



# Planning Commission Hearing Staff Report Hearing Date: May 8, 2019

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**ITEM #1** Katie Kahler requests Project Plan approval for a Starbucks coffee shop located at 1158 N University Ave in the General Commercial (CG) Zone. Carterville neighborhood. Aaron Ardmore (801) 852-6404 PLPPA20190036

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<p><b>Applicant:</b> Katie Kahler</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> SB BYU LLC</p> <p><b>Parcel ID#:</b> 19:075:0012</p> <p><b>Acreage:</b> 0.61</p> <p><b>Number of Properties:</b> 1</p> <p><b>Number of Lots:</b> 1</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 22, 2019 at 5:00 P.M.</i></p> <p>3. <b>Deny</b> the requested Project Plan. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Planning Commission should <u>state new findings.</u></i></p>	<p><b>Current Legal Use:</b> The property is a vacant commercial lot.</p> <p><b>Relevant History:</b> The most recent use on the land was a Burger King restaurant, which was demolished in 2015. There was also a previous approval for a new Costa Vida restaurant to be built at this site, but that plan was abandoned in 2018.</p> <p><b>Neighborhood Issues:</b> The neighborhood chair indicated that a neighborhood meeting would not be needed. Staff has not received any comments regarding this request at the time of this report.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"><li>• The property has been vacant for four years.</li><li>• The project plan has completed CRC review.</li><li>• The plan proposes a 2,400 sq. ft. shop with a drive-thru and outdoor seating.</li><li>• The 17 parking stalls are short of the code required 24 spaces. The Conditional Use Permit request is to apply for a reduction in parking.</li></ul> <p><b>Staff Recommendation:</b> Staff recommends that the Planning Commission approve the proposed project plan for a new Starbucks coffee shop, pending the approval of a Conditional Use Permit for the reduced parking on-site.</p>
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## **OVERVIEW**

Katie Kahler, a representative for Starbucks, requests project plan approval for a new Starbucks restaurant at 1158 N University Avenue. The restaurant would include a 2,400 square foot building on the north end of the site, with a drive-thru wrapping the building. The proposal also includes an outdoor patio and pedestrian access.

The building is in the General Commercial (CG) zone and is a permitted use. Due to the location and small site, the proposal is only showing 17 spaces, seven short of the code required 24 spaces. A separate Conditional Use Permit has been submitted to request the reduction in parking stalls.

The building will be clad in a mix of blue Hardie Board, grey stucco, black metal, and vertical cedar wood cladding; with a large glass entrance. The design has been revised with staff and mixes materials, color, and orientations to provide an attractive storefront and street side appearance.

## **FINDINGS OF FACT**

1. The property is in the General Commercial (CG) zone.
2. The property is designated as Commercial in the General Plan.
3. The requested land use is permitted in the zone.
4. The proposal is for a 2,400 square foot restaurant.
5. Parking on the site is seven stalls short of code requirement, and will require Conditional Use Permit approval.

## **APPLICABLE ZONING CODES**

Chapter 14.22, Provo City Code.

## **CONCLUSIONS**

Staff has reviewed this proposal through the Coordinator Review Committee review and has given approval on all technical requirements. Planning understands that the walkable location and small site lend themselves to a reduced parking count and feel that the proposed development will benefit this area of the City.

