



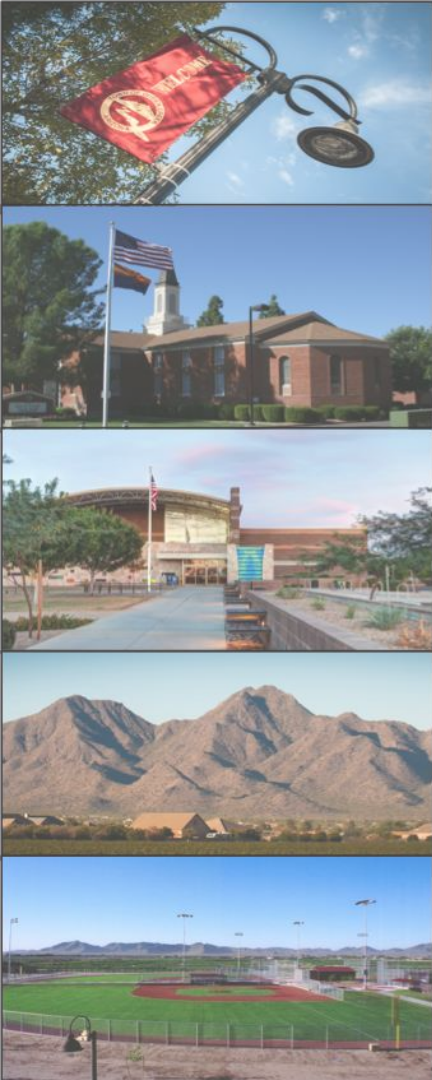
Dutch Brothers Coffee Shop

**Conditional Use Permit (Case No. P18-0136)
Site Plan (Case No. P18-0137)**

March 13, 2019

Planning and Zoning Commission



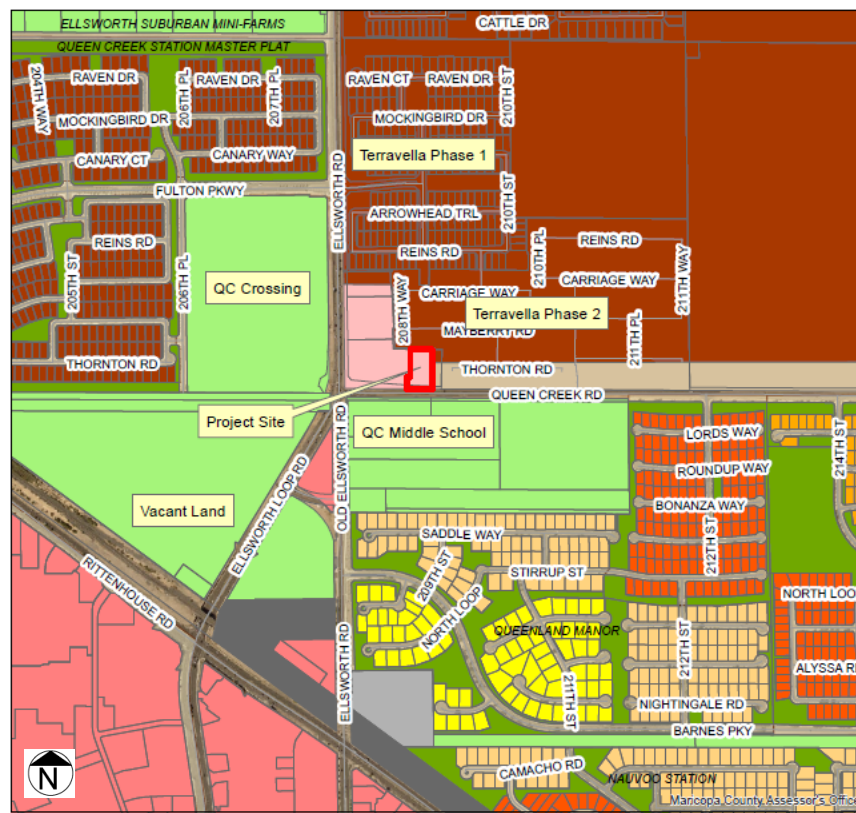


Aerial Exhibit

- 0.69 acre site
- Lot 5 (Shops at Terravella)

Zoning Exhibit

- C-1 (Light Comm.)



