



**Department of Planning and Zoning
Planner's Report**

DATE: August 8, 2019
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: **Drive-Up ATMs for Banks in the A-D, Arts District Zoning District**

BACKGROUND

Regions Bank recently requested the City of Hapeville consider allowing a drive-up ATM at its facility in downtown Hapeville (see attached). The request was declined as currently the City of Hapeville Zoning Code prohibits any drive-through facilities in the A-D – Arts District overlay, within which the bank is located (Sec. 93-28-8 – *Prohibited Uses*). While drive-up teller windows are present at the banks located in the Arts District, the application of this restriction prohibits conversion or additional drive-up Automated Teller Machines. This text amendment, presented at the request of Regions Bank, would allow for drive-up ATMs as a permitted use requiring special exception exclusively for banks in the A-D overlay. Special exceptions require approval from the City Council.

CODE

ARTICLE 28. - A-D ZONE (ARTS DISTRICT OVERLAY)

Change:

Sec. 93-28-8. - Prohibited uses.

The following uses shall be prohibited in the Arts District Overlay:

- (1) Any drive-through facility.

To:

Sec. 93-28-8. - Prohibited uses.

The following uses shall be prohibited in the Arts District Overlay:

- (1) All drive-through facilities except those permitted by special exception for accessory use by banks.

FINDINGS

The intent of the Arts District is to generate interest in downtown Hapeville and attract arts and cultural events in part by promoting a pedestrian character. It was specifically designed to provide for walkable distances between nearby neighborhoods and small-scale establishments compatible with the neighborhood character. Allowing for a proliferation of typical drive-through establishments may compromise this goal of the district.

In the past, Hapeville has required new outdoor ATMs to be walk-up models, accessible via the sidewalk but not by car. Staff consulted with the Hapeville Chief of Police to determine if there are any safety concerns regarding vehicle or drive-up ATMs. Chief Glavosek suggested that walk-up ATMs may leave people more vulnerable to being targets of thieves, whereas drive-up ATMs could be a safer alternative. Regions Bank has indicated in conversations that the market and industry standards are changing to address convenience and thus teller windows are being replaced with more ATMs and similar automated machines.

In considering the text amendment, staff recommends the Planning Commission and City Council carefully consider the intent of the Arts-District, safety, and changing industry and market conditions. If the text amendment is approved, staff recommends special exception approvals to include pedestrian safety measures and compatibility with the Arts -District overall intent.