

ITEM # 1 Natalie Nichols requests Project Plan approval for Dutch Brother's Coffee, located at 1310 N University Ave in the General Commercial (CG) zone. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20200234

OVERVIEW

Natalie Nichols, an agent for Dutch Bros. Coffee, is requesting project plan approval for a new coffee shop on a 0.37-acre site in the General Commercial (CG) zone. The property, 1310 N University Ave, has been a car wash since 2003. The owners have recently received approval from the Provo City building division to demolish the car wash in preparation of the site for a new drive-thru coffee shop.

The proposal has been going through the Coordinator Review Committee for staff review and still has pending comments from the Public Works and Energy departments.

FINDINGS OF FACT

1. The property is located in the General Commercial (CG) zone.
2. The proposed use is permitted in the zone.
3. The proposed structure is 860 square feet.
4. There are nine parking spaces proposed on the site.
5. The structure meets all code requirements of the CG zone, 14.22.

CONCLUSIONS

Staff finds that the proposed structure and site meets all relevant CG zone requirements for landscaping, building regulations, and parking. The plan does not show any dine-in seating and has two lanes for stacking in the drive-thru. The nine parking stalls provided should effectively serve the employees and walk-up customers of the coffee shop, and any future use of the building.

STAFF RECOMMENDATION

Staff recommends that the Administrative Hearing Officer approve the proposed project plan with the following conditions:

That all remaining CRC concerns be addressed prior to building permit approval.