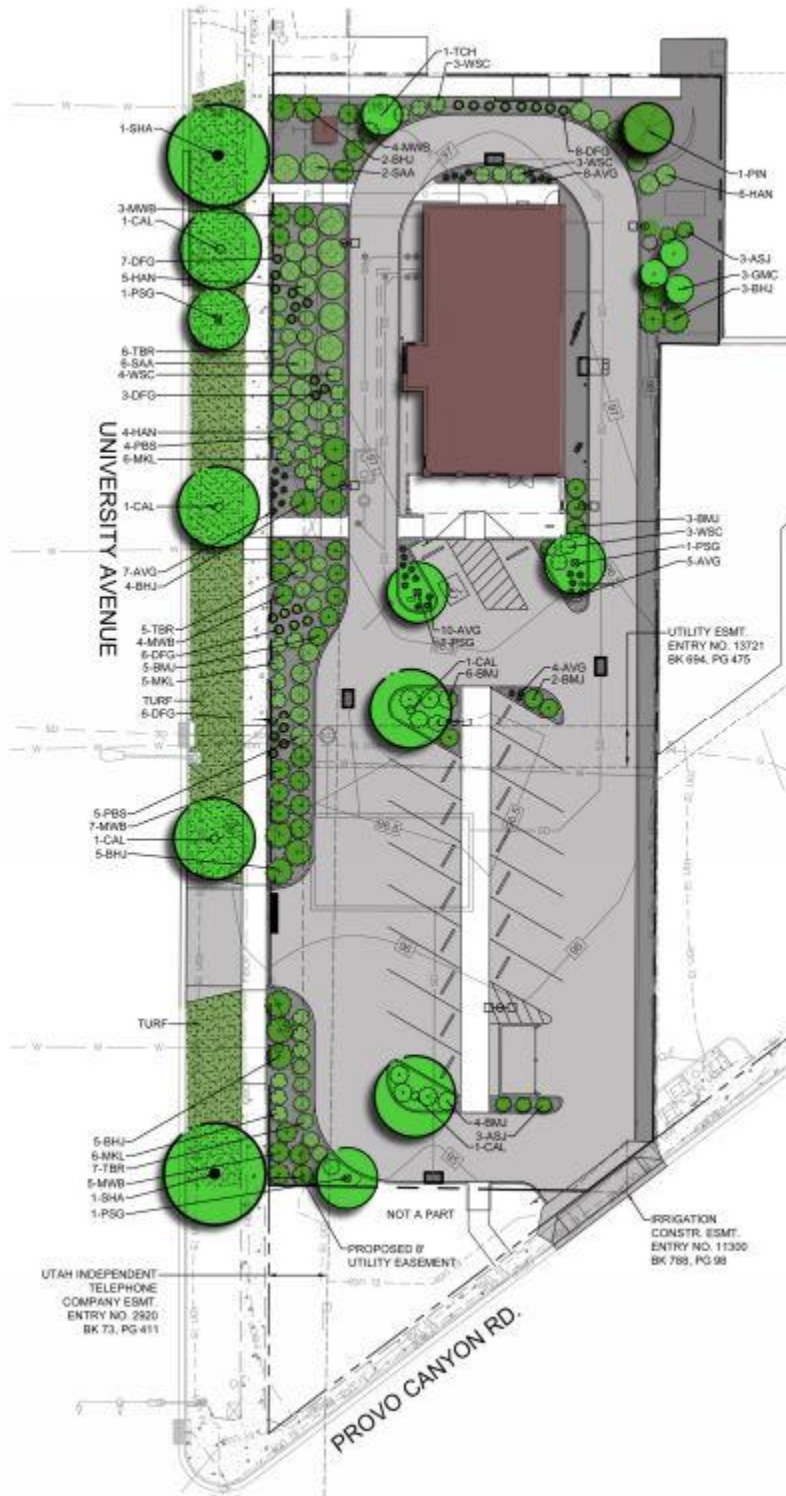
## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the proposed project plan for a new Starbucks coffee shop, pending the approval of a conditional use permit for the reduced parking on site.

**ATTACHMENTS**

1. Proposed Site Plan
2. Proposed Elevations

ATTACHMENT 1 – PROPOSED SITE PLAN



ATTACHMENT 2 – PROPOSED ELEVATIONS



4 EAST ELEVATION - PROPOSED  
 Scale: 1/8" = 1'-0"



3 NORTH ELEVATION - PROPOSED  
 Scale: 1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED  
 Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED  
 Scale: 1/8" = 1'-0"