Zoning Districts

C-1 - Commercial	POP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



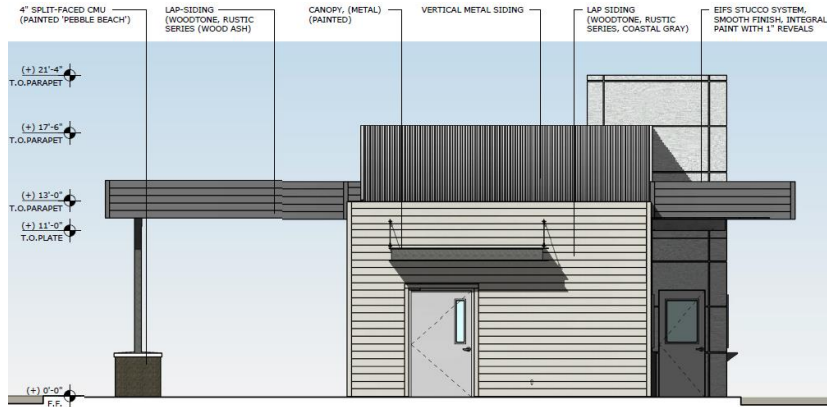
Requests

- CUP for drive-thru
- Site plan with landscape plans and building elevations

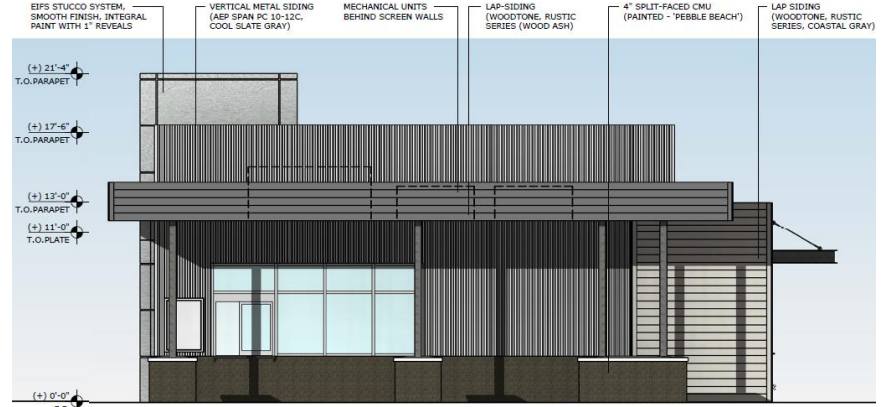
Neighborhood Meeting

- December 10, 2018 with no attendees.
- Staff has received no public input to date.

