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CITY OF SAINT PAUL

# Drive Throughs Zoning Study

Fort Road Federation- Transportation & Land Use Committee  
May 1, 2024



# Today's Presentation

- Context of drive throughs in St. Paul, your neighborhood
- Proposed amendments
- Implementation notes
- What would it mean in Fort Road?
- Discussion questions



- 1. What are positive aspects of drive throughs in Saint Paul? What are negative aspects?**
- 2. When are curbside delivery options a good alternative for drive throughs? When are they not?**
- 3. How should drive throughs be regulated differently for different uses like pharmacies, banks, fast-food restaurants, or coffee shops? How should they be regulated the same?**
- 4. Should Saint Paul just prohibit new drive throughs? Why or why not?**
- 5. Are there any potential unintended consequences to consider from full prohibition or tighter regulation of drive throughs?**



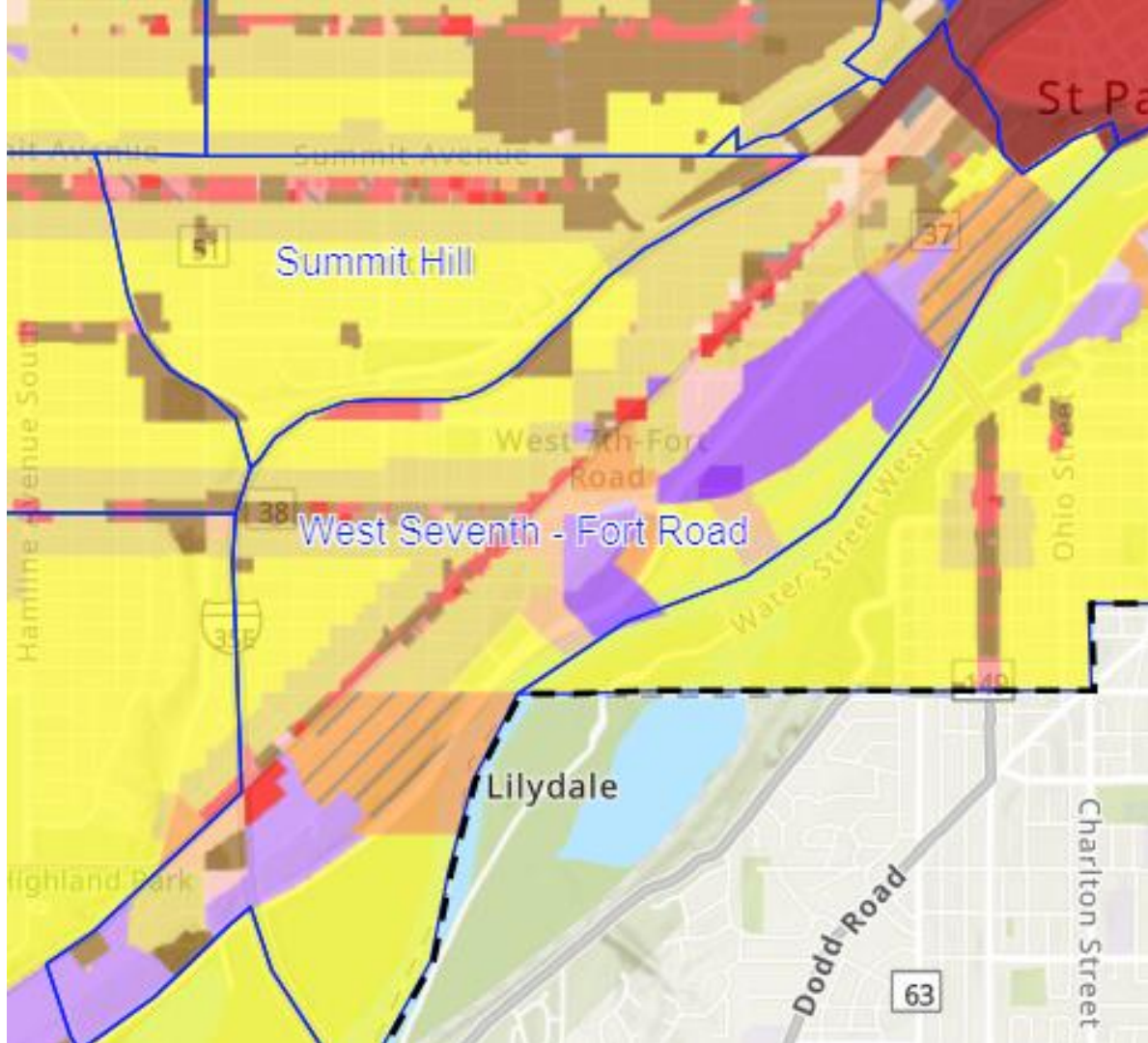




# Drive throughs not omnipresent in St. Paul

- Minority of coffee shops, restaurants, and pharmacies have drive throughs
  - 2 of 49 coffee shops
  - 36 of 640 restaurants
  - 8 of 17 pharmacies
    - None of the 5 local pharmacies (non-national chain)
- Banks are the one land use type that mostly has drive throughs
  - 31 of 40







## Proposed amendments

1. Eliminate drive throughs as a permitted use in the B4 Central Business District, OS, and B1 districts.
2. Limit drive throughs in the T2 Traditional Neighborhood District to those associated with a bank or pharmacy.
3. Require additional stacking for drive throughs (6, 12, or 14 minimum).
4. Require direct pedestrian access to businesses with drive throughs that does not require pedestrians to cross drive-through lanes or other vehicular circulation.
5. Delete “coffee kiosk” from the Zoning Code.
6. Introduce definition and standards for “walk up service window”
7. Prohibit drive through lanes or their primary driveways from within 300 feet of an LRT/BRT station.



## Implementation notes

- Existing drive throughs that become nonconforming may continue, even if altered, so long as:
  - they are not expanded; and
  - any dimensional nonconformity is not increased.
- 58 of St. Paul's 75 drive throughs (not including the Capitol Area) are already nonconforming
- Estimated 12 additional drive throughs would become nonconforming under the current proposal, including 8 fast-food restaurants and 4 banks





# Problems with drive throughs

- Off-site queuing
  - Traffic studies have shown a need for 5 to 26 vehicle stacking spaces
  - Highest numbers are for coffee and fast-food

*2020 aerial photo of the Starbucks at Snelling and Marshall, with 14 vehicles in the queue. Zoned T2.*

