



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Sean Neal, TGS Architects on behalf of American National Bank

REQUESTED ACTION: Conditional Use Permit to allow a bank with a drive-through facility.

LOCATION: 917 Military Parkway

CASE NUMBER: Z0518-0037

COMMUNITY RESPONSES: One response in favor.

STAFF COMMENTS AND ANALYSIS

American National Bank acquired First State Bank located at 917 Military Parkway earlier this year. The new owner is now proposing to remodel the existing bank building and to build a new drive-through facility on the west side of the bank building. The existing drive-through facility adjacent to Lindsey Street will be demolished once the new drive-through facility is completed and is operational. The existing drive-through facility was designed to accommodate a large amount of drive-through traffic which is no longer needed given the changes in the banking industry due to online banking. Additionally, the new bank owner would like to eliminate the need to staff the standalone drive-through facility away from the main building.

In addition to being zoned C, Commercial, the subject property is located within the Military Parkway-Scyene Corridor (MP-SC) Overlay District. Established in 2006, the purpose of the MP-SC Overlay District is to create an attractive and effective gateway into downtown and link these important assets and land uses. The MP-SC Overlay District established a limited number of permitted uses and design standards. Uses not listed in the MP-SC Overlay District as a permitted use, requires approval of a Conditional Use Permit (CUP). Financial services such as banks are not permitted by right in the MP-SC Overlay. The existing bank became a legal non-conforming use in 2006 within the MP-SC Overlay was established. As a legal non-conforming use, the bank could remain; however, any additions to the property will require approval of a CUP. Approval of the CUP will make the bank conforming and allow for the relocation of the drive-through facility.

RECOMMENDATION

At the June 25, 2018 meeting, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the Conditional Use Permit request to allow the bank with a drive-through facility with the following stipulation:

1. The existing drive-through facility shall be removed within 60 days of the new drive-through facility being completed and operational.