



City Council
July 11, 2022

**Application #22-008: Text Amendment to Conditional
Use Permit Standards for Drive Through Restaurants
Zoning Code Section 405.470.A.14**

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BACKGROUND

- **Current drive-through ordinance adopted in 2014.**
 - **Lowered min. lot size to 2 acres for sites abutting residential.**
 - **3 acres for other sites with numerous standards under each scenario with a Conditional Use Permit.**
- **Pre-2014, ordinance required drive-throughs to have a minimum lot size of 3-acres with a Conditional Use Permit. No other requirements.**
- **Currently, 3 restaurants with drive-throughs in the City of Creve Coeur: McDonald's, St. Louis Bread Company, Panda Express.**

CURRENT ORDINANCE REVIEW

- **P&Z and City Council—Dec. 6, 2021, Joint Work Session. 2022 Planning implementation priorities.**
- **Goals:**
 - **Alleviate onerous restrictions.**
 - **Maintain high standards.**
 - **Minor revisions throughout—focus on sites not adjacent to residential**
- **Address Feedback:**
 - **Difficult to administer. Ordinance requirements are not guidelines—must be fully met.**
 - **Strict requirements limit ability for flexibility on individual sites to consider character and constraints**
 - **May not be producing desirable results.**

- **Questions on Background/Reasons for Review**

COMPREHENSIVE PLAN REVIEW

- **High level, city-wide planning document—does not address drive-through restaurants directly**
- **Not directed at one area of the City—applies to all commercial and light industrial districts**

COMPREHENSIVE PLAN REVIEW

- **Chapter 3: Objectives and Strategies:**
 - **Emphasizes pedestrian accessibility and walkability within a mix of uses and high quality design (Strategies 1.1, 1.3, and 1.9)**
 - **Recognizes need to be responsive to changing consumer preferences (Strategy 3.2)**
 - **Mitigate impact of non-residential uses such as lighting, noise and trash on adjacent residential uses (Strategy 2.7) and protect residential areas from negative encroachment with non-residential uses**
- **Amendments: implements broader goals of Comp Plan while achieving appropriate balance and necessary regulations.**

EXISTING DRIVE-THROUGHS IN CREVE COEUR



McDonald's 11521 Olive Boulevard

- Internal site. 1.06 acres. Located within City Place CDD
- Built in 2007. 4,336 SF, 65 indoor, 8 outdoor seats.

EXISTING DRIVE-THROUGHS IN CREVE COEUR



St. Louis Bread Co. 447 North New Ballas Rd.

- Adjacent to residential. Within a multi-tenant retail building. First application under 2014 ordinance.
- Drive-through opened in 2015. 5,162 SF, 135 indoor, 47 outdoor seats

EXISTING DRIVE-THROUGHS IN CREVE COEUR



Panda Express 10445 Olive Boulevard

- Within the Creve Coeur Pavilion Center. First free-standing application under 2014 ordinance.
- Drive-through opened in 2018. 2,600 SF, 62 indoor, 16 outdoor seats

REVIEW PROCESS TIMELINE

- **December 6, 2021 P&Z City Council Work Session—agreed to review drive-through ordinance.**
- **February 7, 2022 P&Z Work Session**
- **March 7, 2022 P&Z Work Session**
- **April 25, 2022 City Council Update**
- **May 16, 2022 P&Z Public Hearing**
- **June 6, 2022 P&Z Public Hearing**
- **June 20, 2022 P&Z Meeting (recommend approval of draft ordinance)**
- **July 11, 2022 City Council review**

EXISTING AND PROPOSED REVISIONS—OVERVIEW

- Allowed in **MX, GC, CB, PO, PC** and **LI** zoning districts with a Conditional Use Permit (Sec. 405.470.A.14). **No change**
- Maintains two separate standards: **Adjacent to residential and not adjacent to residential**. Changed: **Single Family Residential**
 - **CB District** allows multi-family uses by right
 - Multi-family developments are transitional land uses most commonly located within and adjacent to commercial zoning districts
 - Standards for multi-family living are not the same as single family
 - Ordinance maintains requirement for all drive-throughs to submit a traffic study and acoustic study for review of impacts.

EXISTING AND PROPOSED REVISIONS—OVERVIEW

- **Focus on site design standards:**
 - Minimum size of buildings and seating
 - Location of service windows and menu boards
 - Location of stacking lanes
 - Landscaping/screening requirements
- **Other clarifications**

EXISTING AND PROPOSED REVISIONS—ABUT SINGLE FAMILY RESIDENTIAL

- **Changed: Amended to apply only to abutting Single Family residential.**
- **Min. site size: 2 acres. No change.**
- **Limited to one restaurant with no more than 2 service windows, 2 order facilities and 2 stacking lanes. No change.**
- **Must be located on rear or 1 end of multi-tenant retail building with a building frontage of**

EXISTING AND PROPOSED REVISIONS—ABUT SINGLE FAMILY RESIDENTIAL

- **Drive-through order facility and service window on or adjacent to a wall not facing a street, unless otherwise approved, screened from ground-floor level of adjacent residences within 200-feet of the facility by solid barrier or topographic change. **Changed: prohibits drive through window or order facility from being adjacent to a primary street. Allowed on secondary streets but with landscape screening required as viewed from the street.****
- **The drive-through restaurant must be min. 2,400 SF in size, 55 indoor seats. **Changed: Eliminate minimum size and number of indoor seats. Unenclosed outdoor dining exempt from additional off-street parking requirements (1 space per 8 seats)****