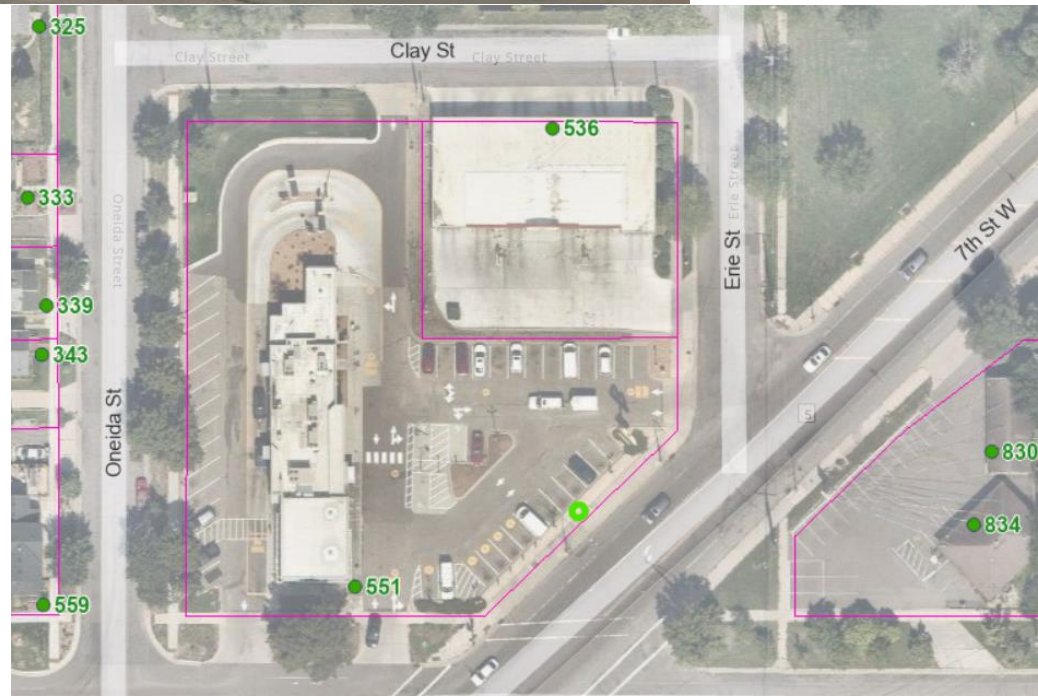




244 Grand Ave



551 Jefferson Ave





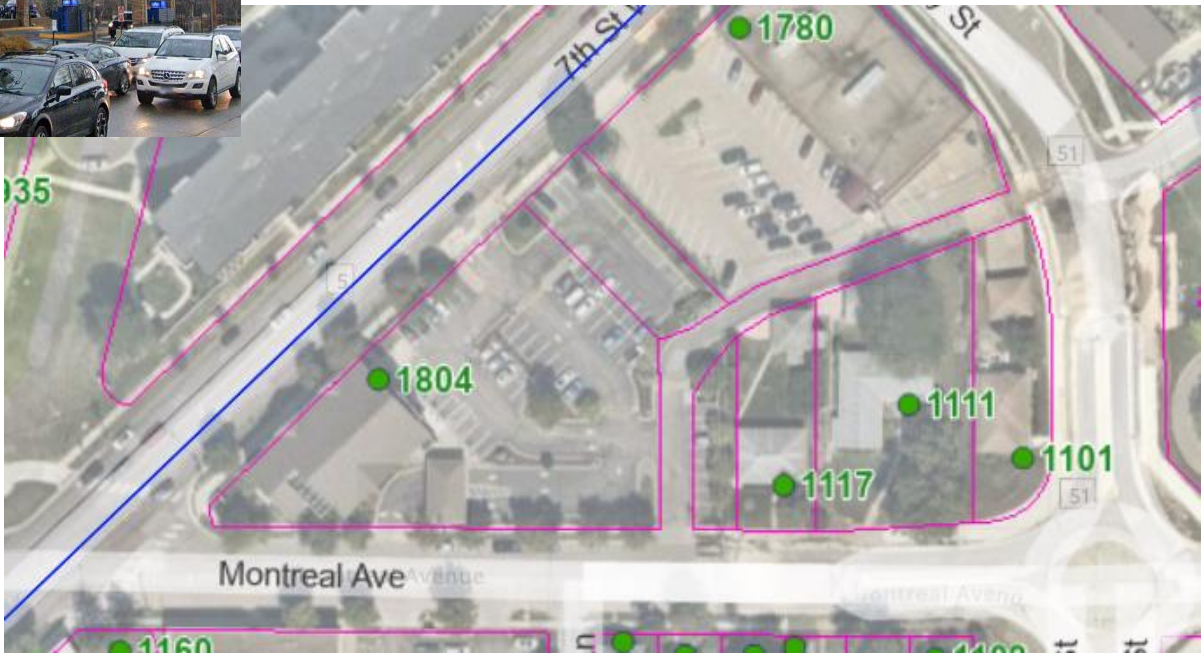


