

Welcome to the March 21, 2022, WDM Development & Planning Council Subcommittee

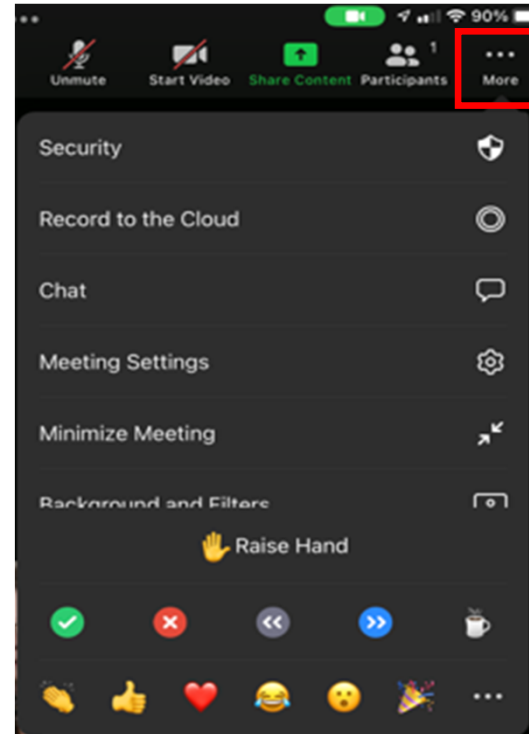
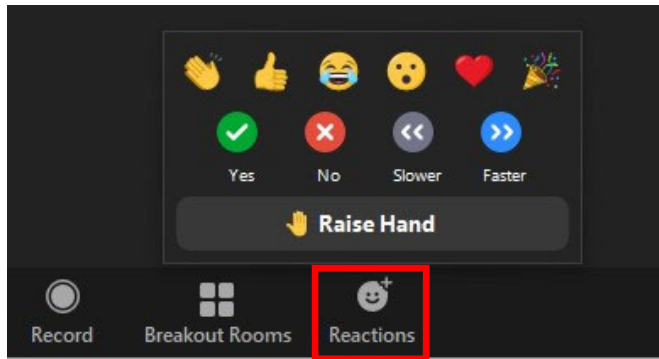
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Item 1 – Drive Throughs in Professional Commerce Park Zoning District

To participate on this item:

- The Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- **If you are participating by computer or tablet, the raise your hand and mute/unmute functions can be found on the Zoom toolbars**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.

When you unmute – please state your name and address for the record before you make your comments.

Item 1 – Drive Throughs in Professional Commerce Park Zoning District

Intent of the Professional Commerce Park District (PCP):

This district has been identified as an area for accommodating professional-commerce enterprises, primarily professional offices and financial or insurance services. Limited commercial or service uses (such as restaurants) that support the office users are allowed as long as their functions are not obvious from the exterior. Drive-through windows or drive-through facilities are prohibited in the district, sit-down restaurants without drive-throughs are allowed.

Changes in Business Models due to the Pandemic:

Restaurants and foodservice businesses were some of the first economic activities severely impacted by the COVID-19 pandemic. Dining in restaurants virtually stopped overnight as social distancing guidelines took effect. To adapt, food establishments have moved to other options than traditional dine-in service. We've seen an increase of delivery and takeout space in restaurants, online ordering and third-party delivery sales have increased dramatically and even traditional sit-down and fast casual restaurants are requesting curbside to go and drive-through facilities to accommodate consumer demand.

