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## **7 Brew Drive-Thru Coffee**

Special Exception Use

Project No. P24-043

City Council Meeting

Bethany Grubbs, Planner III

August 26, 2024

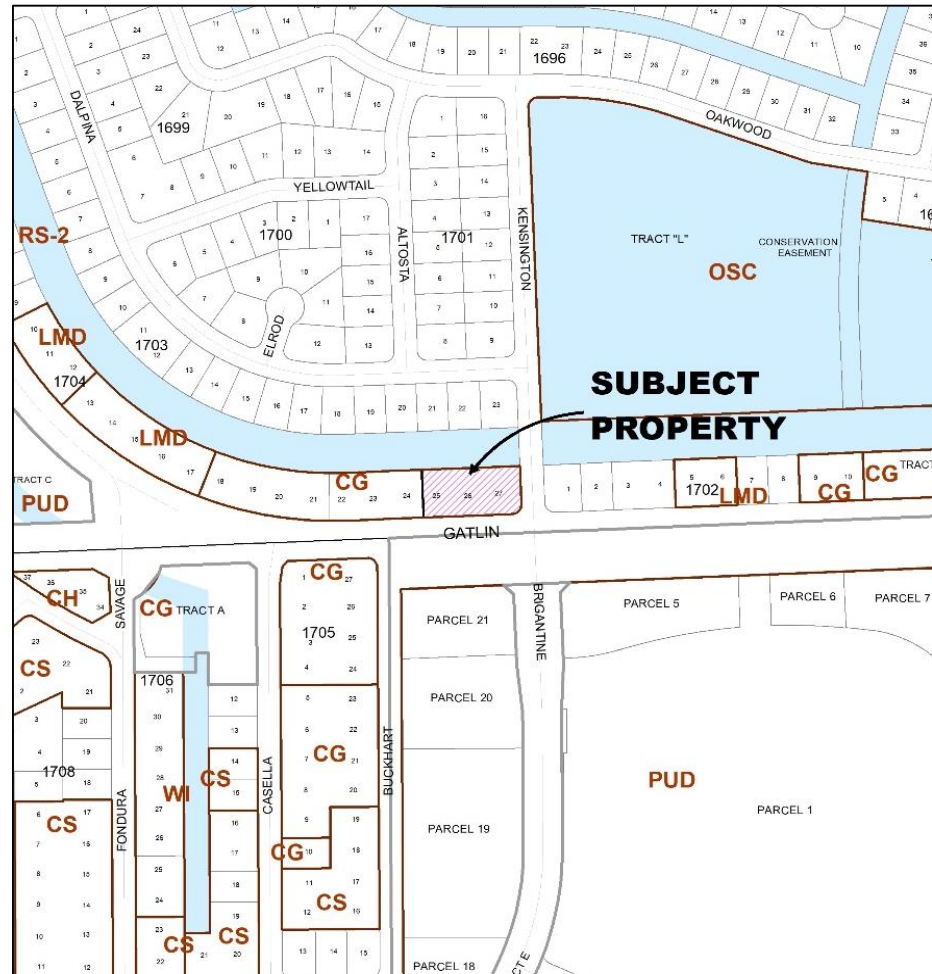
# Request Summary



- Owner/Applicant: Gatlin Blvd Ventures, LLC
- Agent: Zach Middlebrooks, Metro Group Development II, LLC
- Location: The property is located at 1907 SW Gatlin Blvd, generally located northeast of the intersection of SW Gatlin Boulevard and SW Kensington Street.
- Request: Approval of a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances.

