



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 19, 2022*

**Agenda Item:** 1020 E 1<sup>st</sup> Street – 7 Brew Drive-Thru Coffee – Site Plan  
**Report Date:** April 14, 2022  
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Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 1020 E 1<sup>st</sup> Street, 7 Brew Drive-Thru Coffee.

**Project Summary:**

The subject property is generally located west of the E 1<sup>st</sup> Street and NE Delaware Avenue intersection on the site of the former Burger King restaurant. The subject property is approximately 1.26 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District. Neighboring properties in all directions are zoned either C-2 or C-2 w/restrictions. The applicant is proposing to demolish the existing building on the site to construct an approximate 510 square-foot drive-thru coffee shop.

Plans call for the demolition of the former Burger King structure and the removal of a portion of existing concrete on the west side of the site. The proposed 510 square-foot coffee shop will be located near the southwest corner of the parcel, while parking on the site will be located exclusively on the east side of the building. Portions of the existing parking area will be removed and replaced, but overall, the size and layout of the parking area will largely stay the same. In total, 11 new parking stalls will be provided with the development, meeting the 6-parking stall minimum that is required for this use. Additionally, 37 parking stalls that were associated with the former Burger King restaurant will remain on the subject property until future plans for the east portion of the parcel have been decided. Vehicular access to the site will utilize the existing shared access drive to enter the property from E 1<sup>st</sup> Street, while the existing drive-thru will be modified to accommodate a two-car drive-thru aisle.

The landscaping shown on the plans satisfy the open space and pavement shading requirements of the Code. A combination of both existing and newly installed plantings will be utilized to satisfy the landscaping requirements. Utility services already exist on the site and will be adjusted accordingly to provide the proposed structure with water and sanitary services. Storm water will be detained via an existing regional detention basin that was used by the former Burger King restaurant. The increase in the impervious surface on the site is small enough that the regional basin will be able to accommodate the development adequately.

The exterior of the proposed building will be constructed almost entirely of brick with portions of metal trim throughout. The submitted elevations show brick at the base of the building and in large quantities on all four facades; meeting the minimum primary material requirements for each wall. A metal canopy will overhang portions of the drive-thru and parking lot to provide cover for employee and patrons, similar to other restaurants with drive-thru services. The submitted elevations also show the proposed trash enclosure on the site being constructed of brick to match the proposed building. Lastly, an outdoor refrigeration unit

is shown on the plans, located directly behind (north) the primary structure. The refrigeration unit will have brick on each of its four walls to match the trash enclosure and primary structure.

**Site Plan Worksheet**  
**1020 E 1<sup>st</sup> Street – 7 Brew Drive-Thru Coffee – Site Plan**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

**A. Site Development**

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed building sits near the southwest corner of the lot and runs north to south. The primary building façade faces south towards E 1<sup>st</sup> Street, similar to the existing commercial properties in the area.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan generally complies with the landscaping and parking requirements of the Code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. Code requires a minimum of 6 parking stalls for this development based on its size and use. Plans call to remove and replace portions of the parking area to provide 11 new stalls for the coffee shop. 37 stalls associated with the former Burger King restaurant will remain until plans for the east portion of the property have been decided.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The City's Traffic Engineering Division has deemed the size and use of the development to be appropriate for the surrounding streets. No further traffic analysis is needed at this time.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking stalls will be located exclusively on the east side of the proposed building, while a double drive-thru wraps around the north and west sides. Pavement shading requirements have been satisfied through the use of existing and proposed landscaping.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

A trash enclosure will be located near the north end of the site near the drive-thru access. The proposed trash enclosure will be constructed of brick to match the proposed building. Additionally, an outdoor refrigeration unit and pad is proposed to be located directly behind (north) the primary structure on the site. The refrigeration unit will have large quantities of brick on all four walls to match the primary structure and trash enclosure.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Lighting on the site will be directed away from adjoining properties and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water will drain from one of the multiple storm water intakes to a regional detention basin near the site.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

Existing utilities are already present on the site due to the former Burger King restaurant operating on the subject property. Utilities will be adjusted accordingly to provide the development with water and sanitary.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the north side of the proposed building.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The existing and proposed landscaping conforms and generally meets the requirements of the Code.

## **B. Building Design**

- 1. Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed 510 square-foot building is smaller in size than the existing structure on the site, however, there may be plans to utilize the remaining east portion of the site in the future. The design of the proposed structure aligns with the building design standards of the Code.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The materials utilized for the proposed building consist almost entirely of brick with the exception of the proposed canopy. The minimum primary material requirements of the Code have been met.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

Both the outdoor refrigeration unit and trash enclosure on the site have been positioned to be located behind the primary structure and away from E 1<sup>st</sup> Street. Both structures will utilize large quantities of brick to match the primary structure.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There is only one building being proposed on the site.

## **C. Signs**

Final design and allowances of signage will be determined with future sign permits.

## **D. Factors for Evaluation**

**The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:**

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted generally conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks required by Code and the other sites in the neighboring area.

**3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The layout and circulation system for traffic on the site is appropriate. It is anticipated that the parking area, open space, and drive-thru will be utilized in a similar manner to which is was previously.

**4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed 510 square-foot building is comparable in style to the existing commercial properties along E 1<sup>st</sup> Street. The proposed building, refrigeration unit, and trash enclosure will be constructed primarily of brick.

**5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impact on these utility systems can be accommodated adequately.