Points to Consider on Allowance of Drive-Throughs:

- **The City cannot differentiate between restaurant types (fast food, fast casual, fine dining) if allowing a drive-through.**
- **Drive-throughs that generate large traffic counts could be problematic when placed in existing developed PCP areas**
- **PCP areas are often located directly adjacent to residential areas as their uses and limited commercial activities are considered good neighbors to residential uses.**

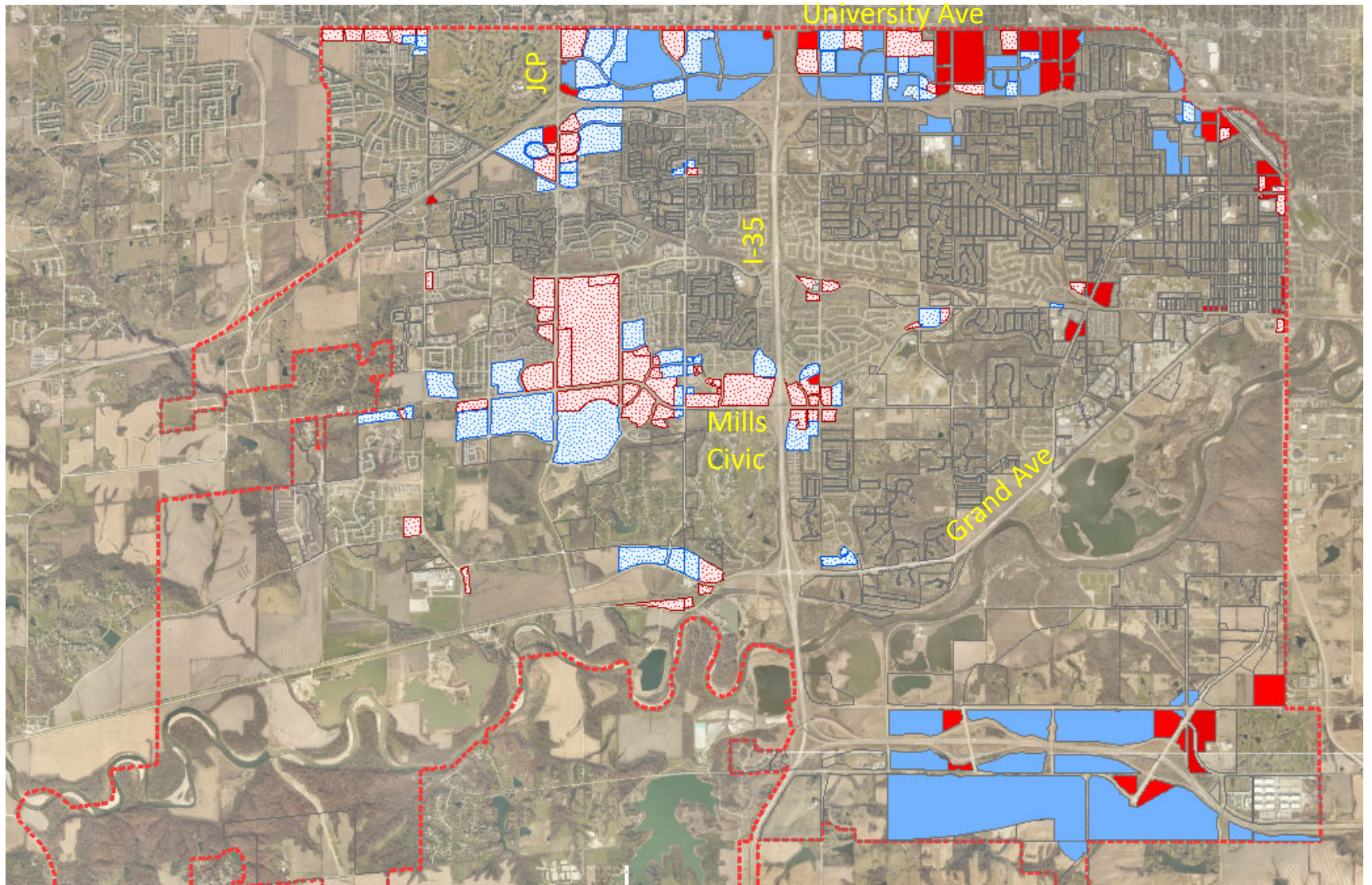
Item 1: Drive
Throughs in
Professional
Commerce
Park Zoning
District

