

# USE2020 0012

A Conditional Use Permit for 490 square foot expansion and installation of coffee drive through at Duck Creek Market

PC Presentation July 14, 2020

Staff recommends approval with conditions.

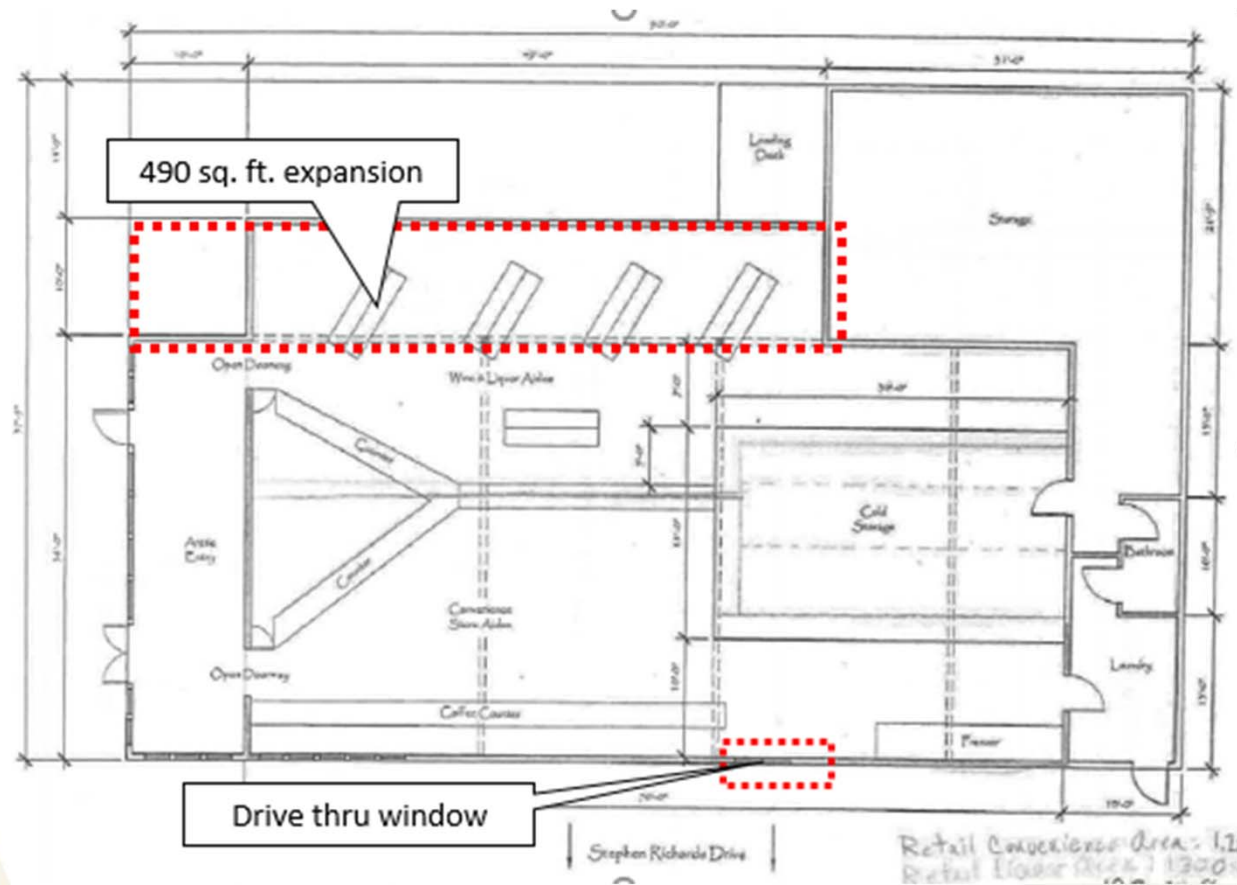
# Proposal

The applicant requests a Conditional Use Permit for:

- 490 sq. ft. expansion of alcohol retail area
- Installation of drive through coffee window

