



## Planning Division Memorandum

**From:** Daniel Pauly, AICP, Planning Manager  
**To:** Development Review Board Panel 'A'  
**Date:** August 8, 2022  
**RE:** Review of Boones Ferry Gas Station and Convenience Store (DB21-0045 et al) Scheduled for August 8, 2022 Hearing

The project includes a drive-thru that, as indicated by the applicant, will be used to provide customers with convenience store goods. After additional consideration from staff the condition of approval regarding the use of this drive-thru has been modified to clarify that changes beyond the support of the convenience store will require additional review, analysis, and approval by the Planning Director. Additionally, after publishing the staff report and exhibits for the application you will be considering, the applicant provided additional exhibits regarding anticipated fuel delivery times (to be entered into the record as Exhibit B4) and underground fuel tanks (to be entered into the record as Exhibit B5). The changes are summarized below and the additional exhibits are attached. Changes to the staff report are indicated as follows: deletions are ~~struck through~~ and additions are ***bold italics underline***:

### Changes and Additions to Conditions of Approval are as follows:

**PDB 2. Ongoing:** Operation of the drive-thru shall only occur in a manner consistent with the project's traffic impact analysis in support of the convenience store use (Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, Land Use Code 960 – Super Convenience Market/Gas Station). Any proposed changes to the use of the drive-thru ***that are beyond support of the convenience store, including but not limited to use of the drive thru for Food and Beverage Services, including the inclusion of new tenants or uses*** such as a coffee shop or restaurant, must be reviewed, analyzed, and approved by the Planning Director ***prior to initiation of service.*** ~~Food and Beverage Services means establishments or places of business primarily engaged in the sale of prepared food and/or beverages, including restaurants, cafes, and fast food outlets.~~ Use of the drive-thru in a manner inconsistent with this approval shall constitute a violation as defined in Development Code Section 4.026. See Finding B11.

**PDB 6. *Prior to Temporary Occupancy and Ongoing: If the applicant is unable to secure necessary permissions to modify a parking space and landscape island for truck turning movement as shown on Sheet C3, fuel deliveries shall be limited to hours between midnight and 4 a.m. or if necessary to deliver during the day as an exception a smaller 40-60 foot truck must be used. See Exhibit B4.***