City Zoning

Solid Red = DT allowed

Speckled Red = PUD
possibly allowed

Solid & Speckled Blue
= PCP zoning
DT currently
prohibited



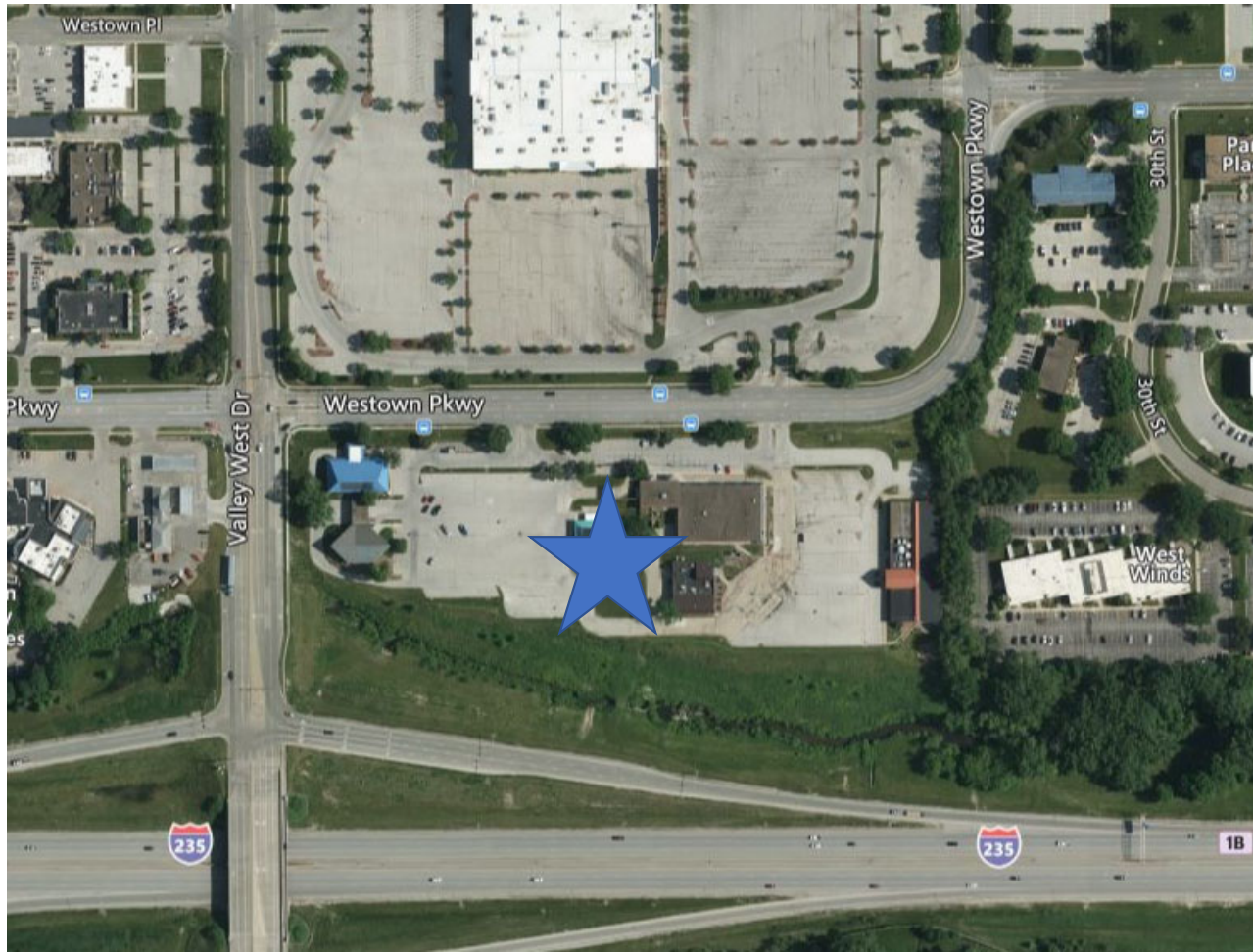
Upcoming Projects

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