

Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

The parking code is intended to provide ample parking for patron use. Dutch Bros Coffee does not allow patrons inside the building or have any outdoor seating areas for patrons. The majority of the customers use the drive-thru lane, so Dutch Bros Coffee should not be required to provide as many patron parking spaces.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required parking spaces from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.