

PLNPCM2023-00026



SUGAR HOUSE DRIVE-THROUGH TEXT AMENDMENT

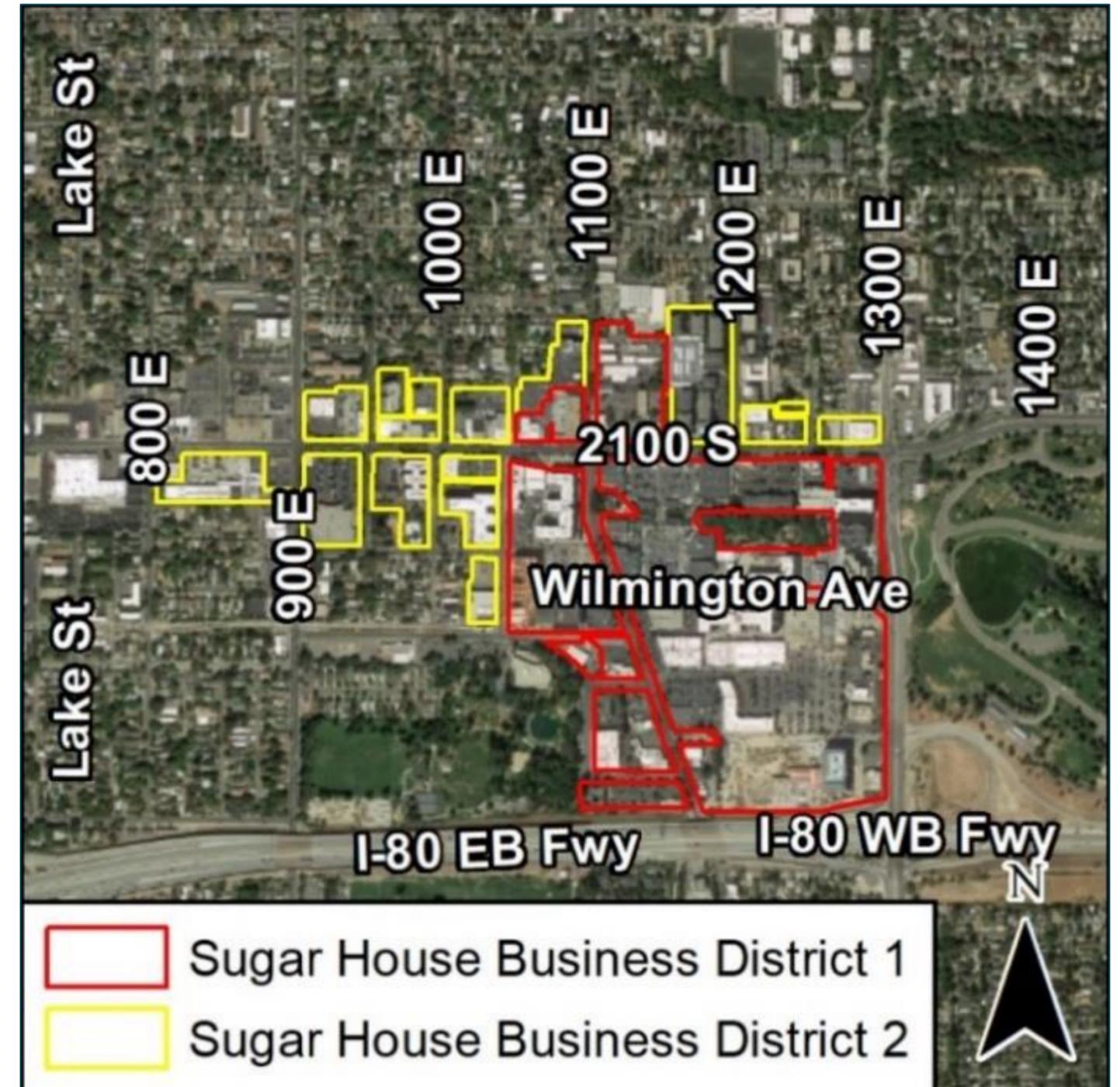
City Council // July 18, 2023

REQUEST

- This petition initiated by Planning Commission to prohibit new drive-through uses in the Sugar House Business District (CSHBD1 & CSHBD2).