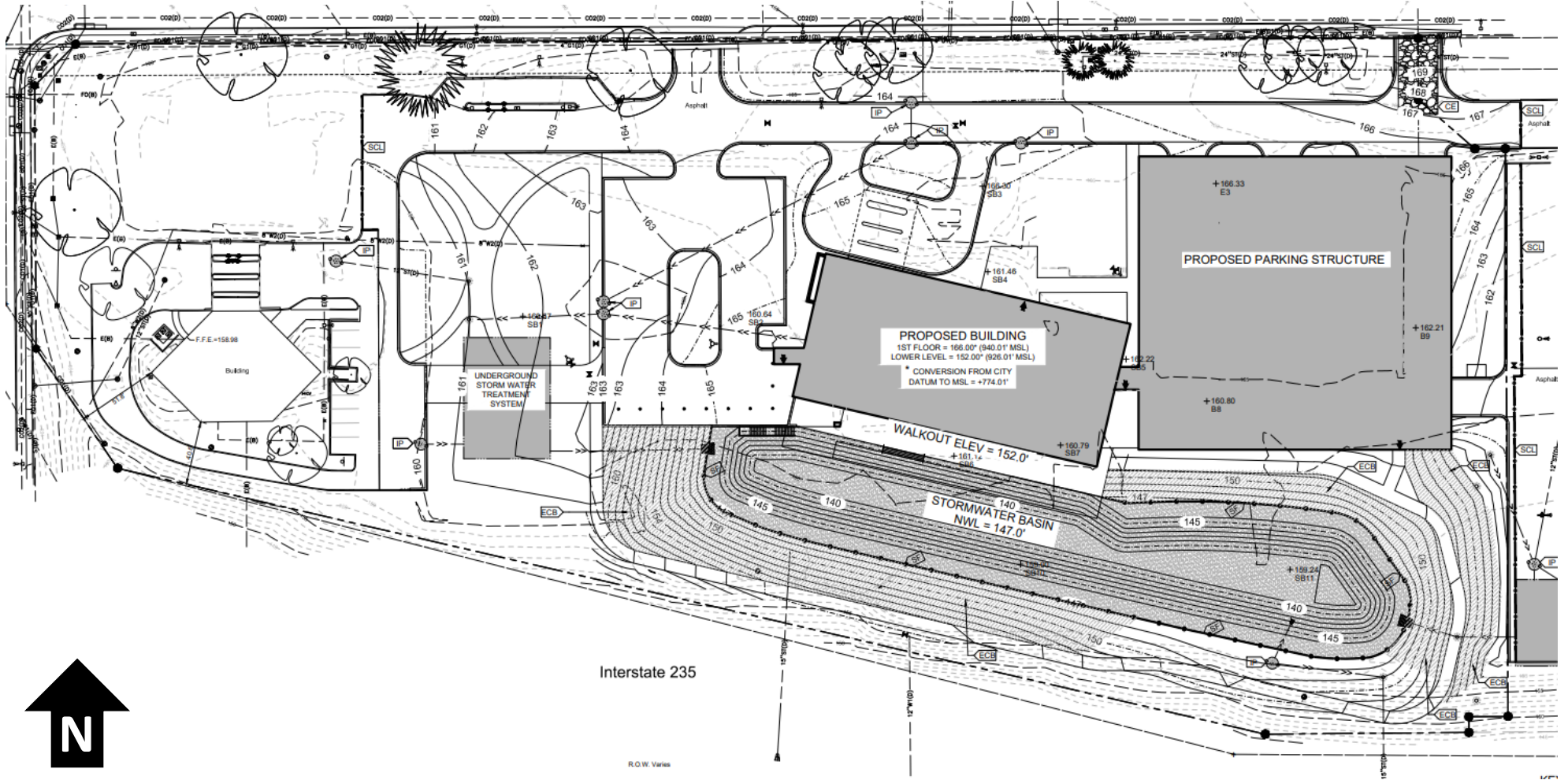
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Item a: *Amend The Shoppes at Valley West Planned Unit Development and a Major Modification of a Site Plan for West Bank*