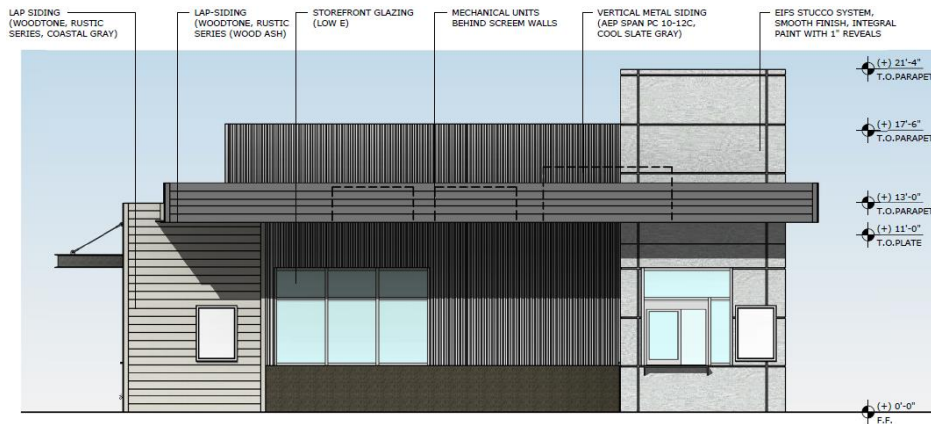
Elevations



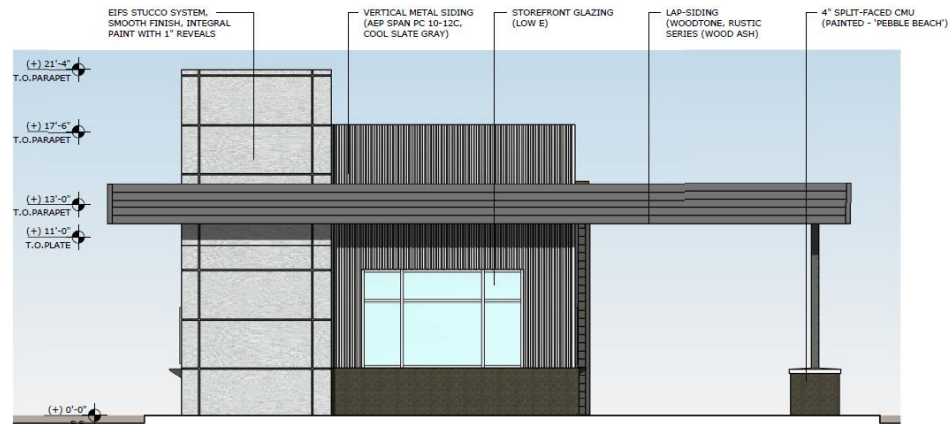
North Elevation



East Elevation



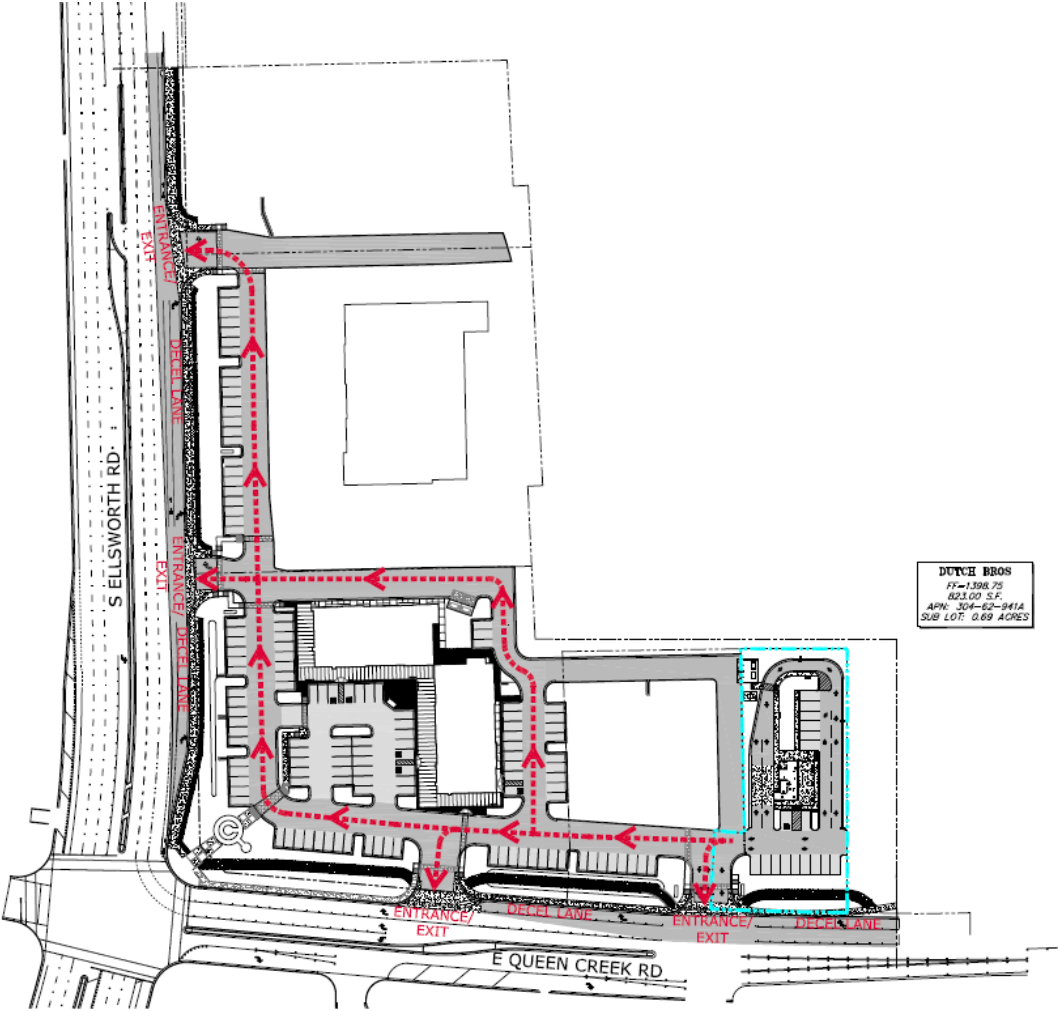