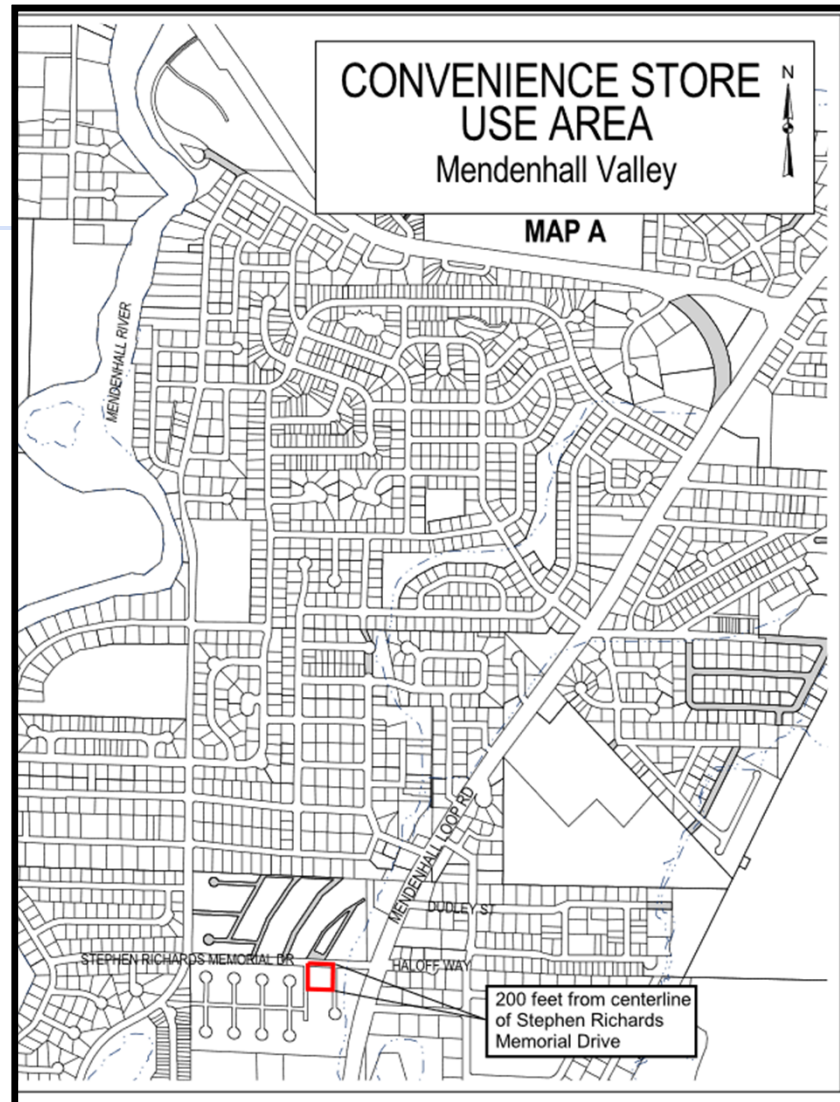


# Proposal



# Project Site

- Within the Convenience Store Overlay District
- Lease area is approx. 15,000 sq. ft.
- Lease area is part of a 19.5 acre parcel
- Parcel also has Sprucewood Mobile Home Park & Alderwood Apartments

