Legislation Details (With Text)

File #:	2023-5424	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	1/23/2023	**In control:**	City Council - Regular Session
On agenda:	2/28/2023	**Final action:**	
Title:	Public Hearing: Application #PL2022-405 - Preliminary Development Plan - Summer Moon Coffee, 699 NW Blue Parkway; Yaeger Architecture, applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. PC Action Report, 2. Staff Report, 3. Trip Generation Memo, 4. Preliminary Development Plan, 5. Stormwater Memo, 6. Location Map, 7. Applicant Presentation, 8. Staff Presentation		

Date	Ver.	Action By	Action	Result
1/26/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-405 - Preliminary Development Plan - Summer Moon Coffee, 699 NW Blue Parkway; Yaeger Architecture, applicant.

Issue/Request:

Summer Moon Coffee intends to occupy the northernmost tenant space in the existing 7,500 sq. ft., multi-tenant retail building addressed 691-699 NW Blue Pkwy. Summer Moon Coffee seeks to offer drive-through service. The existing multi-tenant building has no drive-through facility. Construction of a drive-through facility is considered a substantial change to the existing retail center and thus triggers the requirement for preliminary development plan approval. There is no expansion of the existing retail center building associated with this application, nor are any significant exterior changes proposed to the building. The only exterior change associated with the drive-through is changing out the existing opaque man-door at the rear of the tenant space with a glass door from which the drive-through transaction will take place.

Jessica Wardle, Applicant Representative
Josh Johnson, AICP, Director of Development Services

With the condition of approval below, the application meets the requirements of the UDO.

1. Development shall be in accordance with the preliminary development plan dated December 6, 2022.
2. A second "Do Not Enter" sign shall be installed at the drive-thru exit. ***(Added by the Planning Commission)***

On a motion by Ms. Rader, seconded by Vice-Chair Arth, the Planning Commission unanimously voted on January 26, 2023, to recommend APPROVAL of Application #PL2022-405 - Preliminary Development Plan - Summer Moon Coffee, 699 NW Blue Parkway; Yaeger Architecture, applicant, with an added condition to require an additional "Do Not Enter" sign at the drive-thru exit.