West Elevation



South Elevation

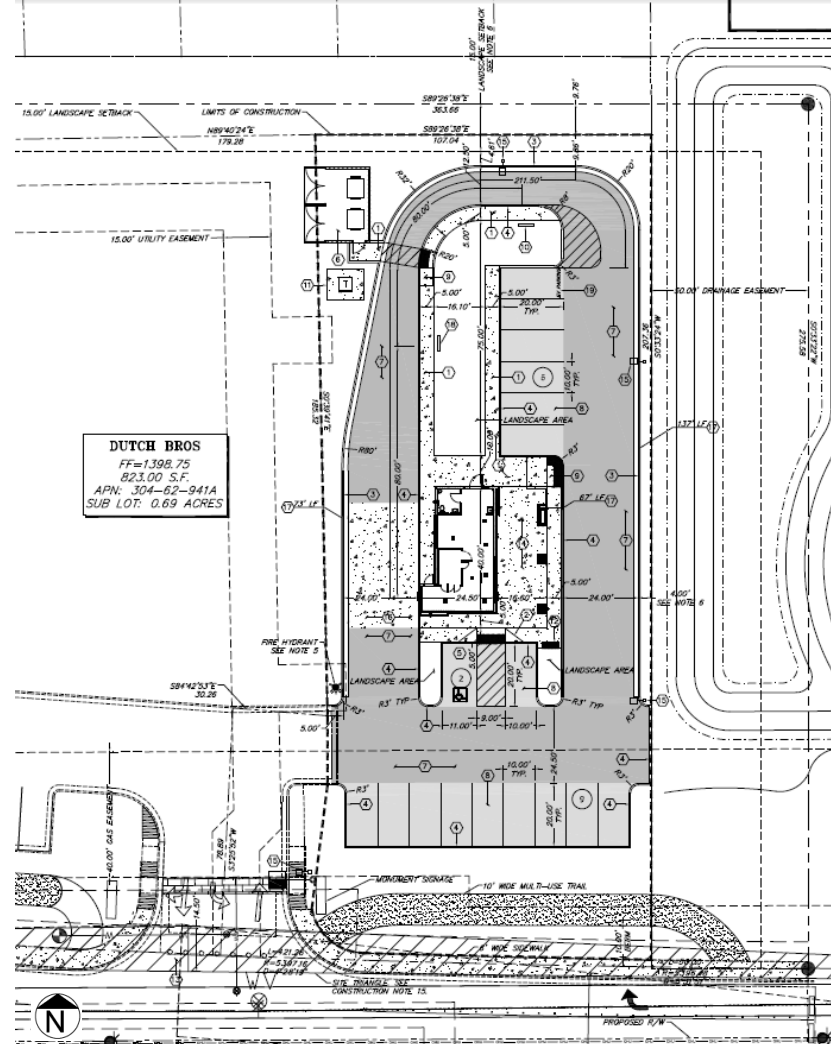
Circulation Exhibit

- Entire Shops at Terravella development shown
- Dutch Brothers site outlined in blue



