

# **Dutch Bros Coffee Special Use Permit (1825-SUP)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

**ADDISON**

# Case 1825-SUP Dutch Bros Coffee

ADDISON

## LOCATION:

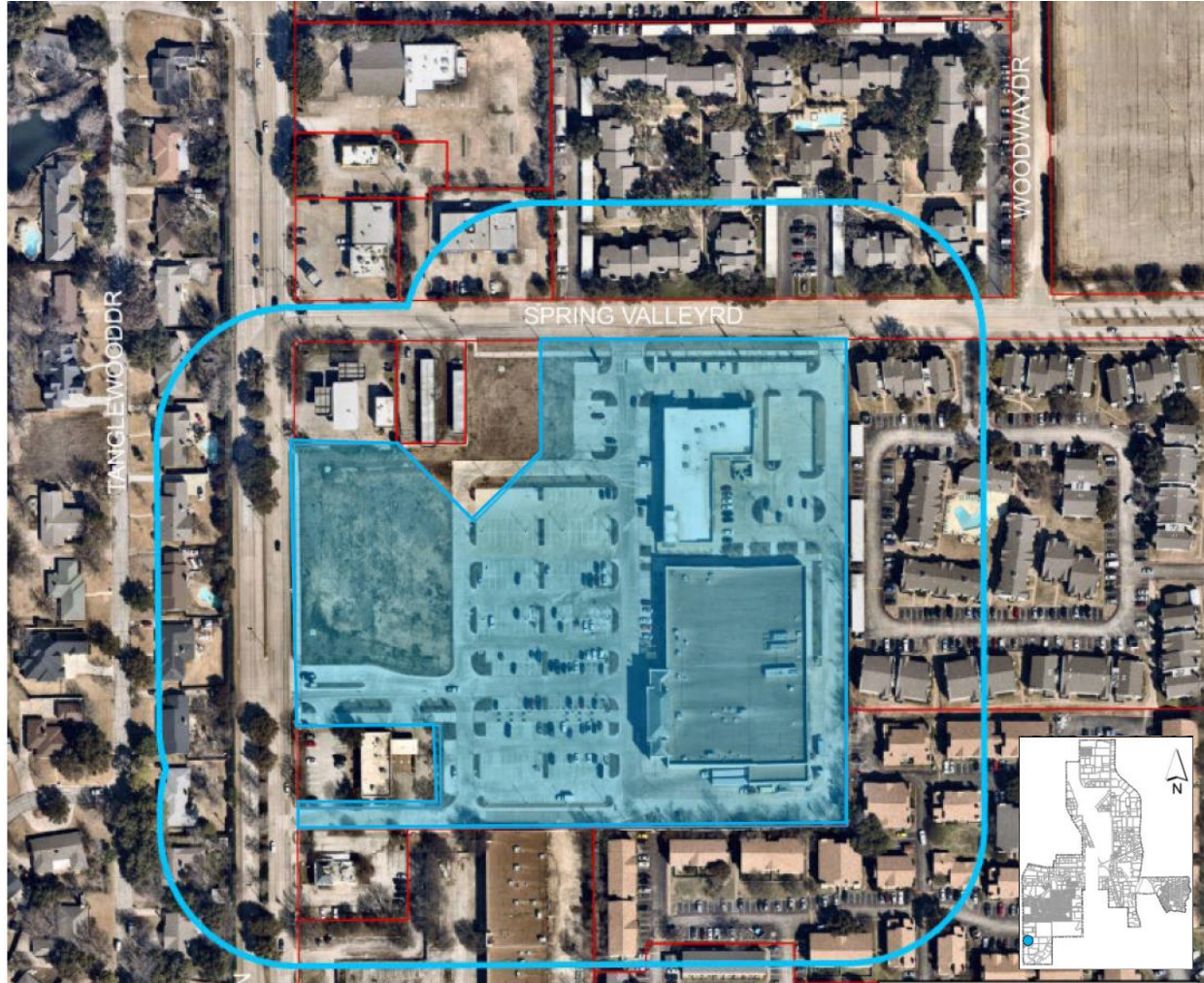