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.



PROPOSED AMENDMENTS

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted			
Use	Permitted And Conditional Uses By District						
	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
Financial institution	P	P	P	P	P	P	
Financial institution with drive-through facility		P ⁹	P ⁹	P ⁹	P⁹	P ⁹	
Restaurant	P	P	P	P	P	P	
Restaurant with drive-through facility		P ⁹	P ⁹	P ⁹	P⁹	P ⁹	
Retail goods establishment	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P
With drive-through facility		P ⁹	P ⁹	P ⁹	P⁹	P ⁹	
Retail service establishment	P	P	P	P	P	P	P
Furniture repair shop	C	P	P	P	P	P	
With drive-through facility		P ⁹	P ⁹	P ⁹	P⁹	P ⁹	

21A.40.060: DRIVE-THROUGH FACILITY REGULATIONS:

B. Applicability And Permit Requirements:

2. Drive-through facilities may be authorized ~~as accessory uses to permitted uses or conditional uses as~~ when listed on the tables of permitted and conditional uses set forth in part III of this title, specific district regulations for residential, commercial, manufacturing, downtown, gateway, and special purpose districts when developed in accordance with the standards of this section.

This minor modification is proposed to clarify that drive-through facilities must be expressly permitted in the land use tables.

EXISTING DRIVE-THROUGH FACILITIES



Nonconforming Uses

- The proposed amendment will not affect the ability of existing businesses with drive-through facilities to continue their normal operations.
- Nonconforming uses are continued to exist. Use can be remodeled and may be allowed some expansion and changes.
- When a nonconforming drive-through use is proposed to change to another nonconforming drive-through use, the request would be subject to determination by the Appeals Hearing Officer.

ARE DRIVE-THROUGH FACILITIES ESSENTIAL?



Benefits of Drive-Throughs

- Business access for individuals with disabilities.
- Convenient access to services while social distancing.

Other Considerations

- Individuals without access to a vehicle may benefit from a walkable community.
- Other social distancing options available (delivery, parking for online order pick-up, appointment times, etc.).
- Existing drive-through facilities will continue to operate within the Sugar House Business District.
- This proposal is not a citywide amendment. Drive-through facilities will continue to be allowed in other zoning districts throughout the city.

PROFESSIONAL BEST PRACTICES

Drive-through Uses Not Appropriate for Walkable Districts

- Areas with frequent drive-throughs can make pedestrians feel unwelcome.

Economic Benefits of Walkable Districts

- Increased tax revenue
- Less costly maintenance
- Increased goods and services produced
- More money spent locally
- More economically productive development pattern



BUSINESSES IN WALKABLE NEIGHBORHOODS



Millie's Burgers, 2092 S. 1000 E.



Apollo Burger, 400 S. & Main St. (D-1)



BGR, 1202 E. Wilmington Ave. #120



Beans & Brews, 268 S. State St. (D-1)

MASTER PLAN POLICIES & INITIATIVES

Plan Salt Lake

Transportation & Mobility

- *“A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.”*
- *“Automobile dependency increases air pollution and traffic, and encourages development that is designed for cars, not people.”*
- *“Reduce automobile dependency and single occupancy vehicle trips.”*

Air Quality

- *“Reduce greenhouse gas emissions.”*
- *“Minimize impact of car emissions.”*

Economy

- *“A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.”*

Beautiful City

- *“A beautiful city that is people focused.”*
- *“Support and encourage architecture, development, and infrastructure that is people-focused.”*

Sugar House Master Plan

- *“Implement a ‘pedestrian-first’ policy for the Sugar House Business District zone.”*
- *“Develop the Sugar House Community to be a sustainable, attractive, harmonious and pedestrian oriented community.”*
- *“Directing development to be transit and pedestrian oriented.”*
- *“Retain the small scale of the Business District to maintain a more pedestrian friendly environment.”*
- *“Ensure that new development is managed, balanced, and designed with multi-modal options so that automobile travel does not exceed the capacity of the street infrastructure within the Business District.”*
- *“Support locally-owned businesses to operate within the Sugar House Business District.”*
- *“Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.”*