

**Administrative Hearing
Staff Report
Hearing Date: July 1, 2020**

ITEM # 1 Kaylyn Brough requests Project Plan approval for remodel of existing commercial space for a Starbucks coffee shop with a drive-up window, located at 979 S University Ave in the Regional Commercial (SC3) zone. East Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20200146

Applicant: Kaylyn Brough

Staff Coordinator: Dustin Wright

Property Owner: EAST BAY SHOPPING CENTER LLC

Parcel ID#: 38:163:0030

Acreage: 0.63

Number of Properties: 1

Number of Lots: 1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is July 15, 2020 5:00 P.M.*
2. **Deny** the requested project plan. *This action would not be consistent with the recommendations of the Staff Report. The hearing officer should state new findings.*

Current Legal Use:
Commercial space

Neighborhood Issues:
No issues have been made know to staff.

Summary of Key Issues:
New drive-thru to be added to an existing retail pad site.

Staff Recommendation:
Approval of the requested project plan for a remodel of existing commercial space with a new drive-up window located at 979 S University Ave.

OVERVIEW

The applicant has requested project plan approval for a remodel of an existing pad site in the East Bay Shopping Center. The proposed project plan will have a new drive-thru window that is a change to the existing site ingress/egress from the current layout and demo a portion of the building. The pad site has sufficient parking for the proposed use

FINDINGS OF FACT

1. The property is located in the Regional Shopping Center (SC3) zone.
2. Eating places/restaurants (SLU #5810) are listed as a permitted use in the SC3 zone. (14.20.020(4))
3. The property is 0.63 acres.
4. There is an existing structure on the property that has been used for commercial retail.
5. A traffic study was done for this site with the proposed use.
6. The Starbucks will be 2,240 square feet.
7. Parking is one stall per 100 square feet.
8. The parking requirement is 23 stalls.
9. There are 29 stalls provided with additional parking available as shared parking within the East Bay Shopping Center.
10. The proposed drive-thru meets the parking requirement of three stacked spaces for a drive-thru (14.34.060).
11. The submitted traffic study was approved by CRC.

CONCLUSIONS

Staff finds that the proposed project plan meets the requirements of the SC3 zone for the proposed use. The use is permitted in the zone, and there will be sufficient parking to accommodate the proposed coffee shop with a drive-thru. The traffic study indicated that there would be minimal increase in traffic, with 29 new vehicle trips generated with the proposed use.

RECOMMENDATION

Approval of the requested project plan for a remodel of existing commercial space with a new drive-up window located at 979 S University Ave.