14310 Marsh Lane

## 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.

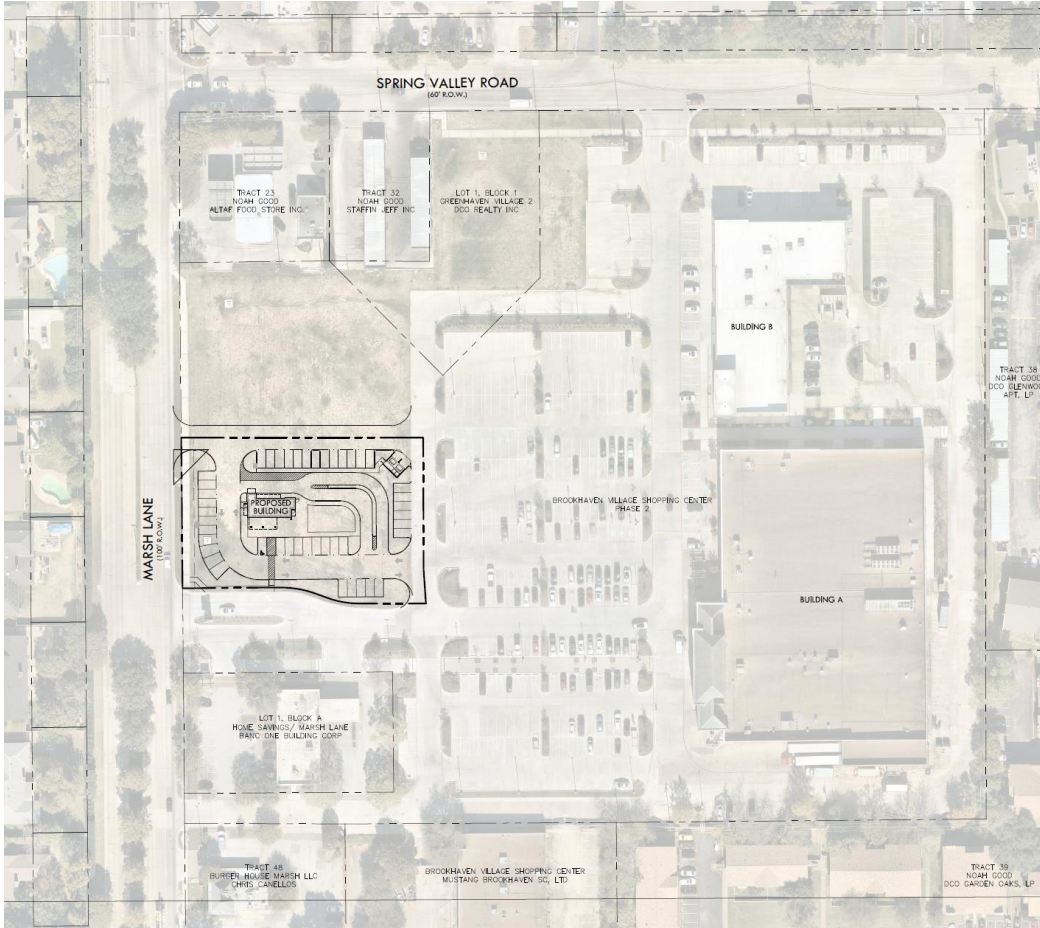
## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed use and associated site conditions at the subject property.