# Surrounding Areas

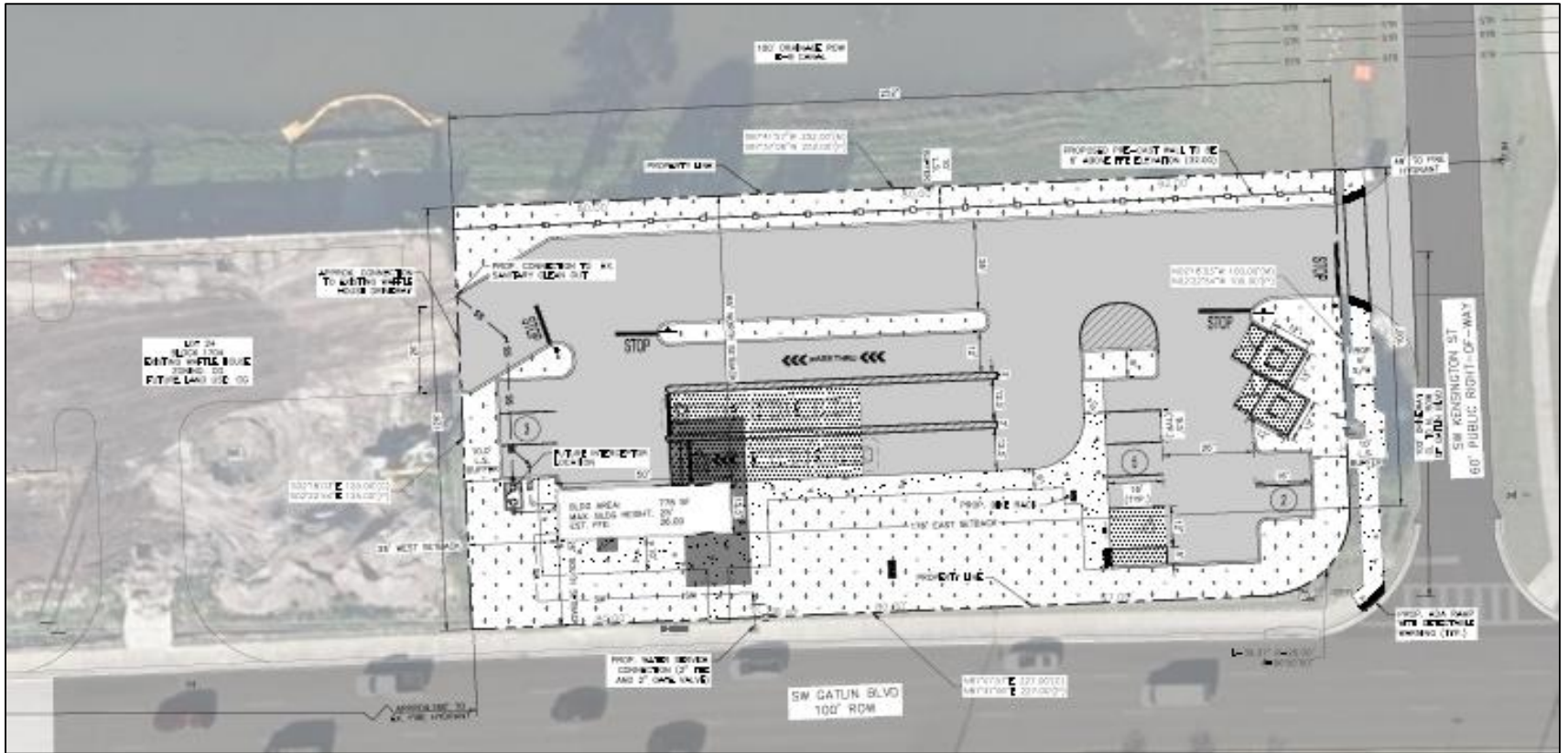
Direction	Existing Use	Future Land Use	Zoning
North	Low density residential – (RL)	Single-Family Residential (RS-2)	Drainage R/W
South	Service Commercial – (CS), & Highway Commercial – (CH)	Planned Unit Development (PUD)	Retail/Medical office
East	Residential, Office, & Institutional – (ROI)	Single-Family Residential (RS-2)	Vacant
West	Residential, Office, & Institutional – (ROI)	General Commercial (CG)	Restaurant



