



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** August 8, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a Public Hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

**SUMMARY:**

- Currently the zoning ordinance requires a SUP for all Quick Services Food and Beverage Shops.
- The Business District 2 (B-2) is the most intensive Business District and is located along the major thoroughfares.
- The B-2 District is where most Quick Service Food and Beverage Shops will be located.
- This use should be allowed without the burden of obtaining a SUP.
- There are currently five Quick Service Food and Beverage Shops already in place in these areas.
- There has been other Quick Service Food and Beverage Shops show interest in coming into these areas. For this reason, we would like to simplify the process.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Ordinance No 08-21-22