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Date: February 14, 2018

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Rezoning with Variances – Caribou Coffee & Einstein Bagels, 5000 Vernon Avenue
Continue Public Hearing from February 14 to February 28. Review as a sketch plan.

The applicant is proposing to tear down the existing 5,000 square foot structure at 5000 Vernon Avenue and construct a new 2,748 square foot Caribou Coffee and Einstein Bagel Shop and drive-through. The request requires the following:

- Rezoning from Planned Commercial District 4, (PCD-4) to Planned Commercial District 2, (PCD-2)
- Setback Variances as follows:
 1. Building Front Yard Setback (Vernon) from 35 to 25 feet
 2. Parking/Drive Aisle Setback (Interlachen) from 20 feet to 5 feet (Existing condition)
 3. Parking/Drive Aisle Setback (Vernon) from 20 feet to 4 feet (Existing condition)
 4. Parking/Drive Aisle Setback (Rear) from 10 feet to 8 feet (Existing condition)

A public hearing was scheduled for February 14th. However, the traffic study associated with the project will not be completed before February 14th. Therefore, rather than trying to proceed with specifics unknown in regard to traffic, pedestrian and bike traffic; the Planning Commission is asked to continue the public hearing on this request to February 28, 2018.

The Planning Commission is then asked to consider the proposed plans in a sketch plan format to provide the applicant with non-binding feedback. The public hearing and variance consideration would be on February 28th.

The proposed uses would be allowed in the surrounding PCD-2 Zoning Districts and allowed in the MXC-Mixed Use Center designation of the Comprehensive Plan. The following table on the following page demonstrates compliance with the PCD-2 zoning requirements.



COMPLIANCE TABLE

	City Standard (PCD-2)	Proposed
<u>Building Setbacks</u>		
Front – Interlachen	35 feet	50 feet
Front – Vernon	35 feet	25 feet*
Side – West	25 feet	29 feet
<u>Parking Drive Aisle</u>		
Front – Interlachen	20 feet	5 feet*
Front – Vernon	20 feet	4 feet*
Side – West	10 feet	10 feet
Building Height	Four stories and 48 feet	One-story
Maximum Floor Area Ratio (FAR)	1.5%	.12%
Parking Stalls	18 stalls	24 stalls
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet
Drive Through Stacking	4 stalls	6 stalls

*Variance Required

There are practical difficulties with this site in regard to the small size (26,194 s.f.) and the triangular shape. Given these parameters, setback variances would be required for any use on the site.

Issues/Discussion Topics

- Staff recommends that boulevard style sidewalks be constructed along Vernon to enhance the pedestrian experience, similar to what is shown on Interlachen.
- Dedication of 5 feet of right-of-way or easement on Interlachen for future roadway improvements. (See attached intersection improvement plans for Interlachen & Vernon.)
- Consider reducing the width of the drive-up lane on Vernon and increase the landscaping/green space.
- Reduce the number of parking stalls.
- Consider an all brick building.

TRAFFIC

A traffic study is underway to determine the impacts on adjacent roadways. The study will also include a look at pedestrian and bike movement in the area as well as a review of the proposed drive-through and stacking spaces. This coffee shop is believed to take some pressure off the Starbucks drive-through located off Arcadia in this neighborhood.