APPLICANT AGREEMENT TO CONDITIONS

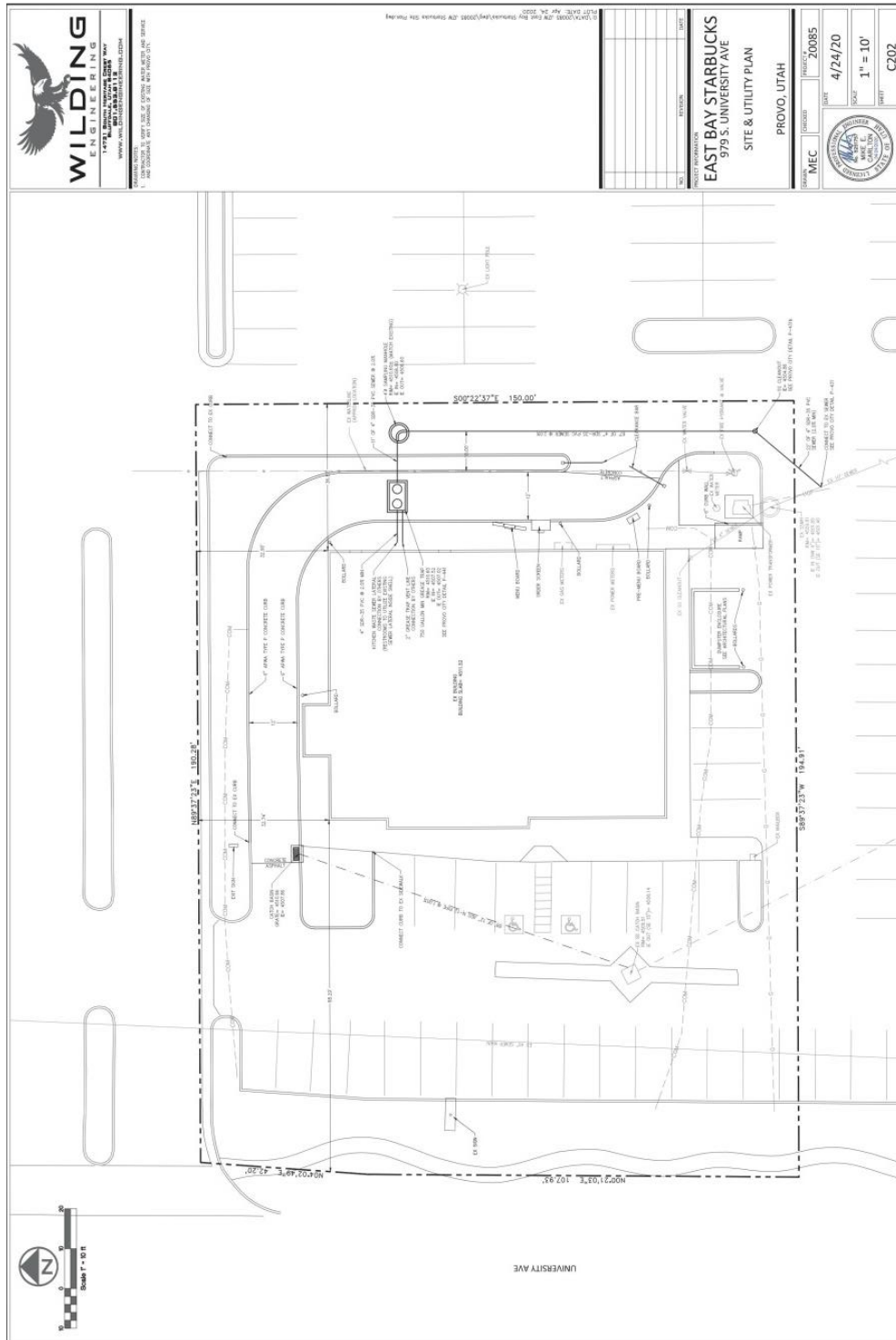
Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

(x) _____ Date _____

ATTACHMENTS

1. Site plan
2. Traffic Study
3. Elevations

Attachment 1 - Site plan



Attachment 2 – Traffic Study



MEMORANDUM

Date: June 4, 2020
To: Mike Carlton
From: Hales Engineering



Subject: Provo East Bay Starbucks TGS

UT20-1689

This memorandum discusses the trip generation study completed for the proposed East Bay Starbucks in Provo, Utah. A vicinity map of the proposed development is shown in Figure 1.

