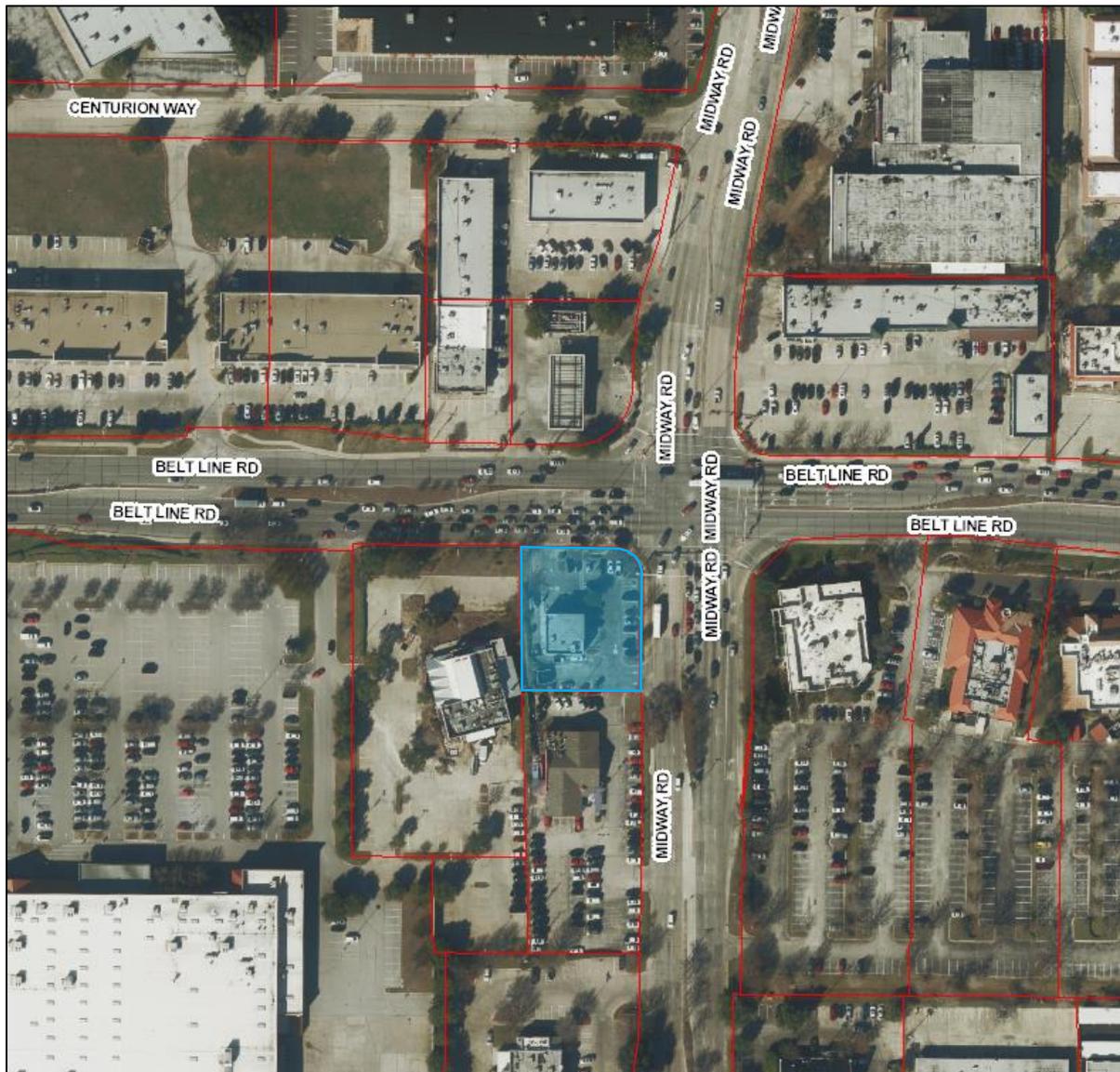


1740-SUP

PUBLIC HEARING Case 1740-SUP/Starbucks. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15099 Midway Road, which property is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a patio.

LOCATION MAP





July 15, 2016

STAFF REPORT

RE: Case 1740-SUP/Starbucks
LOCATION: 15099 Midway Road
REQUEST: Approval of an amendment to the existing Special Use Permit for a restaurant and Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.
APPLICANT: Starbucks represented by Julie Martin of CM Architects.

DISCUSSION:

Background: This property is zoned Local Retail. The site was developed as a gas station in the late 1970s. After sitting vacant for several years, an SUP was approved for the gas station to be redeveloped into a Starbucks with drive-through service in 2005.

Proposed Plan: Although a patio was never formally approved, the site has had outdoor seating for several years. This issue was recently raised when the applicant submitted remodel permits showing the existing exterior patio. Staff could not approve the plans showing the patio, as this was not contemplated in the existing SUP. The applicant is proposing to revise their site plan to incorporate a patio area of 127 square feet with seating for 10. This represents a slight reduction from the patio area and amount of seating existing currently. This was necessary in order to meet parking requirements.

Parking: The interior of the Starbucks is 1,744 square feet. The proposed patio is 127 square feet. This results in a total of 1,871 square feet. Restaurants in the Local Retail district are required to have parking at a ratio of 1 space per 70 square feet. This results in 27 parking spaces being required which is equal to the number of spaces provided on the site.

RECOMMENDATION: APPROVAL

Staff recommends approval of the request subject to no conditions.

Land Use Analysis

Attributes of Success Matrix

Starbucks, 15099 Midway Road

1740-SUP

Attribute	Comment	Score
Competitive	This is a prominent corner and Starbucks is very successful.	
Safe	This development is safe.	
Functional	The size of the site causes queuing issues with the drive-through that can back up traffic on Midway during the morning rush hour.	
Visually Appealing	This development is visually appealing.	
Supported with Amenities	The site is a good location for restaurants, retail, and other support services.	
Environmentally Responsible	The site is well landscaped and Starbucks focuses on environmental responsibility as a company.	
Walkable	The sidewalks adjacent to this property are narrow.	
Overall Assessment	The formal approval of the patio will continue to allow Starbucks to operate as it has for several years.	