



Starbucks Community Store

*Planning Petition Information for PLNPCM2022-00551,
PLNPCM2022-00552 and PLNPCM2022-00553*

Petition Number: PLNPCM2022-00551 -Conditional Use – Restaurant with drive-thru
PLNPCM2022-00552 – Planned Development
PLNPCM2022-00553 – Design Review

Project Location: 1699 W. North Temple St.

Zoning District: TSA-MUEC-T

Overlay District: Airport Flight Path Overlay

Council District: #2 District- represented by Alejandro Puy



Proposal for a Starbucks Community Store

What is the request? (Brief Project Description)

A request by Adam Ford of The Richardson Design Partnership, on behalf of the property owner, for approval of a restaurant with a drive-through facility. The subject property is located in the TSA-MUEC-T (Transit Station Area -Mixed Use Employment Center Station- Transition) zoning district at approximately 1699 W. North Temple St. The proposed project is subject to the following petitions:

- a. **Conditional Use-** Restaurant with a drive-through facility is permitted in the TSA-MUEC-T zoning district as a conditional use and will require Planning Commission review and decision.
- b. **Planned Development-** The development is required to obtain Planned Development approval for the following modification:
 - Increase in the amount of on-site parking spaces.
- c. **Design Review-** The development is required to go through the Design Review process because the proposal did not obtain enough TSA points to allow for an administrative approval. Projects must receive at least 125 points to be administratively approved and the proposal received 61 points. The applicant is also requesting other slight modifications, which require Design Review approval.



Subject property is located at the southeast corner of North Temple Street and Redwood Road

What are the next steps?

- Notice of this application has been sent to the Chair of the Poplar Grove Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Esther Stowell, Poplar Grove Community Council, esther.stowell@poplargroveslc.org
 - India Nielsen, Jordan Meadows Community Council, jordanmeadowscc@gmail.com
 - Nigel Swaby, Fairpark Community Council, nigelcdr@yahoo.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.

- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period: June 27, 2022**
- **End of Comment Period: August 11, 2022**

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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