



PREPARED FOR THE PLAN COMMISSION

Project Address: 1609 South Park Street (District 13, Alder Evers)
Legistar File ID #: [78428](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner
Sean Malloy, Traffic Engineer

Addendum

At their August 28, 2023 meeting the Plan Commission referred this application to a future meeting. In the discussion on the motion, the Plan Commission specified several items that should be addressed prior to this application returning to the Plan Commission. This included plans showing revised building details related to the addition of a walk-up service, providing more detailed traffic queuing information and plans, and working with Traffic Engineering to address their concerns regarding pedestrian circulation.

The applicant submitted [revised materials](#) dated September 25, 2023 to address comments made by the Plan Commission. The applicant is now proposing a full service coffee shop. The site plan shows raised pedestrian crossing and signage that directs drivers not to stop on the crossings. The building addition was revised to add wall returns to the structure.

The [site circulation plan](#) shows the traffic circulation, pedestrian access, and designated parking areas. The applicant met with Planning and Traffic Engineering staff to discuss site access and pedestrian access. As previously noted Traffic Engineering believes that the closure of the curb cut on South Park Street provides necessary queuing for the site and improves South Park Street operations. At the meeting, Traffic Engineering also noted this would prevent potential conflicts with the future north-south Bus Rapid Transit route. Traffic Engineering is supportive of the pedestrian access as shown on the revised site plan, and believes the raised pedestrian crossing and signage improve pedestrian safety.

The site circulation plan includes a table that summarizes queuing observations at other Starbucks locations. During the peak time in the morning the average number of vehicles is 8 vehicles and the maximum is 12 vehicles. The plan shows a 15-vehicle queue. Traffic Engineering believes the traffic queuing is adequate.

The parking area to the south will have 16 spaces for the coffee shop and the parking area to the north will have 10 parking spaces to be shared between the coffee shop and the business at 1605 South Park Street. The parking area to the east will be used by the business at 1605 South Park Street. Signage will be posted in the parking areas. The parking area to the east will no longer be used by the coffee shop, therefore staff recommend removing the following condition of approval, "The applicant shall provide a painted cross walk across the drive-thru lane from the eastern parking area to the rear-entry walkway."

Given that there will now be a full service café at this location staff feel that the proposed use is more consistent with the adopted plan recommendations noted in the August 28, 2023 staff report. Staff believe the conditional use standards can be found met, subject to input at the public hearing and the conditions recommended by the reviewing agencies as noted in the August 28, 2023 Planning Division staff report, and the amended conditions at the end of this report. If approved, the Plan Commission retains continuing jurisdiction

over this conditional use, meaning that should complaints be filed regarding pedestrian safety or vehicle queuing, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d).

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and approve the request to allow a vehicle access sales and service window at 1609 South Park Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies as noted in the August 28, 2023 staff report and the amended conditions of approval as noted below.

The recommended conditions of approval should be amended as follows:

~~2. The applicant shall provide a painted cross walk across the drive thru lane from the eastern parking area to the rear entry walkway.~~

35. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

NOTE: The existing 4in diameter maple right of the driveway was removed, and is to be replaced following the landscape plan sent to the developer.

No other changes to conditions/comments in the August 28, 2023 Planning Division staff report are recommended at this time.