



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 5, 2019

To: Planning Commission
From: Community Development Department
Subject: Dutch Bros. Coffee-- Site Plan Review
7856 S. 700 East Street
[Community #3, Sandy Woods]

CN Zone
SPR-06-19-5672
0.85 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-91-06 CUP-91-06	Site Plan Review for the "Super Wash" Car Wash facility, including a 6 foot high concrete block wall on the west and south sides of the property and extended business hours to 12:00 Midnight. Approved in March 7, 1991.

DESCRIPTION OF REQUEST

The applicant, Ms. Kerry Rohrmeier, PhD, AICP, representing Tectonic Design Group, and Main & Main Capitol Group, is requesting that the Planning Commission review and approve a commercial site plan for a new Dutch Bros. Coffee Restaurant with a Drive-up Window and Extended Business Hours from 5:00 A.M. to 11:00 P.M., seven days a week, which also requires Conditional Use review. An associated staff report addresses the Conditional Use application for the drive-up window and extended business hours. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The property parcel, which now hosts a self-service car wash facility, is being sold to the developers of the proposed coffee restaurant. The existing car wash building will be demolished and the site re-developed with the new drive-up window coffee restaurant; an 824 square foot permanent building to supply the coffee and other drinks out through the drive-up window and a walk-up window (no customers will be served inside the building).

NEIGHBORHOOD MEETING

A neighborhood meeting was held for the Conditional Use on this project on July 31, 2019. Only the abutting business property owners to the north attended the meeting, who expressed that they were excited to have the new business in the area. (See the neighborhood meeting summary attached)

ANALYSIS

Access and Parking. Access to the site will be from the existing shared driveway on 700 East Street, and via reciprocal driveway accesses from the commercial properties to the north. (Please see the attached site plan.) The drive-up window vehicle queuing will be directed to the west end of the site and then loop back to the east and then to the north in front of the proposed building. This design is necessary, from the Dutch Bros. Coffee owner's experience, and is supported by the traffic impact study provided by the applicant to the City Transportation Engineer.

The existing landscaped front yard setback is slightly bermed up, partially screening the view of the vehicles waiting in the queue from 700 East Street and the sidewalk. The site plan proposes to develop eight parking stalls for the business, which meets the prorated requirements of the Sandy City Development Code at ten stalls per 1,000 square feet of building space. Because this is a drive-up and walk-up window restaurant, most of the parking stalls will be used by employees, and an occasional customer that drives to the site, but elects to park and walk up to the walk-up window and perhaps sit outside the building to drink their purchase. A transportation impact study has been performed for the site for the intended use, and the recommendations and findings of that report have been accepted by the City Transportation Engineer.

Building Siting and Massing. Setbacks for the new building meets or exceed the zone-required minimums. The layout of the drive-up window and its queuing on the west and south sides of the building places most of the waiting cars on the backside of the small building. The siting of the building is suitable for the intended use. Staff has no concerns about the building siting or massing as proposed.

Landscaping. Landscaping will be added to the site as per the attached landscaping plan. Landscaping will meet the City requirements and help buffer the building from the street. (Please see the attached vicinity map, site plan and landscaping plan.)

Masonry Buffer Wall. The original site development of the car wash included an approximately 6-foot high concrete block wall on two sides of the site, abutting the middle school playfield on the south and the former LDS Church Seminary building on the west. That wall is nearly 30 years old now and needs some repair. The requirement for a masonry buffer wall has changed from a 6-foot height to an 8-foot height. The applicant proposes to keep the 6-foot high existing wall. Options for the City could include: requiring the existing 6-foot high wall to be raised to 8-feet as required by the current code; replacing the 6-foot wall with an 8-foot post and panel concrete wall; or accepting the 6-foot existing wall and requiring it to be repaired as needed. Because the site abuts residential zoning, but not an actual residential use, staff is comfortable in recommending that the existing wall be repaired but not increased in height. The purposes of the buffer wall requirement will be met by repairing the existing wall, which has served its purpose for nearly 30 years.

Architectural Design & Materials. The building architectural design, materials and colors meet the provisions of the City's Architectural Design Requirements. This design has been upgraded in form and materials to better blend the "branded" building with the City's

Architectural Design Standards. (Please see the attached building elevation drawings for details on the proposed new buildings.

Land Use. The proposed use of the new building is classified by the Sandy City Development Code as “Restaurant, Drive-up Window” which is a Conditional Use in the CN zoning district. The Conditional Use is addressed in a separate staff report for an additional action by the Planning Commission. (Also on this agenda.)

City and Agency Reviews. All of the regular reviewing agencies and City Departments have reviewed and approved this project, subject to their normal conditions, as per the site plan and site civil design drawings.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this **staff report**, and the **three findings listed below and subject to the following eight conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking will be adequate for the proposed use of the building and the site.
- C. That the existing 6-foot high masonry wall is adequate to serve the buffer wall requirement of the ordinance, in this situation.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.