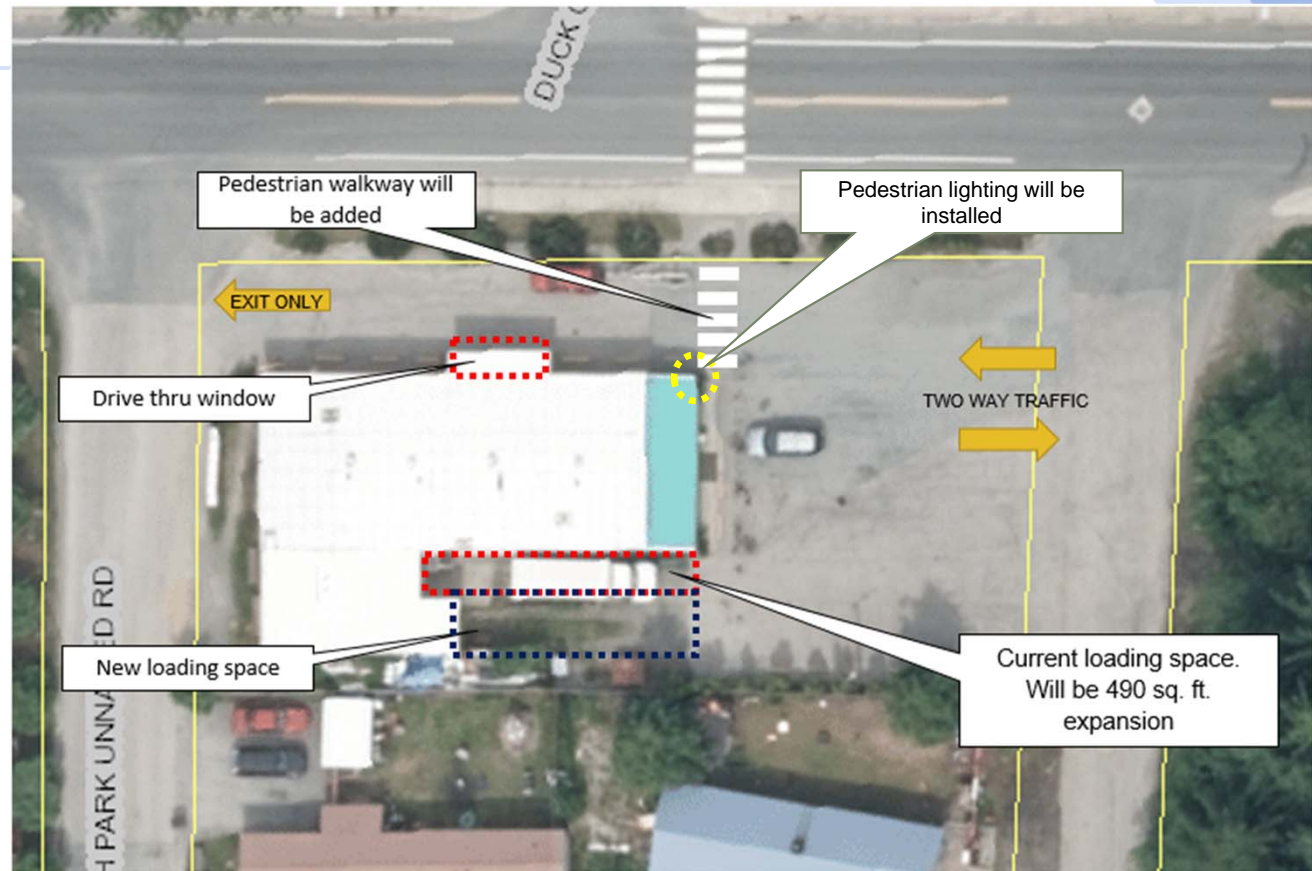




# Project Site

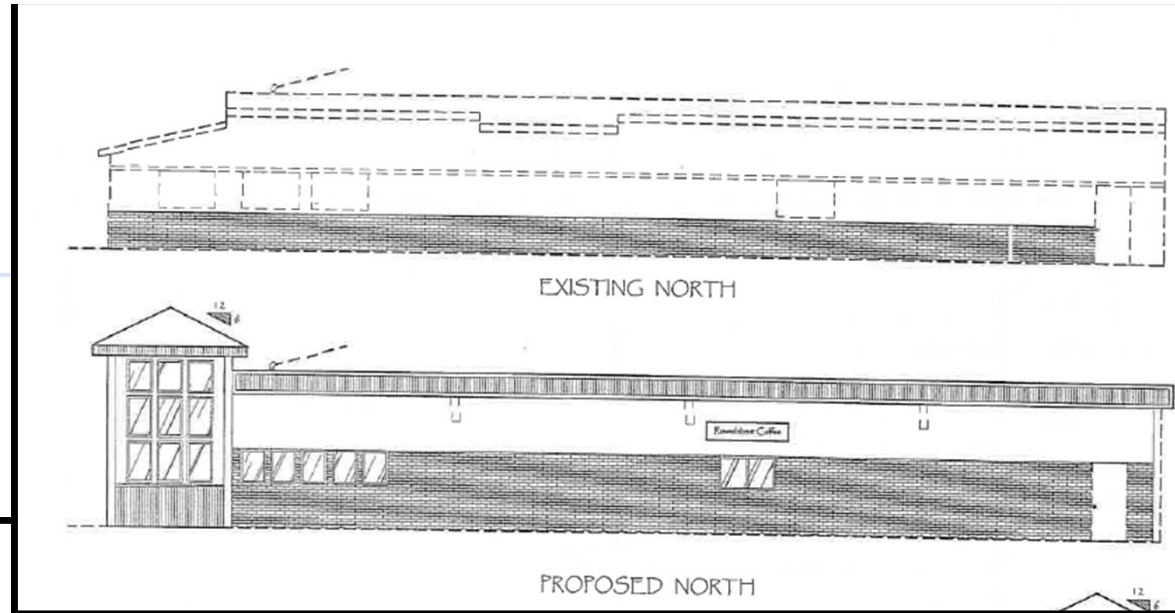
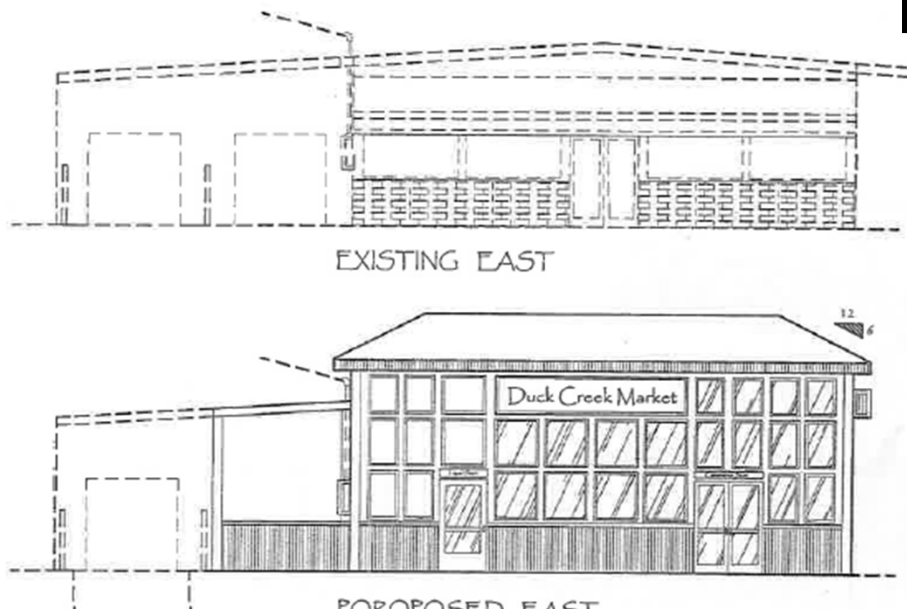
Staff recommends the following conditions related to the project site:

- 1. Prior to issuing a Temporary Certificate of Occupancy, circulation arrows for the drive-through pattern shall be painted in the parking area as shown on the site plan.**
- 2. Prior to issuing a Temporary Certificate of Occupancy, the applicant must paint the striped pedestrian way and install pedestrian lighting.**



# Project Design

- Unused drive through window will be used for coffee and convenient store items



- Entryway height will increase from 10' to 13'.
- 490 sq. ft. addition will expand alcohol retail sales.

