

Staff Review Comments:

Engineering & Stormwater Department: While this development has the minimum amount of parking required; the business is continually starved for parking and drive-thru stacking during peak business hours. (Breakfast, lunch and dinner) A few years ago they leased an adjacent property and installed a temporary gravel parking lot for employee parking. As much as the offsite employee parking has help conditions on site, the parking shortage is a continuous problem during these peak times. Adding a second drive-thru lane for additional stacking is likely to help relieve some of the pressure on drive-thru traffic, however parking difficulties are likely to increase for dine-in customers. With the highest impact on customers with disabilities. (The A.D.A. parking spaces currently along the building entrance, would be moved to other side of the drive aisle/stacking lanes) Additionally the application requests approval for nine spaces to be removed. However eleven spaces and two A.D.A accessible loading aisles are actually being removed. (Eight parking spaces, three A.D.A spaces plus two loading aisles equivalent to one parking space in size each) Since van accessible A.D.A. spaces are sized differently, relocating three A.D.A spaces over standard spaces will result in two additional spaces lost. (Three A.D.A spaces cover the same area as five standard parking spaces) Therefore the total parking count will be reduced by thirteen spaces, not nine spaces as indicated on the application. Why not go ahead and purchase the adjacent property being leased for overflow parking and engineer a permanent solution that will accommodate adding the second drive-thru lane and offset or eliminate the loss of parking spaces proposed under this request?

Fire Department: No comments

Landscape: No comments

Plan Review: No comments

Public Works: No comments

Police: No comments

Utilities: No comments

Attachments:

Zoning Location Map

Aerial Map

Existing and Proposed Site Plans