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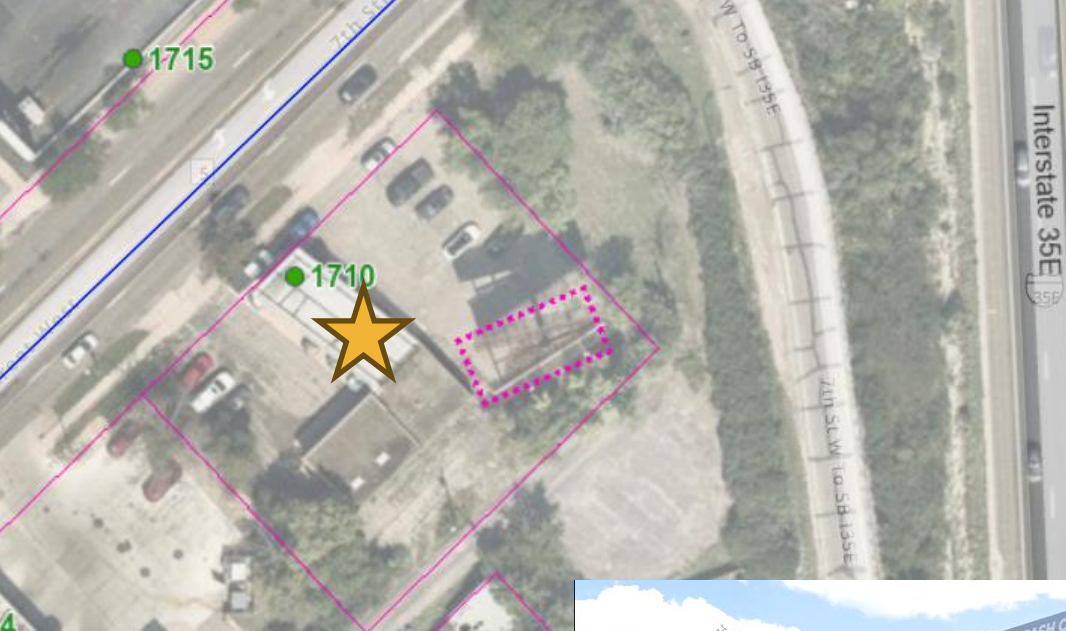


