



<b>Committee:</b> Plan Commission	<b>Date:</b> 6/23/2021
<b>Item Number:</b> PC21-0055	<b>Date:</b> 6/23/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Plan Commission Consultation – Conceptual Plan Review of a proposal to locate a drive-thru coffee shop on a one acre parcel at the corner of River Road, Rapids Trail, and Raintree Lane.	

**Details:** The property at the intersection of River Road, Rapids Trail, and Raintree Lane, at the northern end of the River's Crossing subdivision, is zoned B-5 (Community Business). It has an area of just over one acre. It is believed that it was originally intended for a daycare or similar neighborhood business to locate there, but it has never been developed.

The applicant would like to build a small drive-thru coffee shop on the property.

The shop will have an area of roughly 350 square feet and will not include any indoor dining or seating. Instead outdoor seating will be available on a patio between the drive-thru lanes. Patio seating will include Adirondack chairs and small tables, with a total of less than twenty seats. The building, which Biggby Coffee refers to as a "B-Cubed" concept, is prefabricated and delivered to the site. It will have siding made from a material called CastWal, which is a cement polymer that is designed to have the appearance of a brick veneer. It has space inside for the coffee service only, as well as a small restroom for employees. The plans as shown do not include a public restroom, but one will be required by the Building Code, and the applicant has said she would be willing to add an outside entrance to the employee one.

The zoning code requires a minimum of fifty parking spaces for any "drive-in" restaurant, which is a catch all definition that includes all restaurants which serve their food in disposable containers. However, the Plan Commission has leeway to allow restaurants with fewer parking spaces in cases where it is justified by circumstances, and many fast-food and fast-casual restaurants throughout the city do have fewer than fifty spaces. The coffee shop will have a maximum of five employees working on a single shift and will have outdoor seating for less than twenty people. The site plan currently shows twenty-six spaces. The applicant says she wants to emphasize the grab and go nature of the business and discourage loitering, so she thinks that number is more than enough. The plans also show a potential location for up to two food trucks in several of the parking spaces.

Before she makes the significant financial investment that will be required to purchase a franchise and generate detailed plans the applicant wants to make sure the use will be feasible on the site, and wants to get a sense of what the Plan Commission's expectations will be.



**Options & Alternatives:**

**Financial Remarks:** No Financial impact.

**Staff Recommendation:**

No action should be taken at this time. The Plan Commission should discuss the following questions, along with any other items that the Plan Commissioners feel are relevant:

- Does the architecture of the building fit with the residential character of the neighborhood and is it consistent with the Plan Commission's design policies?
- Is the parking in the site plan sufficient to meet the needs of the business?
- What kind of screening and what level of screening would be preferred between the business and the residences on the adjacent properties to the east and south?