Item a: West Bank



Item a: *West Bank*

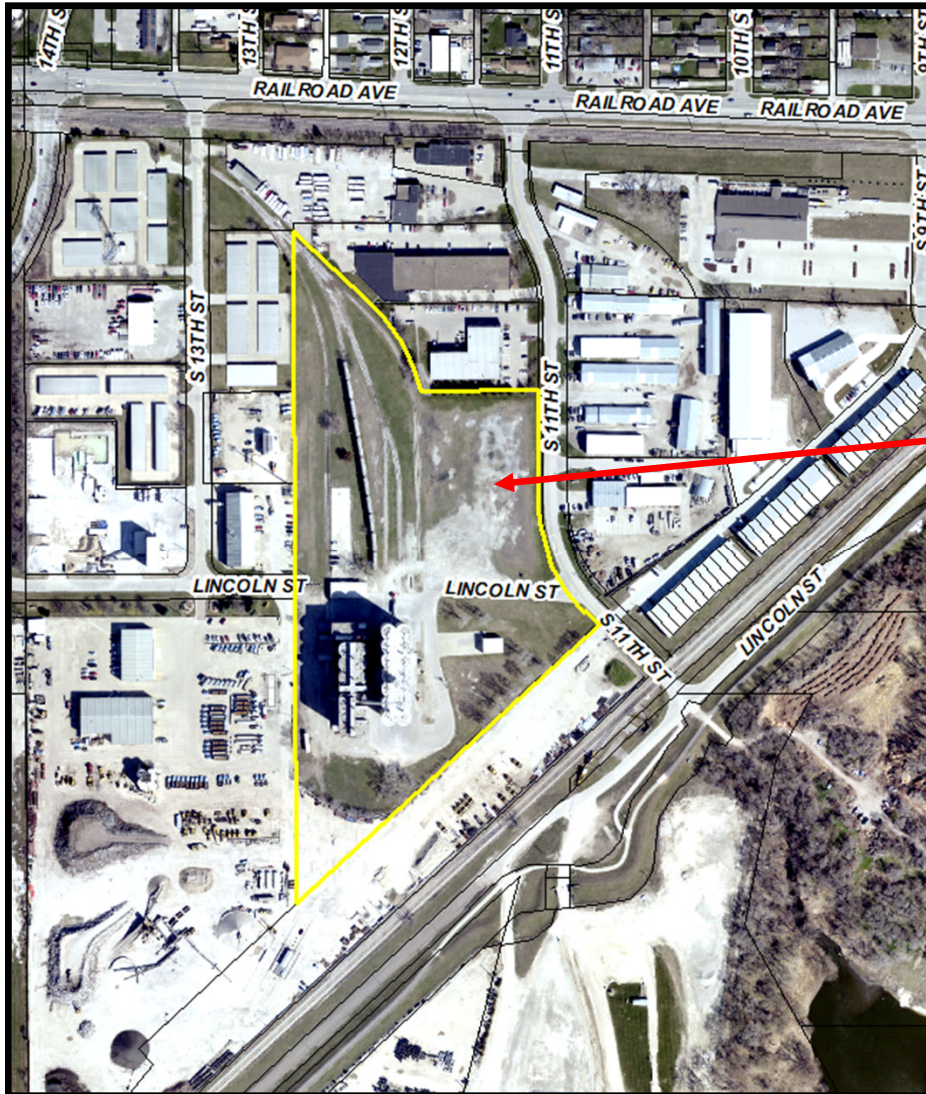


North Elevation



South Elevation

Item b: 275 S. 11th
Plat of Survey



Proposed split to create 1 lot