4. That the architectural design, colors and materials proposed for this development will comply with the Sandy City Architectural Design Standards and the details shall be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager



SPR-06-19-5672/CUP-06-19-5673
Dutch Bros Coffee
7856 S 700 E

PRODUCED BY WADE SANNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT



June 12, 2019

City of Sandy
Community Development Department
10000 Centennial Parkway
Sandy, Utah 84070

RE: Dutch Bros Conditional Use Permit and Site Plan Review

To Whom It May Concern:

Tectonics Design Group, on behalf of Main & Main Capital Group, is pleased to submit an application for Conditional Use Permit and Site Plan Review for redevelopment of 7856 South 700 East in Sandy, Utah (APN 22-31-227-015-0000). We are proposing Utah's first Dutch Bros Coffee - a privately held drive through chain that serves specialty coffee drinks, smoothies, teas, and signature freezes. Dutch Bros franchises are locally owned and operated, and owners have a personal investment in the communities they serve and contribute a portion of all sales to local causes and organizations.

This project is well suited for its Neighborhood Commercial zoning designation so no land use or rezoning is needed. Our development plan is to demolish the carwash and construct an 824 square foot building with walk up customer service windows and two drive through lanes. The parcel has matured landscaping and solid masonry perimeter fencing that we plan to maintain for adjacency to residentially zoned property. These neighbors are not typical residences but instead used by Union Middle School (more specifically soccer fields) to the south and a former seminary building at the rear. Both neighboring buildings will be sited farther than 100 lineal feet from the proposed new building per code requirement. Additional landscaping, Low Impact Design features, improved drainage, and shielded exterior lighting will be constructed with this project. Signage text will change but the size will not change given our planned reuse of the existing monument footings and base.

Project access and trip generation was discussed when we attended a Development Review Meeting with Sandy City staff in March 2019. Site circulation is designed around the existing driveway onto UDOT 7800 East. This location currently provides and will continue to offer legal access by way of agreements and easements that are in place with parcels to the north. We have also included a Traffic Impact Study prepared by A-Trans consultants in May 2019 which analyzes future project conditions. Of the 1,600 average daily trips generated (270 morning and 68 evening Peak Hour Trips) as much as 95 percent will be passby vehicular traffic.

Following planning and permitting with Sandy City we are aiming for construction completion in a single phase with anticipated completion by Summer 2020. Once operational this Dutch Bros establishment will be open seven days per week between 5:00 am and 11:00 pm and will be staffed by shifts or two or more employees as determined by local customer demand.

We are excited to bring the first Utah Dutch Bros to Sandy! Your time spent reviewing our Conditional Use Permit and Site Plan Review application package is very much appreciated. Enclosed with this letter is a site plan and checklist, grading and drainage plan, utility plan (most of which is existing), landscape plan, and architectural floorplan and elevations. Please feel free to contact me with any additional questions at (510) 993-4034, or by email at kerry@tdg-inc.com.

Sincerely,

A handwritten signature in blue ink that reads "Kerry D. Rohrmeier". The signature is written in a cursive style with a long horizontal flourish at the end.

Kerry Rohrmeier, PhD AICP
Senior Planner

DRAWN:

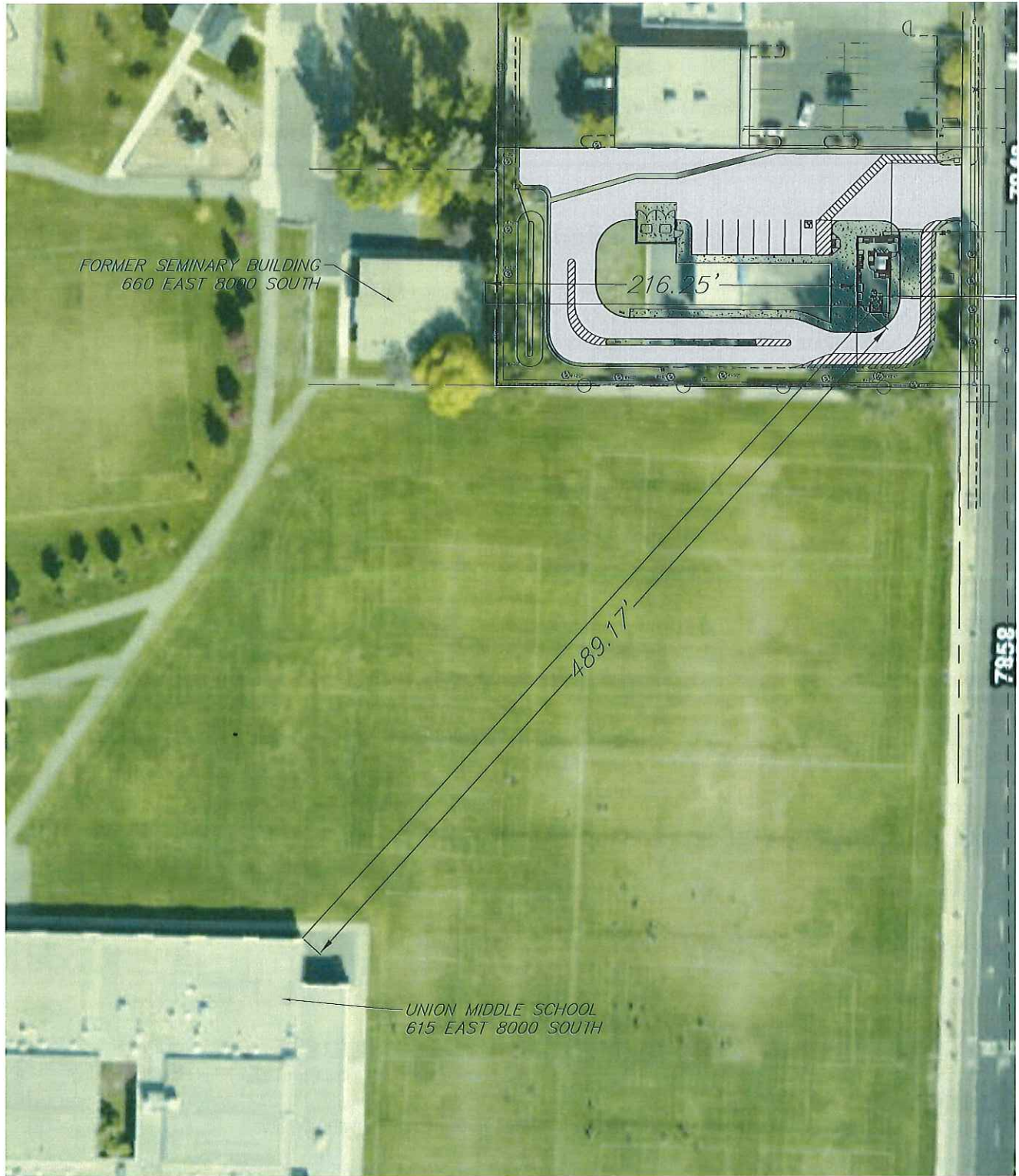
CSO

DATE:

5/24/19

DESCRIPTION: CONDITIONAL USE EXHIBIT RESIDENTIAL ADJACENCY

SUBMITTAL: EX-1



PROJECT/CLIENT:

DBR SANDY
7856 700 E, SANDY, UT 84070

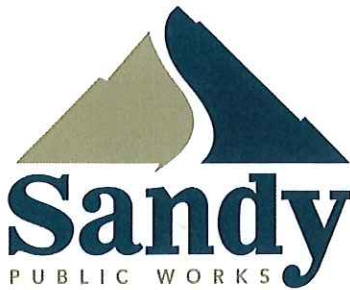
CITY OF SANDY
COMMUNITY DEVELOPMENT

JOB #: 19048

TECTONICS
DESIGN GROUP

730 Sandhill Road, Suite 250, Reno, NV 89521
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DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: June 25, 2019

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

Ryan C. Kump
Britney Ward
David J. Poulsen

Project Name: Dutch Bros. No: UT0301

Plan Case Number: SPR-06-19-005672

Project Address: 7856 South 700 East Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

DRAWN:

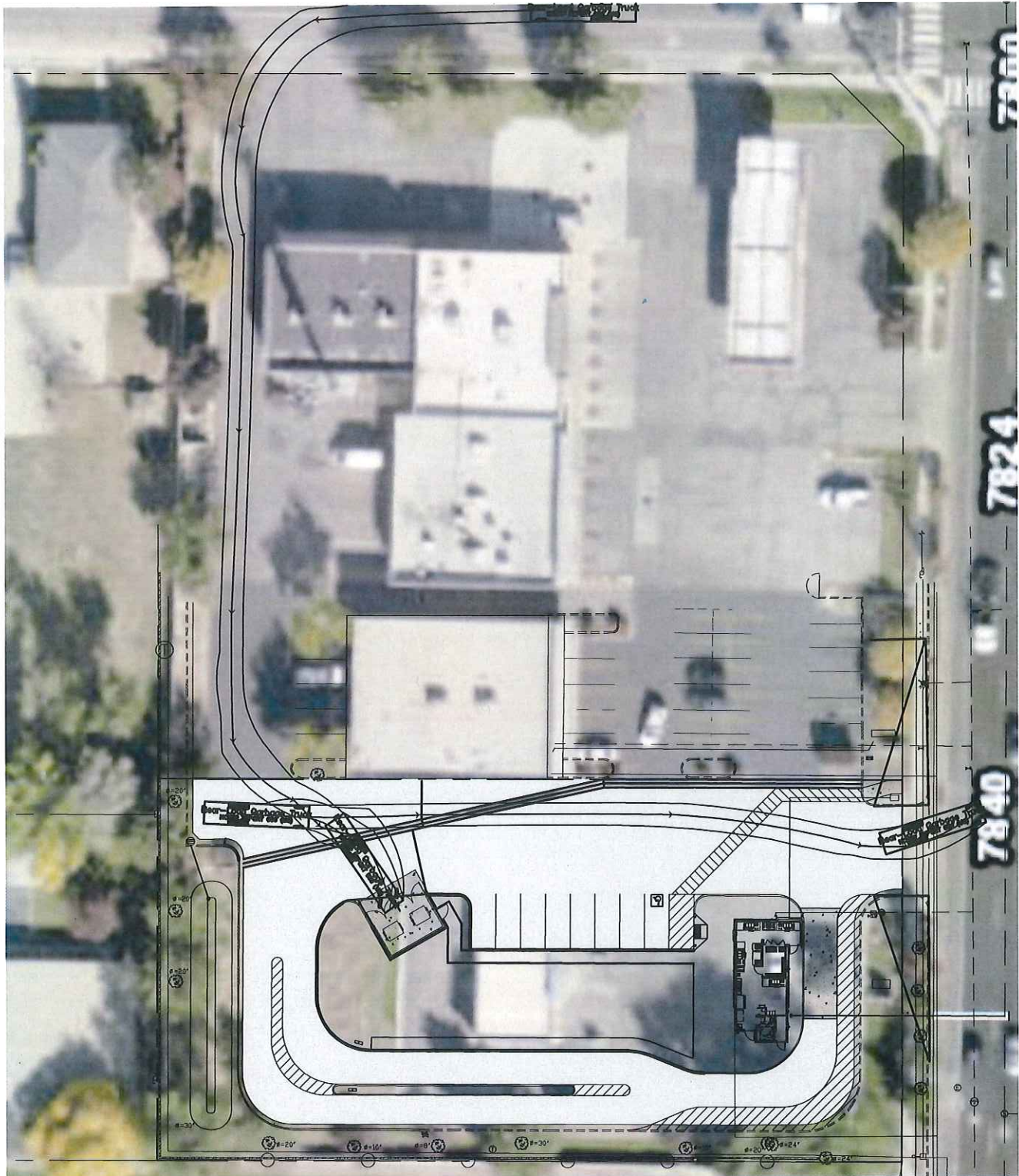
CSO

DATE:

8/15/19

DESCRIPTION: SOLID WASTE ACCESS

SUBMITTAL: DUMPSTER EX-1



PROJECT/CLIENT:

JOB #: 19048

DBR SANDY
 7856 700 E, SANDY, UT 84070

CITY OF SANDY
 PUBLIC UTILITIES

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SANDY CITY COMMUNITY DEVELOPMENT

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Neighborhood Meeting Summary – Community #3 Sandy Woods

Date: 7/31/2019

Location: City Hall / East Conference room

Community #/Name: #3 Sandy Woods

Community Coordinator: Vacant

Project Name: Dutch Brothers coffee drive-thru

Number of Attendees: 7

Applicants: Dutch Brothers

Number of Invitees: 45

Length of Meeting: 40 min

Notice Radius: 500 ft.

Project Description: Tear down of current car wash structure and redevelop the entire property into a drive-thru Coffee restaurant. Building would be 824 square feet and only occupied by employees. (up to 4) All coffee and any limited food would be sold out of the drive-thru window, to customers waiting in their cars in the drive-thru queue. This will be the first Dutch Brothers Coffee location in Utah.

Community Comments:

1. Neighboring business owners are excited for the new development. Hoping it will bring more customers to the plaza.
2. Exiting driveway on 700 East
 - a. Left turns allowed or restricted.
3. There were no further comments of concerns.

Neighborhood Meeting – Community #3 Sign-In Sheet
(7/31/2019)

	Name	Email	Cell Phone Number
1	Kerry Rohrmeier	kerry@tdg-inc.com	510.993.4034
2	Sharon Meinor	SMEINOR@COMCAST.NET	801-556-6900
3	Jeff Meinor	jk1mei@msn.com	801-803-0234
4	Caitlin Meinor	Caitline@comcast.net	801-672-6422
5	Joe Berna	atrans@comcast.net	801 949-0348
6	Melissa Alvord	mtalvord@comcast.net	801 696-8866
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