Site Plan

Lot Size	Zoning District	Building Size	Parking Spaces Provided	Parking Spaces Required
.69 ac.	C-1	823 sf	17	17



Queuing Exhibits

QUEUING SUMMARY

REQUIRED QUEUING PER TOWN CODE = 160.00' = (8 CARS)
REQUIRED QUEUING PER TRAFFIC STUDY = 14 CARS = (277.50')
ACTUAL QUEUING SPACE PROVIDED = 25 CARS = (351.50')
ACTUAL QUEUING SPACE PROVIDED WITH OVERFLOW = 33 CARS = (516.50')

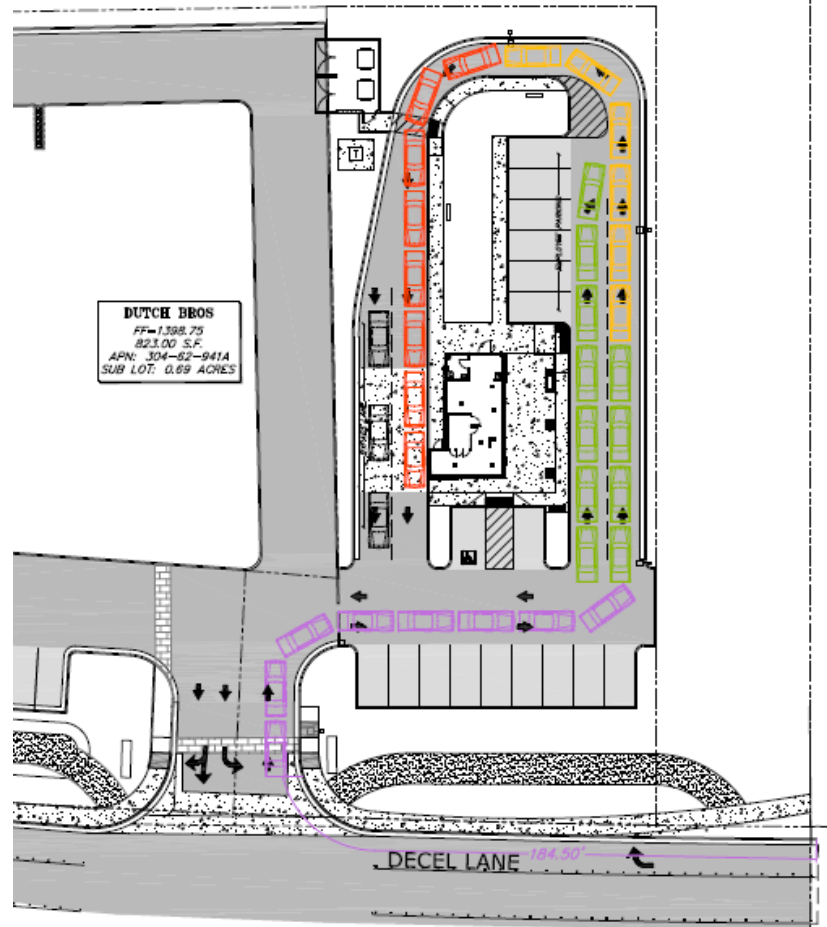


EXHIBIT 5
ACTUAL QUEUING SPACE PROVIDED WITH OVERFLOW

SCALE: 1" = 20'-0"





Questions?

Thank you.