

# Administrative Hearing Staff Report Hearing Date: August 19, 2020

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

Applicant: Natalie NicholsCStaff Coordinator: Aaron ArdmoreRProperty Owner: Johnny Creek PropertiesRLLCaParcel ID#: 19:074:0074NCurrent Zone: CGN

General Plan Designation: Commercial

Acreage: 0.37

Number of Lots: 1

Total Building Square Feet: 860

#### **ALTERNATIVE ACTIONS:**

- 1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 2, 5:00 p.m.*
- 2. <u>Deny</u> the requested Project Plan. *This* action <u>would not be consistent</u> with the recommendations of the Staff Report. The Hearing Officer should state new findings.

Current Legal Use: Commercial car wash

**Relevant History:** The property was recently purchased, and a demolition permit has been approved for the car wash.

**Neighborhood Issues:** The neighborhood chair chose not to hold a meeting and sees no issues with the proposed use.

#### Summary of Key Issues:

- Existing site is to be scraped clean.
- New building will provide 860 square feet of commercial space for a drive thru coffee shop.
- No dine-in seating will be on the site.
- There will be a walk-up window on the south side of the building.
- The proposed site plan provides nine parking stalls.

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

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

# **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 though 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:

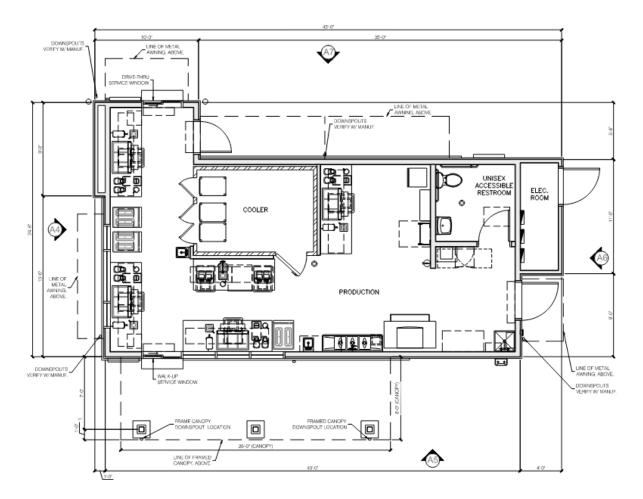
That all remaining CRC concerns be addressed prior to building permit approval.

# **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



20' WEST ELEVATION

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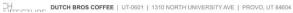


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WALK-UP WINDOW - SOUTH ELEVATION

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DRIVE-THRU WINDOW - NORTH ELEVATION