulations for Drive-up Windows in the B-3, Service Business District
- Section 1320.10, Subd. 4 Special Requirements for Drive-up Windows in the B-4, Retail Business District
- Section 1325.04, Subd. 1.B, Proximity to Other Establishments

Overview:

- General consensus was that the consumer preference for drive-up, drive-thru, and curbside pickup for restaurants and retail markets has changed dramatically over the past couple of years.
- City has approved flexibility to the city code requirements for proximity to other establishments under the Planned Unit Development process to allow drive-thru windows and businesses within a closer distance of each other.
- Current ordinance language requires a separation of 1,320 feet (i.e. 0.25 miles) between drive-up businesses, drive-up windows, fast food restaurants, and automobile service stations.
- Proposed amendments would strike the requirement of 1,320 feet between these types of businesses establishments and adds language to allow the City to review based on site suitability and compatibility with the area through the Planned Unit Development process.

# Public Notices -

- Notice was published in the *Pioneer Press* and posted on the City's website on June 16, 2022. Notice was prepared in accordance with City policy.
- No public comments received.

# Questions?

Planning Case 22-011 – Chapter 13, Special Requirements for Drive-Up Windows and Drive Lanes