675 Randolph Ave

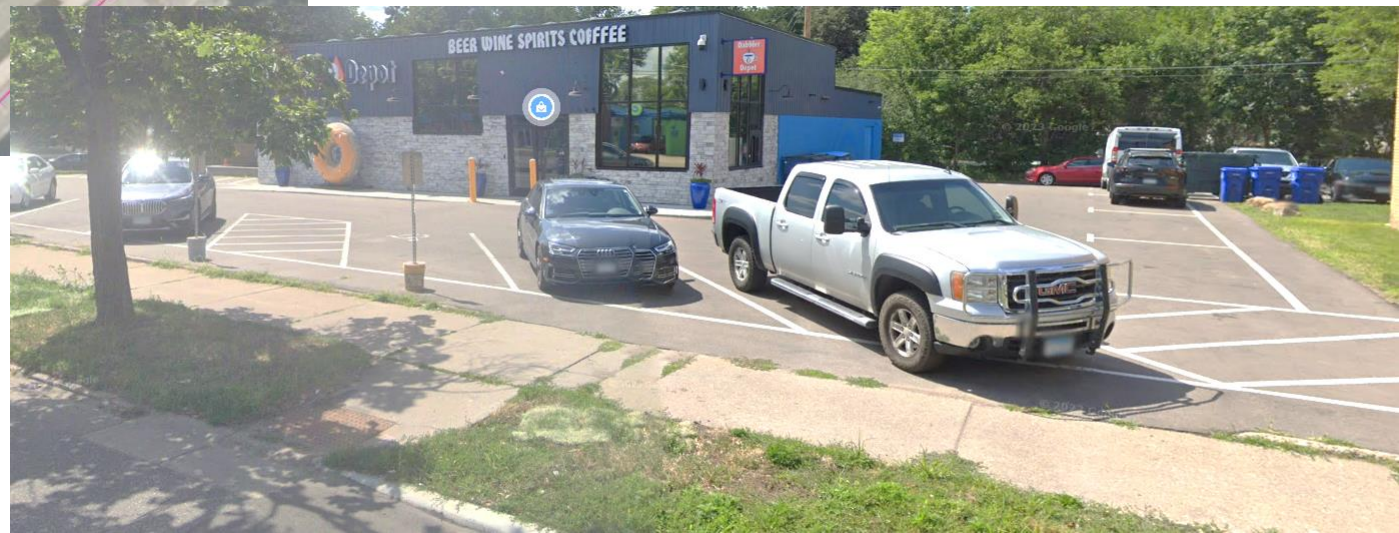
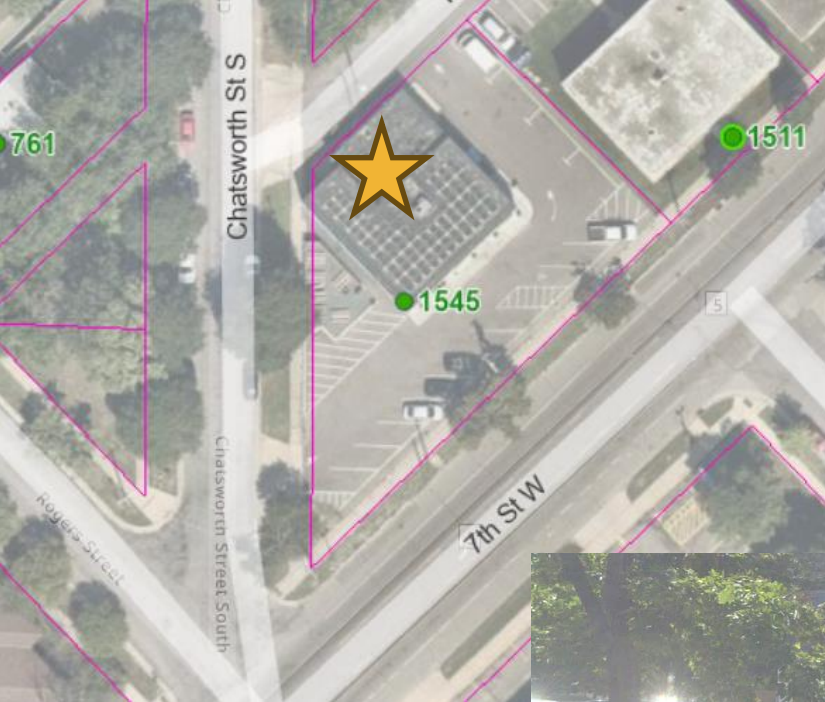


