

Public Hearing: December 5, 2005

## F A C T   S H E E T

**TITLE:** Request waiver of Design Standards for Vehicle Stacking (Chapter 14.75 of LMC) for the proposed HS Bank Branch at 5560 South 48<sup>th</sup> Street.

**SPONSOR:** Public Works/Engineering Services

**OPPONENTS:** Unknown

**OTHER DEPARTMENTS AFFECTED:**  
Building & Safety

**STAFF RECOMMENDATION:** Against, because stacking blocks drive aisles and drive- way.

**APPLICANT:** Gary Butts for Larry Coffey

**REASON FOR LEGISLATION:** Proposed Bank Drive-thru and ATM at 5560 S. 48th Street. Any request for deviation from the Driveway Design Standards shall be submitted to the Director of Public Works and Utilities for commercial requests. (Chapter 1.1.2.3 City of Lincoln Design Standards) ref: Chapter 14.75 LMC

## D I S C U S S I O N

Design Standards require a stacking requirement of 4 vehicles plus the 1 vehicle being served at the drive-thru window at the teller location and 2 plus the vehicle being served at the ATM. The applicant was advised of the requirement for stacking not blocking parking stalls or drive aisles and is requesting a waiver to reduce the drive-thru teller stacking by one vehicle.

Public Works contends that the drive-thru will be utilized by the driveway from Rent Worth Drive as the primary access point of the three that exist to this property (not five as stated in the applicant's letter). The stacking as proposed with the reduction of the one vehicle in the teller lane will still have an adverse effect on the function of the driveway and the pass-by lane.

The site was designed as retail space which only included the fueling station on the west portion of the property after the previous six lane bowling alley and supporting retail went out of business. Redevelopment plans at that time did not add a drive-thru area other than the pump islands for the fueling station and c-store. This site is very tight to support the proposed drive-thru bank facility. The exiting traffic from the drive-thru will exit to the north and either circulate around the building and back through the parking lot, through the driveway onto Rent Worth and back to south bound 48th Street, or through the adjacent property to the east at the north end of the property and exit through their drive access onto Rent Worth.

Public Works disagrees with the applicant that this addition of a drive-thru banking facility will not have an adverse effect on the existing vehicular traffic of this retail center. The attached aerial photographs show the space of the proposed facility well utilized.

**FACT SHEET PREPARED BY:**

Buff Baker, Engineering Services

**REVIEWED BY:**

Director of Public Works & Utilities