

Design Concept Narrative

The project is located on vacant land situated between an existing Boot Barn and an existing Oilstop Drive Thru Oil Change. The vacant land is comprised of (3) parcels zoned CG, totaling approximately 30,928 SF. We propose to develop the property with one commercial building - a 2,500 SF Starbucks with Drive Thru and outdoor patio seating.

The project is comprised of three distinct parcels with separate APNs. We intend to merge the two lots that on which most development will occur into one, and adjust the lot line of the third for consideration of future use under separate application TBD. The adjusted lot without development will be fenced as part of project improvements, to discourage unauthorized use.

We plan to use the existing curb cut at the center of the Lot Frontage for driveway access to the development.

The Cafe is required to be parked at a 1:75 SF parking ratio, which would require 33 spaces; We are providing 25 spaces including (2) ADA Accessible spaces, and are requesting a variance for the difference. The Starbucks drive-thru will allow for 8-9 cars to stack in the queue, and 2-3 more after the pick-up window. A focused traffic and parking study by W-Trans dated 11/16/2017 is included in the project application and supports our parking and drive thru stacking as provided.

The existing topography is relatively flat, requiring minimal earthwork to create the building pad, and most of the existing vegetation will need to be removed and replaced by new landscaping & irrigation, with the exception of the large Redwood tree near the driveway entry.

The Starbucks building will use their current "prototype" design. This contemporary style utilizes stucco, brick & wood finishes and pop-outs to break up the façade.

Building will have wall signage and a monument sign, as allowed by the Santa Rosa Zoning Ordinance, including Starbucks' corporate logo/typeface.

END OF REPORT

City of Santa Rosa
NOV 21 2017
Planning & Economic
Development Department