## Traffic & Parking

- Site visit determined there to be 18 parking spaces available on-site
- Current parking will be reconfigured to accommodate drive through traffic
- The project includes stripping the parking spaces

**A new traffic impact analysis IS NOT required.**

Use	Total Additional Sq. Ft.	Trips Generated	Total Additional Trips
<b>Convenience Store w/ drive-through</b>	490	AM: 70 per 1,000 sq. ft. / 2 PM: 28 per 1,000 sq. ft. / 2	49
<b>Total Additional ADTs:</b>			49

Use	Total Sq. Ft.	Spaces Required	Total Spaces
<b>Convenience Store</b>	4,284	1 per 250 square feet	17
<b>Laundromat</b>	150	1 per 300 square feet	1
<b>Total Parking Requirement:</b>			18
<b>Off-Street Loading Spaces Required:</b>			1
<b>ADA Accessible Spaces Required:</b>			1

## 49.65.530 Convenience Store Standards

All overlay district standards are met except:

*49.65.530(3) (h) Exterior bear-resistant public litter can shall be provided.*

Staff is recommending the following as a condition of approval:

**Prior to issuance of a Certificate of Occupancy, the applicant must install a bear-resistant litter can near the building entrance or near the pedestrian walkway.**



# Public Comments & Staff Response

**CDD conducted a public comment period from June 10, 2020 to July 10, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in Attachment C.**

Name	Summary
Katy	Would like the Planning Commission to postpone voting on this project until the roundabout construction at the intersection of Mendenhall Loop Rd. and Stephen Richards Memorial Drive is complete.
Dave Downey	In favor of the project; more selection and roomier aisles would be a welcome addition.
Rachel Kelly	Has concerns over loitering and safety.

## Public Comments & Staff Response

The AKDOT&PF roundabout construction project at the intersection of Stephen Richards Memorial Drive and Mendenhall Loop Road was reviewed and recommended for approval by the Planning Commission on June 11, 2019. The expected completion date is September 2020. The applicants are anticipating a decrease in the number of customers due to the road construction making this a logical time for the market expansion project.

# Public Comments & Staff Response

- Within the past 6 months, JPD has responded to four trespass calls in the area. Deputy Chief David Campbell with the Juneau Police Department did not express any concerns with this application.
- The Duck Creek Market parking lot has 24-hour surveillance camera monitoring, and new exterior lights will be added to the redesign entryway. The lights will shine along the sides of the building and into the parking lot directly in front of the entryway. There will also be new lights added to both corners of the expansion area.

## Conformity with Adopted Plans

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- The proposed development, with recommended conditions, is in general conformity with the following Plans:
  - 2013 Comprehensive Plan
  - This is discussed in detail in the staff report, see packet pages xx

# Findings (Packet Pg. No. X)

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***1. Is the application for the requested conditional use permit complete?***

**Yes.** Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Convenience Store Overlay District?***

**Yes.** The requested permit is appropriate according to CBJ 49.65.530 Convenience Store Standards.

***3. Will the proposed development comply with the other requirements of this chapter?***

**Yes.** With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting and vegetative cover.

***4. Will the proposed development materially endanger the public health or safety?***

**No.** There is no evidence that the proposed development will materially endanger the public health or safety.



# Findings (Packet Pg. No. x)

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**5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?**

**No.** There is no evidence to suggest that with appropriate conditions, the requested expansion and drive through will substantially decrease the value or be out of harmony with property in the neighboring area.

**6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?**

**Yes.** The proposed expansion of the Duck Creek Market, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

## Recommendation (Packet Pg. No. x)

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of a 490 square foot expansion of the Duck Creek Market, including a re-designed entryway and installation of a drive-through window.

The approval is subject to the following conditions:

1. Prior to issuing a Temporary Certificate of Occupancy, circulation arrows for the drive-through pattern shall be painted in the parking area.
2. Prior to issuing a Temporary Certificate of Occupancy, the applicant must paint the striped pedestrian way and install pedestrian lighting.
3. Prior to issuance of a Temporary Certificate of Occupancy, the applicant must install a bear-resistant litter can near the building entrance or near the pedestrian walkway.

# Questions?

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