

- What levels of traffic generation would be associated with the bank drive-through? The applicant has submitted additional traffic information that supported the case that trip levels are relatively low (Attachment D)(discussed further below);
- To what extent should the text amendment be narrowed to an exception for existing small sites and buildings of less than 20,000 sq ft in order to limit the scope for additional bank drive-throughs? Staff recommended a narrow exception (just for small lots existing as of March 9, 2005) and the Planning Board supports this approach.
- The importance of supporting the Bayside Plan goals for building height and pedestrian oriented development as priorities. The amendment includes new provisions that reinforce these goals.

IV. PROJECT DATA

Existing Zoning	B-7 Bayside
Proposed Zoning	B-7 Text amendments only
Existing Use	Car wash (not considered a drive-through)
Proposed use	Bank (1500 sq ft), bank drive-through and offices (5784 sq ft)
Parcel Size	17,352 sq ft
Building footprint	2100 sq ft
Building Floor area	7284 sq ft
Proposed parking	24

V. SUMMARY OF APPLICANT’S ASSOCIATED DEVELOPMENT PROPOSAL

The applicant is proposing to build a three story bank building of approximately 7000 sq ft, with a two lane drive-through located at the rear of the building, on the site of the existing car wash building at 20 Marginal Way. The bank drive through use requires a conditional use permit to be approved by the Planning Board, so the project would go to the Planning Board at the Site Plan review stage.

The proposed bank building and its associated site layout (Concept Plan in Plan P1 and as superimposed on an aerial in Plan P2 and renderings in Plan P4) meets, or could be revised to meet, the applicable standards at the site plan review stage along with the other conditions of the zoning ordinance.

The proposed bank building is shown below:



(from applicant; also in Plan P2. Attached; Site Plan in P1)

The existing site is a busy car wash housed in a single-story building (approx. 2500 sq ft). The owner obtained traffic generation information in mid-2014 (second part of Attachment D) that indicated that this use generates up to 120 trips/hour during the peak hour. The existing site is shown below:



VI. PROPOSED TEXT AMENDMENT TO §14-296(a)1(c) [Conditional Uses; B-7 Zone]

During the review, the Planning Board sought to clarify the amended text language while maintaining the effect of a limited exception to condition ii. The Board supported allowing bank drive-throughs in buildings of less than 20,000 square feet on small lots, but sought to limit the subdividing of lots to obtain this exception. Thus, the Board recommended that the exception be limited to those smaller lots (less than 20,000 sq. ft.) that were in existence at the time the B-7 zone was first enacted, March 9, 2005. The Board also sought to strengthen the conditional use standards to be consistent with the goals of the Bayside Plan to achieve at least 3 stories of building height and to encourage pedestrian orientation for this conditional use.

The Planning Board recommends the additional conditional use standards that require all buildings that include a bank drive-through to meet the minimum height requirements of the zone, with no minimum height exemptions as contained in the ordinance for buildings, historic buildings and additions. Secondly, the Board recommends a condition to require greater pedestrian orientation for the bank buildings that incorporate a drive-through. The amendment of the last standard of the conditional use clarifies the description of the area where bank drive-throughs would be allowed. The proposed B-7 text amendments are as follows (the **TEXT AMENDMENTS** are in **red**):

Sec.14-296. Conditional uses.

(a) The following uses shall be permitted as conditional uses in the B-7 zone as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474 (a) or any other provision of this code, the planning board shall be substituted for the board of appeals as the reviewing authority:

2. *Commercial use:*

- a. Meeting, convention and exhibition halls limited to a total of twenty-five thousand (25,000) gross square feet of interior floor area.
- b. Wholesaling, providing that the wholesale operation is associated with an onsite retail establishment and that the wholesaling component of the facility occupies a building gross floor area of less than fifteen thousand (15,000) square feet.
- c. Drive-up banking provided that:
 - i. The drive-up is accessory to a banking service occupying a minimum floor area of four thousand (4,000) square feet; and
 - ii. The drive-up is attached to or included within a building with a minimum floor area of twenty thousand (20,000) square feet, except that **for lots of less than 20,000 square feet and in existence as of March 9, 2005, a drive-up may be included in a building of less than 20,000 sq ft.**
 - iii. **The drive-up facility is attached or included within a building and/or addition meeting the minimum height of four stores in the Bayside Height District A and three stories in the Bayside Height Districts B and C. For the purposes of this conditional use, the minimum height exceptions contained in Section 14-298 (h) 5, 7, and 8 shall not apply.**
 - iv. **The first floor of the building shall include banking or other retail storefront uses with storefront windows, entries, and interior public space oriented to and visible from the street, with front entry access facing the street and directly accessible from the public sidewalk; and**