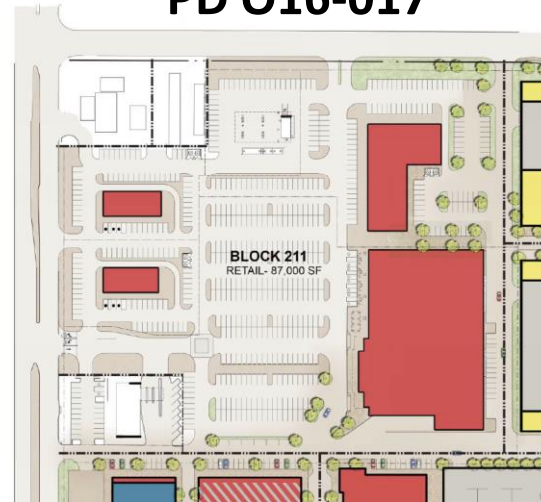


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## PD 016-017



## PROJECT HISTORY:

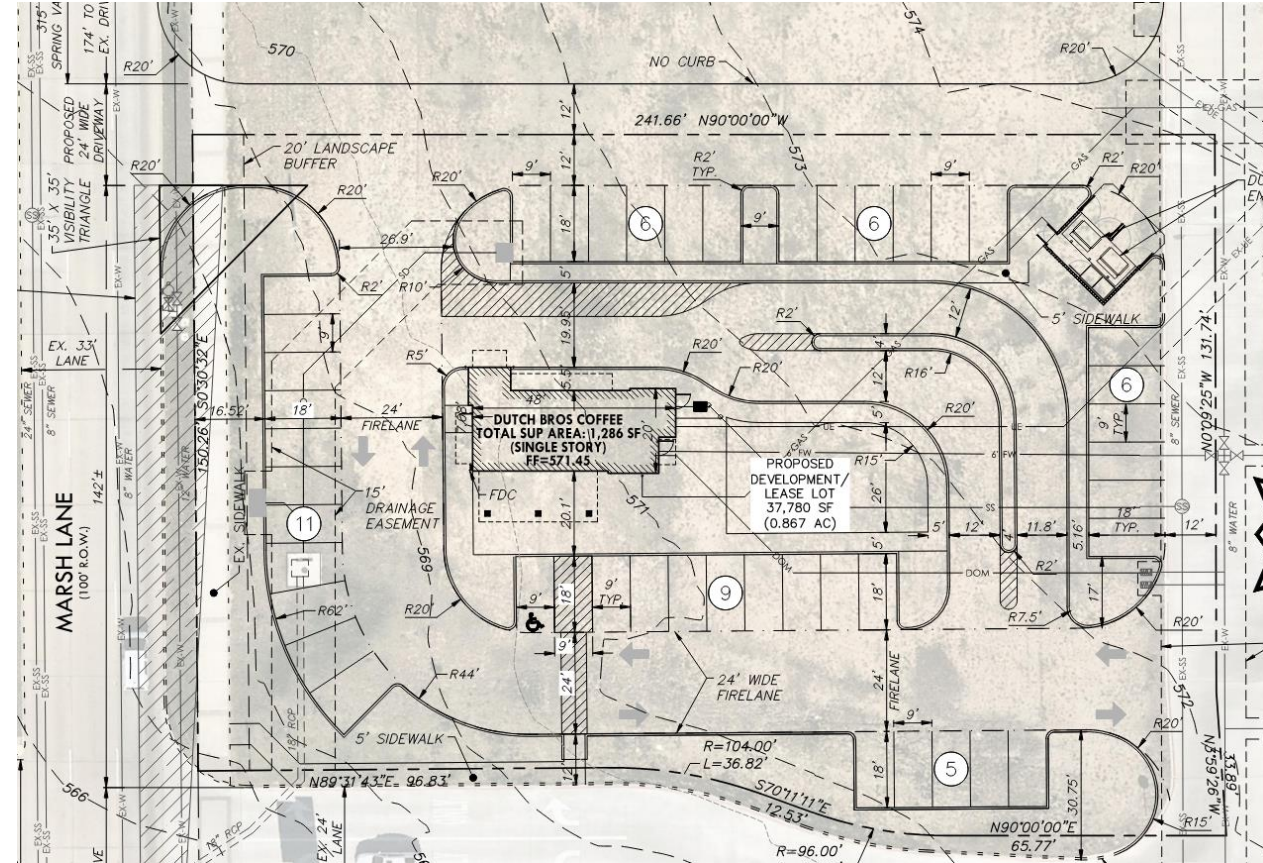
Nov 2007 – Rezoned to PD as part of Vitruvian Park development

May 2016 – Amended PD and development standards to support redevelopment of Brookhaven Village Shopping Center

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## Restaurant Use – Drive Thru and Walk Up Only:

- 950 SF of interior floor area (employees only)
- 336 SF of patio space (includes two, 4-top tables)
- Drive-thru with capacity for 29 vehicles on site
- 43 off street parking spaces
- New curb cut to the north of the building providing right in/right out access to and from Marsh Lane
- PD O16-017 permits blocks less than 200' in length for the Brookhaven Village Shopping Center



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## DEVELOPMENT STANDARDS & PARKING:

Plans comply with PD dimensional standards and exceeds PD parking requirements by 30 spaces

## OPEN SPACE AND LANDSCAPE:

Plans comply with landscape requirements of the PD

## EXTERIOR APPEARANCE:

Façade plans fully comply with the PD development standards

## STREETSCAPES:

As part of the redevelopment plans for the center, streetscape was already upgraded to fully comply with the Master Transportation Plan



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## ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

Concern that stacking for the drive thru service will back up offsite and will disrupt traffic on Marsh Lane

## SOLUTION PROPOSED BY DUTCH BROS:

- Implement “Grand Opening” and “Normal Operations” traffic mitigation plans
- “Chick-fil-A” style drive through allowing for more efficient service

## OTHER POTENTIAL MITIGATION OPTIONS:

- Employ traffic management service during initial peak period
- Secure the right to use adjacent parking areas during initial peak period
- Consider offsite drive aisle improvements



## RECOMMENDATION:

Staff recommends **approval of the request, subject to the following condition:**

- The applicant shall obtain staff approval of a traffic mitigation plan prior to commencement of site work.