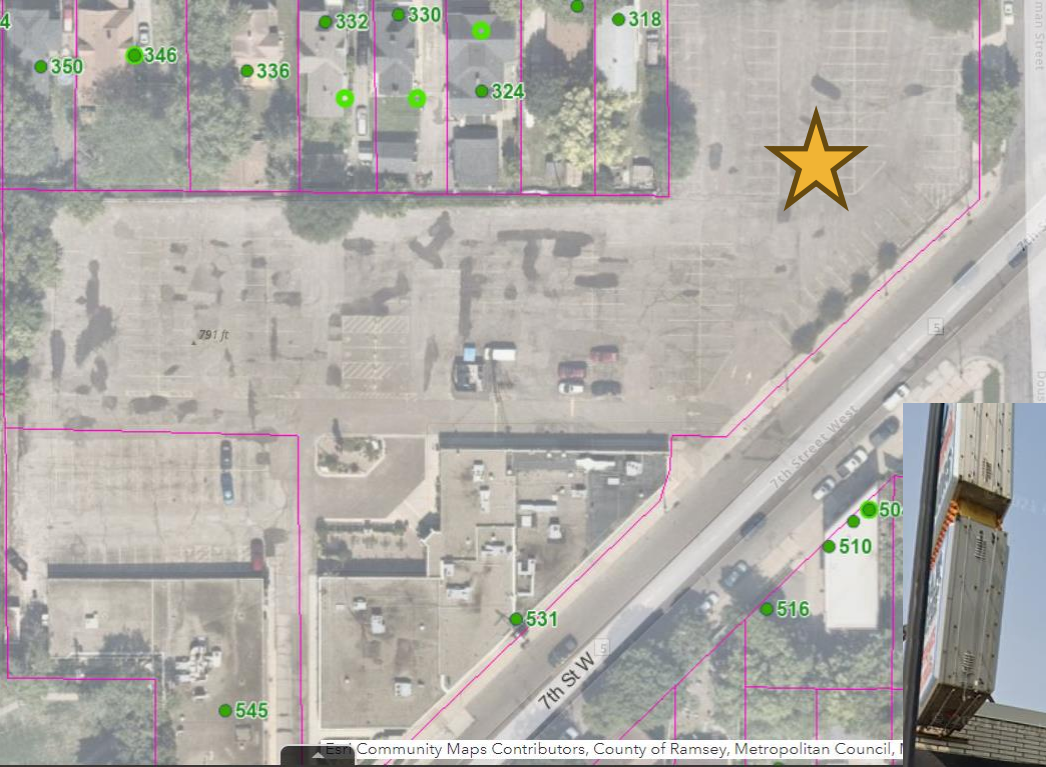


1804 7<sup>th</sup> Street W













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# Drive Throughs Zoning Study

[www.stpaul.gov/planning](http://www.stpaul.gov/planning) and navigate to Current Activities

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