EXISTING AND PROPOSED REVISIONS—ABUT SINGLE FAMILY RESIDENTIAL

- Drive-through order facility and service window no closer than 50-feet from any residential use. **No change.**
- Designated stacking lane no less than 190-feet long, 9'x19' feet dimension with vehicle escape route. **No change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change.**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

EXISTING AND PROPOSED REVISIONS—ABUT SINGLE FAMILY RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding 60dB at the property line for adjacent residential uses. **No change**

- Questions on Adjacent to Single Family Residential Section

EXISTING AND PROPOSED REVISIONS—ABUT NON-SINGLE FAMILY RESIDENTIAL

- **Changed: Applies to abutting Single Family Residential only**
- **Min. site size: 3 acres totaling 1 or more lots in a coordinated development with shared access and two or more buildings, 1 of which has a min. building frontage of 200-feet. All buildings shall be designed with similar materials and design elements aesthetically complementary to each other. **Changed: 2 buildings includes proposed drive-through. Changed: minimum size of other building to 10,000 square feet.****
- **One drive-through restaurant per site. No more than 2 service windows, 2 order facilities, 2 stacking lanes. **No change.****
- **Drive-through order facility and service window cannot face a street, unless otherwise approved. **Changed: Allow order facility and service window on secondary streets with landscaped screening.****

EXISTING AND PROPOSED REVISIONS—ABUT NON-SINGLE FAMILY RESIDENTIAL

- Drive-through restaurant to have pedestrian-oriented landscape adjacent to building equal to 50% of the floor area of the building. **Changed: Eliminated percentage. Still require landscaping and ped-oriented features such as: landscaping adjacent to building, outdoor seating areas, and pedestrian connections within the site. Exempt additional off-street parking for unenclosed outdoor seating areas.**
- If drive-through is freestanding, provide 8-foot wide planting strip on two sides of building. **Changed: Eliminated. Covered in prior provision—no specific dimensions.**

EXISTING AND PROPOSED REVISIONS—ABUT NON-SINGLE FAMILY RESIDENTIAL

- Minimum size of restaurant is 2,500 square feet with min. 55 indoor seats. **Changed: Reduced min. size to 2,000 SF. 55 seats min. seats remain.**
- Any service areas, including but not limited to, trash receptacles, compactors, transformers, outdoor cooking, refrigeration equipment, and utility connections must be fully enclosed. Such elements are to appear as part of the building as much as possible. **Changed: Simplify that these components must be enclosed.**
- Stacking lane min. 190-feet, 9x19 dimensions, provide for vehicular escape. **No Change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

EXISTING AND PROPOSED REVISIONS—ABUT NON-SINGLE FAMILY RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding ambient daytime levels at property lines. **No change**

SUMMARY

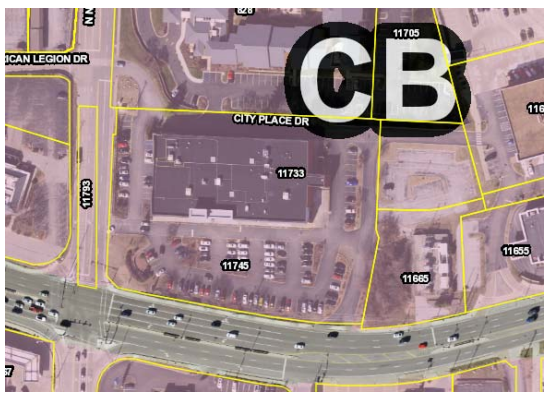
- **Summary of significant amendments:**
 - Abutting residential only applies to **Single Family Residential**
 - Allows drive-through stacking lanes to cross in between building and primary street frontage with landscaped screening
 - Allows order facilities on secondary frontages with landscaped screening
 - Eliminates requirement for additional off-street parking for outdoor seating
 - For sites not abutting to **Single Family Residential**:
 - Clarified one existing building in addition to the drive through.
 - Changed qualifying building from 200-feet of frontage to min. 10,000 square feet.
 - Reduced min. size of restaurant from 2,500 SF to 2,000 SF.

SUMMARY

- **Other considerations:**
 - **P&Z recommended approval with additional condition that the minimum number of seats (55) be reviewed for possible reduction.**
 - **Keeping the limitation on the max. number of order facilities and drive-thru lanes. Defer to site plan/CUP review?**
 - **Drive-thru facilities and single family residential adjacencies. Increase minimum distance of the use from adjacent single family residential uses? Currently 50-feet.**

- **Questions and Next Steps**

EXAMPLES OF ELIGIBLE LOCATIONS* (NOT ABUTTING SINGLE FAMILY RESIDENTIAL)



EXAMPLES OF ELIGIBLE LOCATIONS* (NOT ABUTTING SINGLE FAMILY RESIDENTIAL)



EXAMPLES OF ELIGIBLE LOCATIONS* (EXISTING DEVELOPMENTS ABUTTING SINGLE FAMILY RESIDENTIAL)

