



# Planning Commission Hearing Staff Report Hearing Date: May 8, 2019

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**ITEM #2** Katie Kahler requests a Conditional Use Permit for reduced parking at a proposed Starbucks coffee shop located at 1158 N University Ave in the General Commercial (CG) Zone. Carterville neighborhood. Aaron Ardmore (801) 852-6404 PLCUP20190147

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<p><b>Applicant:</b> Katie Kahler</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> SB BYU LLC</p> <p><b>Parcel ID#:</b> 19:075:0012</p> <p><b>Acreage:</b> 0.61</p> <p><b>Number of Properties:</b> 1</p> <p><b>Number of Lots:</b> 1</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 22,2019 at 5:00 P.M.</i></p> <p>3. <b>Deny</b> the requested Project Plan. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Planning Commission should <u>state new findings.</u></i></p>	<p><b>Current Legal Use:</b> The property is a vacant commercial lot.</p> <p><b>Relevant History:</b> The most recent use on the land was a Burger King restaurant, which was demolished in 2015. There was also a previous approval for a new Costa Vida restaurant to be built at this site, but that plan was abandoned in 2018.</p> <p><b>Neighborhood Issues:</b> The neighborhood chair indicated that a neighborhood meeting would not be needed. Staff has not received any comments regarding this request at the time of this report.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"><li>• The property has been vacant for four years.</li><li>• The project plan has completed CRC review.</li><li>• The plan proposes a 2,400 sq. ft. shop with a drive-thru and outdoor seating.</li><li>• The 17 parking stalls are short of the code required 24 spaces. The Conditional Use Permit request is to apply for a reduction in parking.</li></ul> <p><b>Staff Recommendation:</b> Staff recommends that the Planning Commission approve the proposed Conditional Use Permit for the reduced parking on-site.</p>
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## **OVERVIEW**

Katie Kahler, a representative for Starbucks, requests project plan approval for a new Starbucks restaurant at 1158 N University Avenue. The restaurant would include a 2,400 square foot building on the north end of the site, with a drive-thru wrapping the building. The proposal also includes an outdoor patio and pedestrian access.

The building is in the General Commercial (CG) zone and is a permitted use. Due to the location and small site, the proposal is only showing 17 spaces, seven short of the code required 24 spaces. A separate Conditional Use Permit has been submitted to request the reduction in parking stalls.

## **FINDINGS OF FACT**

1. The property is in the General Commercial (CG) zone.
2. The property is designated as Commercial in the General Plan.
3. The requested land use is permitted in the zone.
4. The proposal is for a 2,400 square foot restaurant.
5. Parking on the site is seven stalls short of code requirement, and will require Conditional Use Permit approval.

## **APPLICABLE ZONING CODES**

Section 14.37.050, Provo City Code.

## **CONCLUSIONS**

Staff has reviewed this proposal through the Coordinator Review Committee review and has given approval on all technical requirements. Planning understands that the walkable location and small site lend themselves to a reduced parking count and feel that the proposed development will benefit this area of the City.