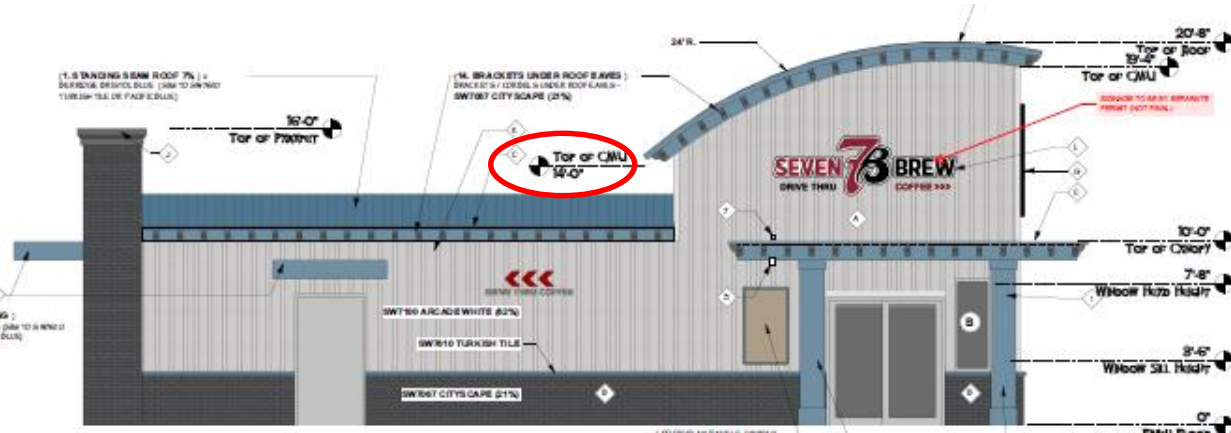
# Aerial Site View



# Conceptual Site Plan



# Color Rendering & Elevations



<b>Evaluation of SEU CRITERIA</b> <b>(Section 158.260)</b>	<b>FINDINGS</b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	<p>The site plan demonstrates that the site has adequate ingress and egress for vehicles, the proposed development will allow for pedestrian safety and convenience. The property is located on the north side of SW Gatlin Blvd., at the corner of the intersection of SW Gatlin Blvd. &amp; SW Kensington Street and has vehicular access along SW Kensington Street, a public roadway. There is cross-access identified on the conceptual plan with the property to the west.</p>
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> <b>(§ 158.260 (B))</b>	<p>Adequate off-street parking is provided for the proposed drive-through use. There will be no indoor dining or patron use. The site is required to have 10 parking spaces at one (1) space per 75 square feet. On-site parking will be used for employee parking only. A buffer wall will be used to screen the proposed development from neighboring residential properties to the north of the site.</p>
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	<p>Adequate utilities are available to service the development.</p>
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	<p>A wall is required. The architectural wall shall be at least 6 feet in height measured from the finished floor elevation of the primary structure on the subject property. Yard setbacks and open space are adequate, to properly serve the proposed development and to ensure compatibility with adjoining properties.</p>
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	<p>No signs or outdoor lighting has been proposed for the site.</p>
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	<p>By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The proposed use is not expected to generate noise or hazards because of the number of persons who will attend or use the facility. The establishment will operate year-round and is open from 5:30 AM to 10:00 PM. Public Works has reviewed the queuing analysis and found it acceptable. The proposed use is not expected to impact the neighbors or surrounding roadways. The proposed use is not expected to adversely impact surrounding properties. The building footprint is proposed at 778 sq. ft. and is adjacent to commercial uses such as a restaurant to the west of the site.</p>

# Traffic Impact Statement

- This development with the Traffic Impact Statement and drive-thru queueing analysis was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this particular development predicts an addition of 17 PM Peak Hour trips to be generated. The drive-thru lane provides capacity for up to fourteen (14).
- No additional mitigation is required.



## Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval of the Special Exception Use at their August 6, 2024 meeting with the following condition of approval:

1. The special exception use is granted solely for the proposed conceptual plan. Should any changes be made to the conceptual plan, the special exception use will be automatically voided.