



Use Permit Pebblecreek Drive-Through Coffee Shop

City Council
January 24, 2022

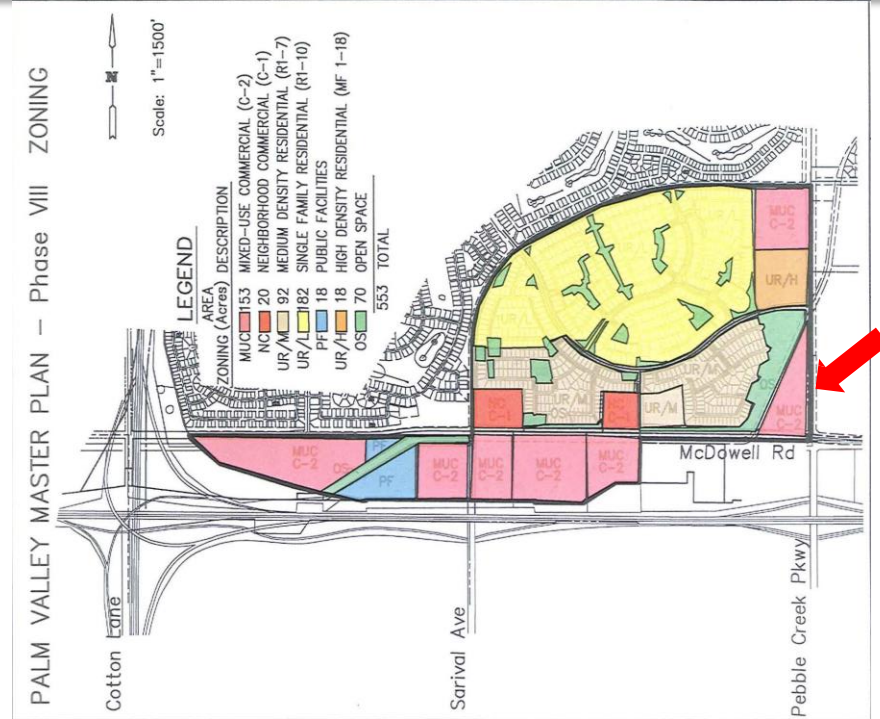


Pebblecreek Coffee Use Permit



BACKGROUND

- Palm Valley Phase 8
- Zoning approved 2005
- Mixed-use commercial
- Cobblestone Creek 2007



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REQUEST

- Use Permit for convenience use
- Only drive-through portion of use
- 1.1-acre parcel within existing commercial center
- Surrounding site improvements completed
- 830 SF building
- 760 SF outdoor patio
- No indoor seating



1/4" = 1'-0"
1 EAST EXTERIOR ELEVATION

1/4" = 1'-0"
2 NORTH EXTERIOR ELEVATION



1/4" = 1'-0"
3 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"
4 WEST EXTERIOR ELEVATION

1



MANUFACTURED: MCM-06
COLOR: BURNING BROWN
LOCATION: TOWER

2



MANUFACTURED: MCM-06
COLOR: BURNING BROWN
LOCATION: TOWER

4



MANUFACTURED: MCM-06
COLOR: BURNING BROWN
LOCATION: TOWER

6



MANUFACTURED: MCM-06
COLOR: BURNING BROWN
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1



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USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area
 - Property & surrounding center intended for commercial uses
 - Proposed use will be similar to other uses permitted in commercial area
 - Traffic and queuing internalized
 - Queue exceeds city standards
 - No nearby residential (~600')

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CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 5-7 AM to 10 PM, 7 days a week
- No recommended restriction on hours

Required traffic mitigation

- Off-site improvements complete

Other concerns

- Use permit for drive-through only – no other concerns at this time

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PUBLIC PARTICIPATION

- Citizen review notice
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No public opposition to project to date
- Commission voted 5-1 forward recommendation of approval

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RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff & PZC recommend approval
- 10 stipulations in staff report