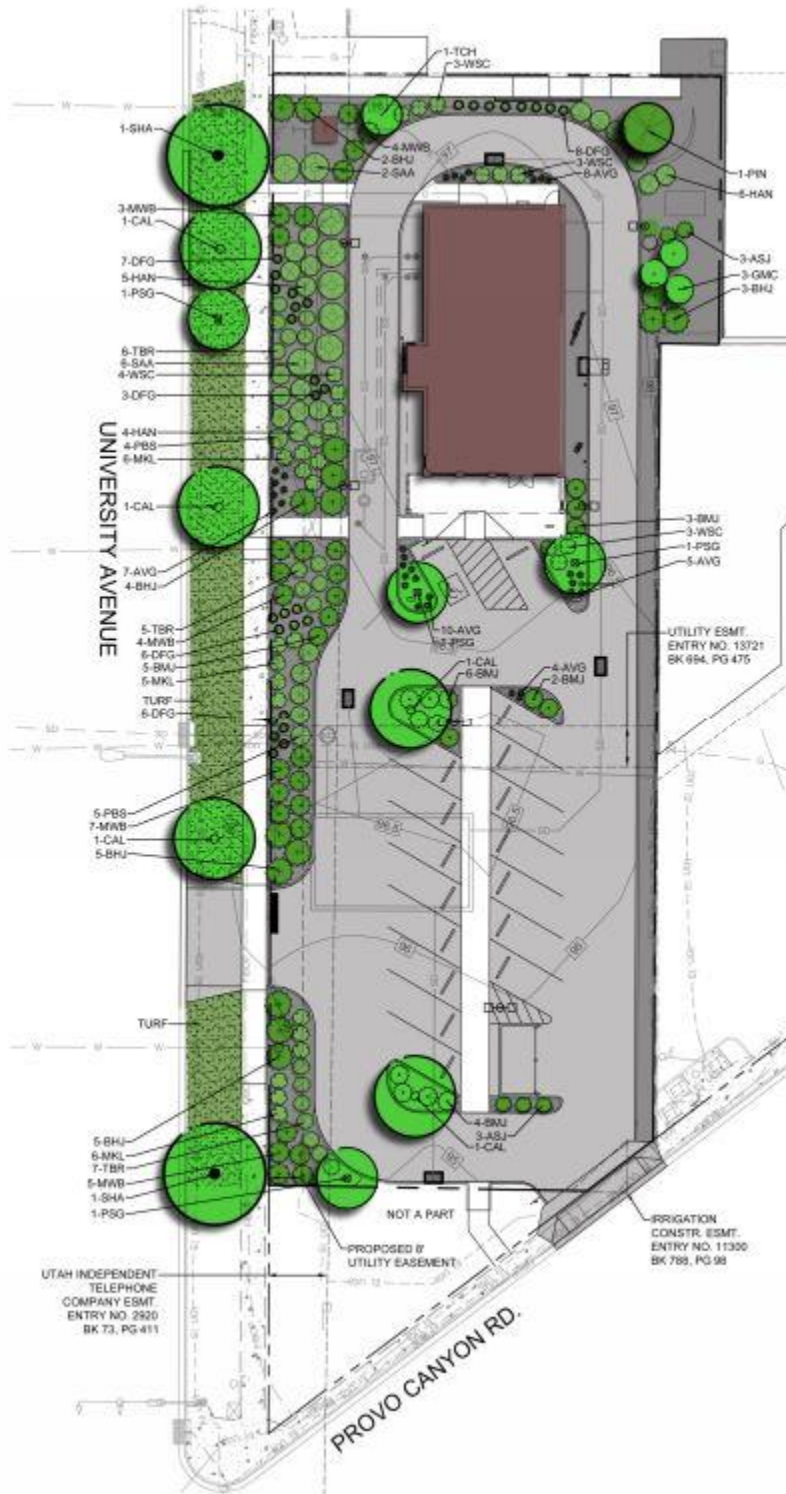
## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the proposed Conditional Use Permit for the reduced parking on-site.

**ATTACHMENTS**

1. Proposed Site Plan
2. Reduction Request

ATTACHMENT 1 – PROPOSED SITE PLAN



## ATTACHMENT 2 – REDUCTION REQUEST



Solutions L.L.C.

1281 E Magnolia St Unit 186 Fort Collins, CO 80524 Phone: (970) 482-1275 Fax: (888) 511-9973

April 19, 2019

City of Provo  
Community Development  
330 W 100 S  
Provo, UT 84601

RE: North University Starbucks  
1158 N University Avenue  
Provo, UT 84604  
Conditional Use Permit

Dear Mr. Ardmore –

In response to the request for a Conditional Use Permit for the reduced parking count at the above noted project, please find below a brief project description and justification statement.

### **Project Description**

The North University Starbucks project is a proposed 2,400 square-foot core and shell building, for a future build-out of a Starbucks Coffee shop. The scope of work also includes all site work development on a 26,940 square-foot lot. Site development includes underground utilities, grading, paving, landscaping and irrigation. A drive-thru will be included and wrap around the east, north and west sides of the building.

### **Reduced Parking Justification Statement**

The site is located adjacent to the BYU campus and nearby housing, which means that a larger percentage of the traffic to this store is anticipated to be pedestrian. The café and patio at the building have been designed in anticipation of this type of traffic, and additional pedestrian connections have been added to accommodate this traffic, while still maintaining the accommodation for the drive-thru traffic. In addition, the small narrow configuration of the site and allowed driveway points of access limit the circulation and available space for parking, as well as a building large enough to accommodate the sit-down customers. This results in a lack of space to meet the parking requirements. Some additional changes have been made to the site plan to address other design concerns, including increasing the landscape area along University Boulevard, and creating a one-way traffic circulation pattern on the site that will help minimize traffic conflicts on the property.