



Legislation Text

File #: 17-1443, Version: 1

ITEM: ORDINANCE NO. 2017-09 (DRIVE-THRU ZONING TEXT AMENDMENT [ZTA])

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.5.19.I.4.c OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS BY PROVIDING ALTERNATIVE DESIGN STANDARDS FOR DRIVE THRU WINDOWS AND LANES WHEN FACING A RIGHT-OF-WAY AND ELIMINATION OF THE RESTRICTION OF A SINGLE DRIVE THRU FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Staff recommends approval of Ordinance No. 2017-09 Drive-Thru Zoning Text Amendment to amend Section 6.5.19.I.4.c. of Wellington's LDRs by providing alternative design standards for drive-thru windows and lanes when facing a right-of-way and eliminating the restriction of only one (1) drive-thru facility per business.

EXPLANATION: Drive-thru services are more prevalent today due to the convenience of the additional service it provides to its patrons. Drive-thru facilities are not only associated with fast food restaurants and banks, but pharmacies, drycleaners and numerous other types of businesses are taking advantage of the new age amenity. Modern day drive thru concepts are also becoming more creative and technologically savvy. New concepts focus on maintaining speed and service while managing multiple orders simultaneously.

The proposed amendment will allow the Planning and Zoning Director or his/her designee to allow for alternative design standards to mitigate the potential impacts the drive thru may cause when facing a right-of-way. Mitigation may include additional landscaping, landscape berms three (3) feet or higher, fencing and/or any other alternative design. The amendment also eliminates the restriction of allowing only one (1) drive-thru facility per business.

At the June 14, 2017 Planning Zoning and Adjustment Board meeting, the Board recommended approval of the Zoning Text Amendment with a 5-0 vote.

At the August 8, 2017 Village Council meeting, the Council approved the Zoning Text Amendment on first reading with a 5-0 vote.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

FIRST READING:

SECOND READING: YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Staff recommends approval of Ordinance No. 2017-09 Drive-Thru Zoning Text Amendment to amend Section 6.5.19.I.4.c. of Wellington's LDRs by providing alternative design standards for drive-thru windows and lanes when facing a right-of-way and eliminating the restriction of only one (1) drive-thru facility per business.