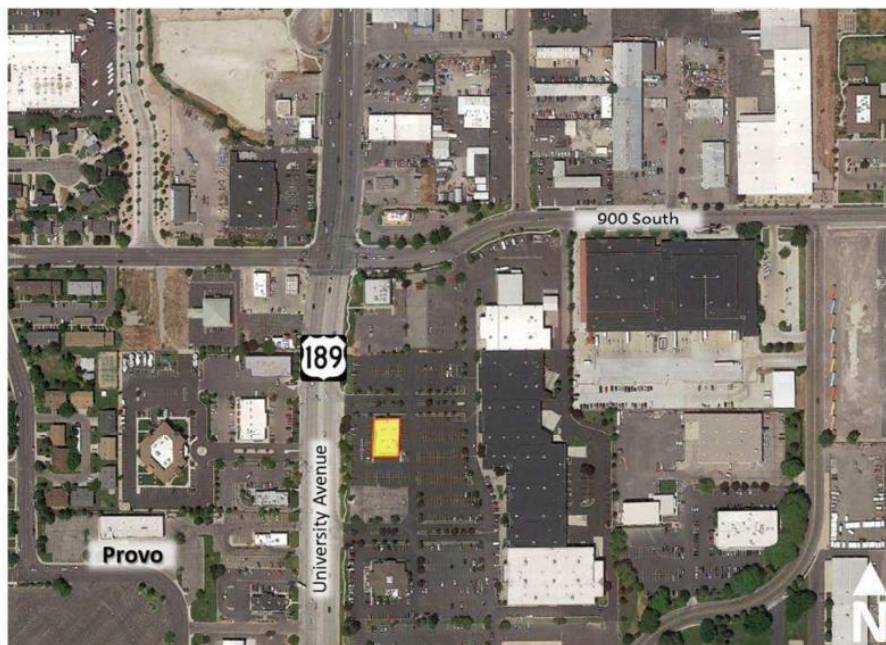


Figure 1: Vicinity map of the proposed development in Provo, Utah



Background

The proposed East Bay Starbucks development is located on the east side of University Avenue (US-189) to the south of 900 South in Provo. The project includes a 2,200 sq. ft. coffee shop. It is anticipated that the project traffic will access the site primarily through two existing accesses on University Avenue (US-189). A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Coffee Shop 2,200 sq. ft.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed coffee shop will generate approximately 1,806 trips on an average weekday, including 196 trips during the morning peak hour, and 96 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Provo - East Bay Starbucks TGS											
Weekday Daily											
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Pass-by Reduction	Net Trips Entering	Net Trips Exiting	Total Daily Trips
Coffee/Donut Shop with Drive-Through Window (937)	2.2	1,000 Sq. Ft. GFA	1,806	50%	50%	903	903	70%	271	271	542
Project Total Daily Trips						903	903		271	271	542
Morning Peak Hour											
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Pass-by Reduction	Net Trips Entering	Net Trips Exiting	Total a.m. Trips
Coffee/Donut Shop with Drive-Through Window (937)	2.2	1,000 Sq. Ft. GFA	196	51%	49%	100	96	70%	30	29	59
Project Total a.m. Peak Hour Trips						100	96		30	29	59
Evening Peak Hour											
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Pass-by Reduction	Net Trips Entering	Net Trips Exiting	Total p.m. Trips
Coffee/Donut Shop with Drive-Through Window (937)	2.2	1,000 Sq. Ft. GFA	96	50%	50%	48	48	70%	14	14	29
Project Total p.m. Peak Hour Trips						48	48		14	14	29

¹ Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, June 2020

Based on ITE pass-by trip data, the average pass-by percentage for a drive-through fast-food restaurant is 50% for morning and evening peak hours. It was assumed that a coffee shop would have a higher pass-by percentage, so 70% was applied as a conservative estimate, as coffee shops without indoor seating have a pass-by rate of approximately 90% on average. Therefore, it is anticipated that there will be 196 morning peak hour trips that use the project access points, 59 of which will be new trips on the roadways. It is anticipated that there will be 96 evening peak hour trips that use the project access points, 29 of which will be new trips on the roadways.



Conclusions

The findings of this study are as follows:

- The proposed development includes a 2,200 sq. ft. coffee shop. It is anticipated that the project traffic will utilize two existing accesses on University Avenue (US-189).
- It is anticipated that the proposed project will generate approximately 1,806 trips on an average weekday, including 196 trips during the morning peak hour, and 96 trips during the evening peak hour. These are the trips that will use the project access points.
- It is anticipated that approximately 59 of 196 morning peak hour trips will be new trips, the others being pass-by trips. It is anticipated that approximately 29 of the 96 evening peak hour trips will be new trips, the others being pass-by trips.