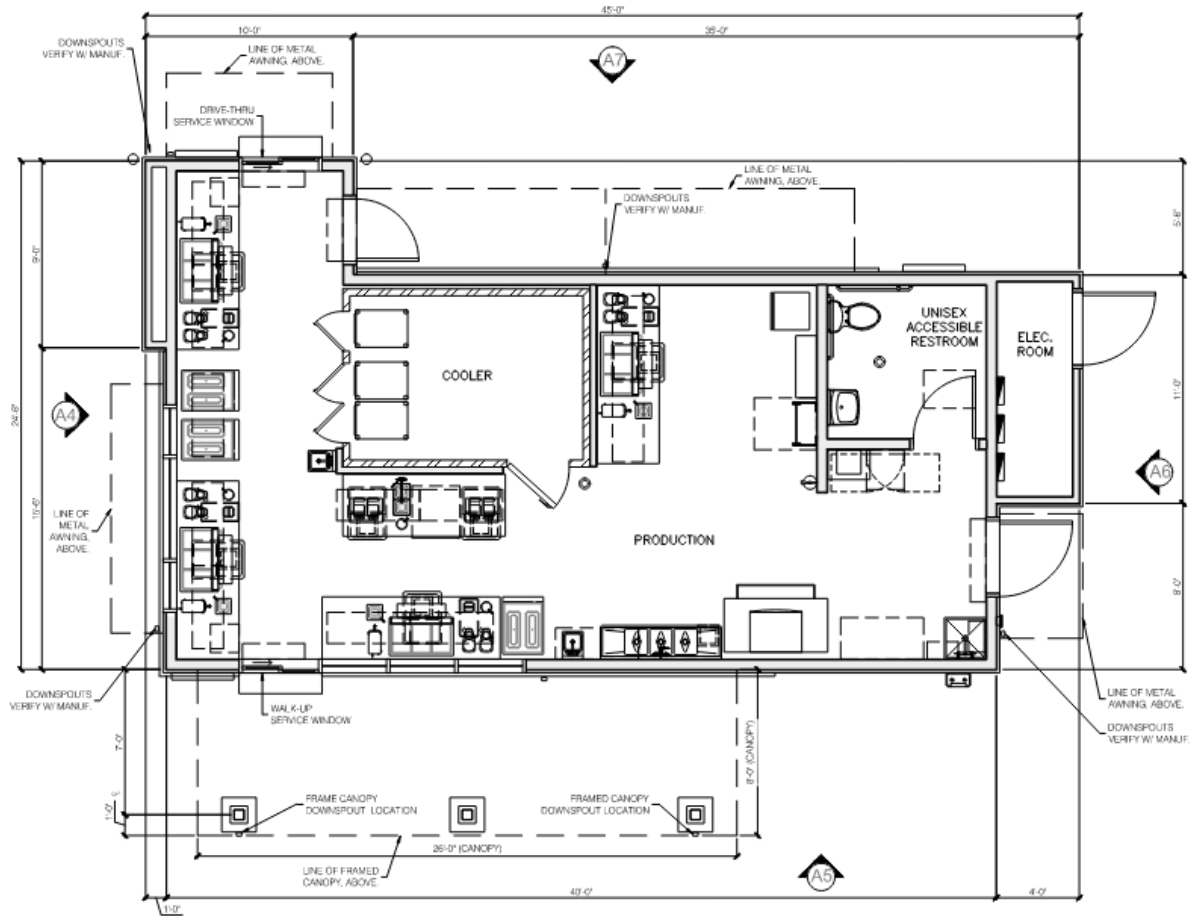
ATTACHMENTS

1. Proposed Site Plan
2. Proposed Floor Plan
3. Proposed Elevations

ATTACHMENT 1 – PROPOSED SITE PLAN



ATTACHMENT 2 – PROPOSED FLOOR PLAN



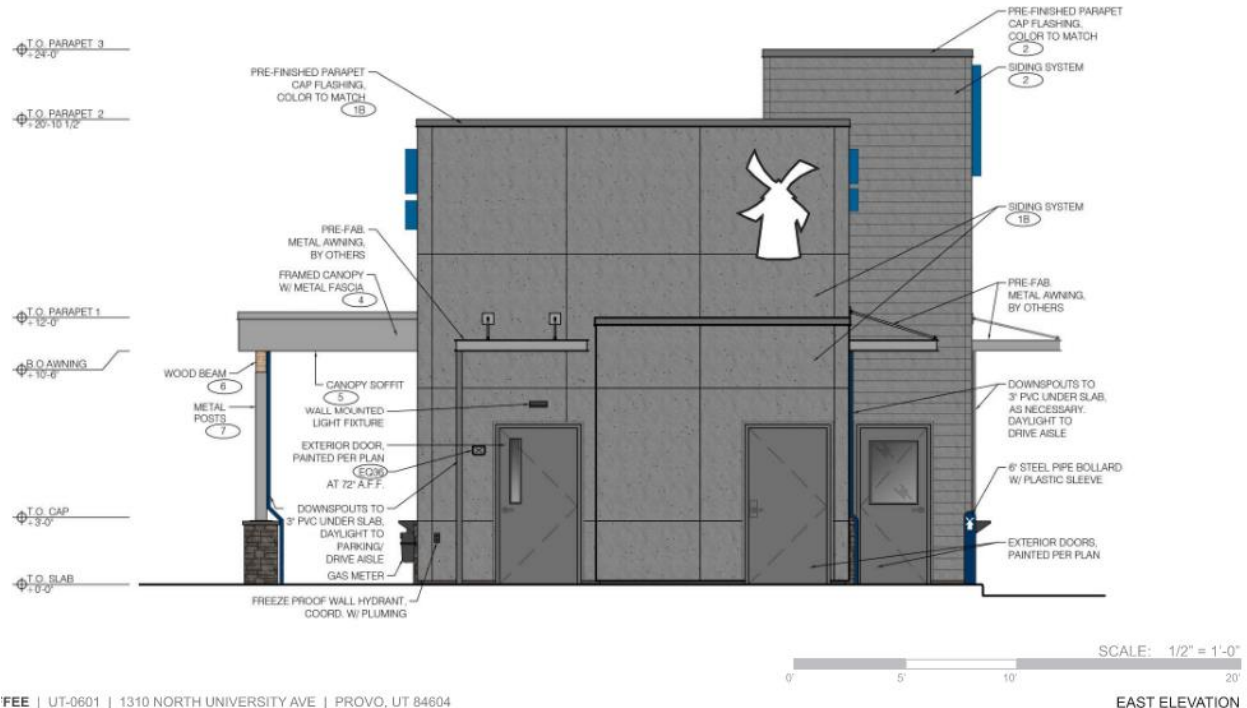
ATTACHMENT 3 – PROPOSED ELEVATIONS



3 COFFEE | UT-0601 | 1310 NORTH UNIVERSITY AVE | PROVO, UT 84604



GNICH ARCHITECTURE DUTCH BROS COFFEE | UT-0601 | 1310 NORTH UNIVERSITY AVE | PROVO, UT 84604



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EAST ELEVATION



CH | DUTCH BROS COFFEE | UT-0601 | 1310 NORTH UNIVERSITY AVE | PROVO, UT 84604

DRIVE-THRU WINDOW - NORTH ELEVATION