



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** April 15, 2021  
**SUBJECT:** SUP 2021-04 Public hearing and consideration of a request from ClayMoore Engineering for a special use permit for a drive through building less than 1,400 square feet in size at 5205 Rufe Snow Drive, being 0.62 acres described as Lot 4R1, Block 1, Tapp Addition.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Oneida Realty Co, a Minnesota Corporation, ClayMoore Engineering is requesting a special use permit for a drive through building less than 1,400 square feet in size on 0.62 acres located at 5205 Rufe Snow Drive.

### **GENERAL DESCRIPTION:**

The site is located at the northwest corner of Rufe Snow Drive and Dick Lewis Drive. The property is currently developed with a closed fast casual restaurant (Grandy's). The applicant proposes to redevelop a site for a new quick service restaurant, [Dutch Bros Coffee](#).

A complete site plan package for the proposed building is attached. Planned improvements to the site include demolition of the existing Grandy's restaurant and construction of a new 950-square-foot coffee shop with dual drive-through service lanes. [Section 118-631](#) of the zoning ordinance requires special use permit approval for a drive-through building that is less than 1,400 square feet in floor area. In addition, the zoning ordinance includes specific standards for the design and layout of drive-through lanes, and the proposed project satisfies all design standards.

The parking lot contains 20 parking spaces and vehicle stacking area for 17 cars in the drive-through lanes. The site does not have direct driveway access to Rufe Snow Drive. An existing driveway on the south property line, on the entry drive into the Santander facility, provides access to the site. A common access easement provides access across this lot and other pad sites fronting Rufe Snow Drive. A bicycle rack would also be provided on the site.

Landscaped areas cover 28% of the lot. These areas include a 15-foot wide landscape setback adjacent to Rufe Snow Drive, parking lot islands, landscaped areas adjacent to the drive-through lane, and a landscape buffer between the drive-through lane and adjacent property.



The proposed conditions of approval for this special use permit are attached. The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. These conditions are based on the applicant’s proposed development of the property, and include the items described in detail below.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

**Land use**

In 2015, the zoning ordinance was amended to create new land use types for restaurants. One of the land use types is “quick service restaurant,” commonly referred to as a fast food restaurant. This land use requires approval of a special use permit in the C-2 zoning district or approval as part of a planned development district.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

**CURRENT ZONING:** The property is zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Vacant property
WEST	C-2 (Commercial)	Urban Village	Office
SOUTH	C-2 (Commercial)	Retail Commercial	Retail uses
EAST	C-2 (Commercial)	Retail Commercial	Retail and service uses

**PLAT STATUS:** The property is platted as Lot 4R1, Block 1, Tapp Addition.

**CITY COUNCIL:** The City Council will consider this request at the April 26, 2021, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve SUP 2021-04.