



Use Permit Pebblecreek Drive-Through Coffee Shop

**City Council
February 28, 2022**

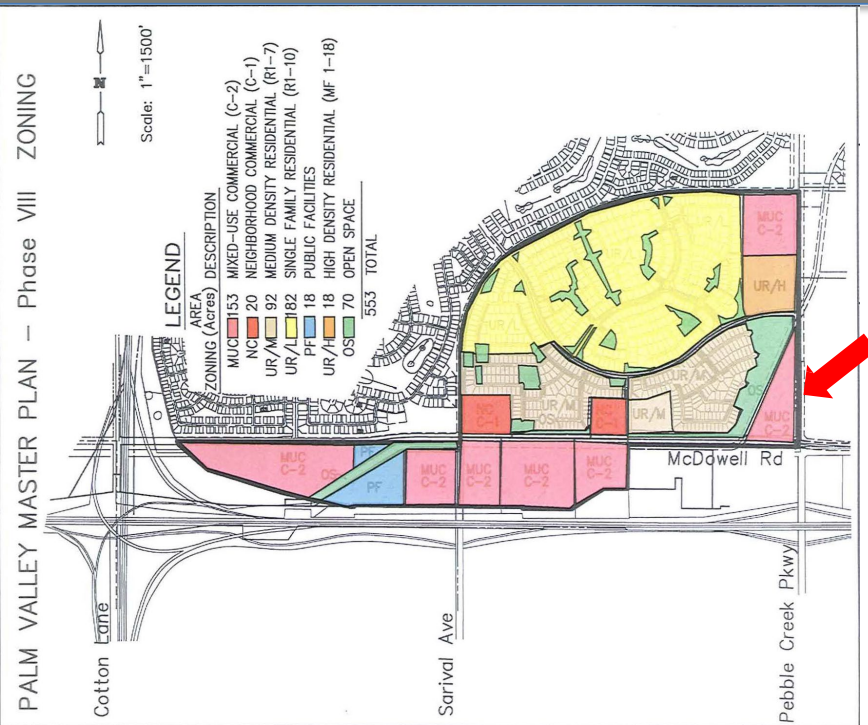


Pebblecreek Coffee Use Permit



BACKGROUND

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



Pebblecreek Coffee Use Permit



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
2.54
EAST EXTERIOR ELEVATION

1/4" = 1'-0"
2
2.54
NORTH EXTERIOR ELEVATION



1/4" = 1'-0"
3
2.54
SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"
4
2.54
WEST EXTERIOR ELEVATION

1



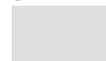
MANUFACTURER: MONIKA
(SOLID RELINQUISH) FINISH
PAINTED COLOR: BOTS (ORANGE)
LOCATION: TOWER

2



MANUFACTURER: MONIKA
(SOLID RELINQUISH) FINISH
PAINTED COLOR: DRYDEN WILLOWS
(SH. BOTS (SAND DOLLAR))
LOCATION: TOWER

4



MANUFACTURER: OLD CASTLE
COLOR: CLEAR ANTIQUE
LOCATION: DOOR AND WINDOW FRAMES

6



MANUFACTURER: EL DORADO STONE
MATERIAL: SANDSTONE
LOCATION: BASE OF BUILDING

1



PANT MANUFACTURER: BENJAMIN MOORE
COLOR: 2594-30 (DARK BROWN)
LOCATION: CAP AT STONE, TOP OF PARAPET AND ACCENT SCREENS

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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

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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