



March 11, 2021

STAFF REPORT

RE: 1825-SUP/Dutch Bros Coffee

LOCATION: 14310 Marsh Lane

REQUEST: Approval of a Special Use Permit for a restaurant with drive-thru only service to permit a new coffee shop drive-thru within the Brookhaven Village Shopping Center.

APPLICANT: Eric L. Nunnally Sr., The Nunnally Studio Architects

DISCUSSION:

Background: This subject property is located at 14310 Marsh Lane and is, a currently vacant, .867 acre pad site within the Brookhaven Village Shopping Center, which has been under redevelopment since 2017. Brookhaven Village is part of the Vitruvian Park Development and is included as Block 211 in Vitruvian Parks' Planned Development District Concept Plan, through Ordinance 007-034, as previously amended by ordinances O13-026, O16-017, O16-018, and O19-06.

As the Brookhaven Village Shopping Center redeveloped, two pad sites fronting Marsh Lane were allocated for potential new drive-thru tenants, not to exceed approximately 4,000 square feet. The applicant, Dutch Bros Coffee is the first of these tenants, proposing to develop the southernmost pad site into a drive-thru coffee shop. Headquartered out of Oregon, Dutch Bros Coffee is considered the largest privately held drive-thru coffee chain in the United States. The PD Ordinance allows food establishments with drive-thru service through a Special Use Permit (SUP), only within Block 211 of the Concept Plan. Therefore, the applicant is requesting an SUP for a restaurant with drive-thru service, without alcohol service.

Proposed Plan: The applicant is proposing to fully develop the pad site for the 950 square foot coffee shop building, which will solely be used for kitchen and order intake, and drive-thru service. While the applicant is known for drive-thru service only and is currently only proposing drive-thru service operation, they have included the 336 square foot covered patio area in front of the walk-up order window as a potential seating area, consisting of two 4-top tables. The total requested SUP area is 1,286 square feet.

Uses: The PD Ordinance allows restaurants with drive-thru facilities through the approval of an SUP within Block 211. The proposed use complies with the ordinance.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. Block 211 is exempt from the build-to-line

requirements, no setback or height requirements are provided, and this particular pad site is limited to 4,000 square feet of building area. The proposed plans meet these standards.

Exterior Facades. The PD Ordinance exempts Block 211 from masonry requirements but limits the number of materials to a maximum of three. The proposed plans show the building to be primarily constructed of stucco and fiber cement siding, with masonry accents, which meets the requirement.

Parking: The PD Ordinance for this shopping center requires a parking ratio of 1 space per 100 square feet for restaurants, requiring a total of 13 parking spaces. The overall site plan shows a total of 43 parking spaces provided on site.

Landscaping: The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance and all requirements have been met.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, it is the Town expectation that they be brought into compliance, where feasible. The streetscapes for this entire property have been constructed as part of the overall shopping center redevelopment plans and comply with the MTP requirements.

Traffic: Given the proposed scope of work, a focused Traffic Impact Assessment (TIA) was required by the Town's consultant engineer to determine trip generation and trip distribution in an effort to anticipate site volume for the proposed driveway and the existing shared access driveway. The focused TIA identified that a right turn auxiliary lane is not recommended for either driveway to the pad site and recommended to permit the proposed roadway connections along Marsh Lane to remain without right-turn deceleration lanes. The Town's consultant engineer has reviewed and accepted these findings.

RECOMMENDATION: **APPROVAL**

Dutch Bros Coffee is a successful drive-thru coffee chain priding themselves on outstanding customer service. Given the diverse mix of residential, employment and institutional uses in the surrounding area, this location would be fitting for such a use.

Staff recommends approval of the request without conditions.



Case 1825-SUP/Dutch Bros Coffee

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 14310 Marsh Lane, which property is currently zoned Planned Development (PD) through Ordinance 007-034, as amended by ordinances O13-026, O16-017, O16-018, and O19-06, by approving a Special Use Permit for a new restaurant with drive-thru only service, subject to the following condition:

- The applicant shall work with Staff in order to establish an approved Traffic Control Plan for this site

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none