



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: April 8, 2026

PC 26-07 Major Site Plan – Dutch Bros

Property Information: Location: Parcels #0426452005, 0426452006, and 0426452007 (1276, 1288, 1296 E. 2nd Street (Route 73))
Zoning: C-1 “General Commercial District”
Proposed Use: Restaurant, Quick Service
Property Size: 1.44 acres
Proposed Building Size: 1,025 sq. ft.
Proposed # of Parking Spaces: 15 spaces

Project Overview: The applicant, OH Franklin East 2nd, LLC c/o John Whitson, is requesting approval of a major site plan for the construction of a 1,025 square foot Dutch Bros coffee shop located at 1276, 1288, 1296 E. 2nd Street (Route 73).

Comments: Site Plan: The proposed development features a Dutch Bros coffee shop located at the corner of E. 2nd Street and East Lawn Drive, with the building set back a minimum of 35 feet from each right-of-way. The site includes 15 parking spaces situated to the west of the building and along the western property line.

The property is connected to the adjacent proposed Valvoline development and will require a recorded easement granting the Valvoline site access to the driveways along E. 2nd Street and East Lawn Drive. Pedestrian access is accommodated by a designated striped walkway that links the site to a proposed sidewalk along E. 2nd Street.

Landscape Plan:

Overall: The landscape plan proposes approximately 197 plantings across the Dutch Bros and Valvoline sites, including a mix of deciduous trees, evergreen trees, shrubs, perennials, and grasses. These plantings are distributed along the site perimeter and around the foundation of the Dutch Bros facility.

Perimeter Lot Landscaping: The subject property abuts both residential and commercial properties, triggering two distinct buffer yard requirements.

Buffer Yard A

Per Table 1111.06-2, areas adjacent to commercial uses require a "Buffer Yard A," consisting of a 10-foot-wide buffer with two deciduous trees, two evergreen trees, and two deciduous shrubs per 100 linear feet.

The site abuts the proposed Valvoline development along the west property line, where approximately 148.6 linear feet of buffer is required. This results in a minimum requirement of three evergreen trees, three deciduous trees, and three shrubs. The submitted plan meets and slightly exceeds these requirements by providing one additional shrub.

Buffer Yard E

For areas adjacent to residential uses, "Buffer Yard E" is required. This includes a 15-foot-wide buffer, three deciduous trees, four evergreen trees, and four deciduous shrubs per 100 linear feet, in addition to a continuous opaque fence between four and six feet in height.

The site borders existing residential properties along the south property line, where approximately 172.5 linear feet of buffer is required. This equates to a minimum of seven evergreen trees, six deciduous trees, and seven shrubs. The landscape plan satisfies and slightly exceeds these requirements, proposing one additional evergreen tree and shrub.

Screening of Trash Receptacles: The applicant is proposing to fully enclose the proposed dumpster located near the western property line with a masonry enclosure matching the design of the principal building which meets the requirements of Section 1111.06(i).

Interior Parking Area Landscaping: Section 1111.06(j)(2)(A) requires interior parking lot landscaping for open parking areas exceeding 16,000 square feet or containing more than 50 parking spaces. The proposed parking area totals 18,124 square feet, requiring landscaped area equal to at least five percent of the total, or 906 square feet. The applicant proposes 1,645 square feet of landscaped area, exceeding the minimum requirement.

In addition, Section 1111.06(j)(3)(A) requires one deciduous tree for every 3,000 square feet of parking area or for every 10 parking spaces. Based on the 15 proposed parking spaces, two trees are required; the landscape plan provides the required number.

Lot Interior Landscaping: Section 1111.06(k)(1) requires three deciduous trees for each 100 feet of building perimeter. The Dutch Bro's perimeter is 150 linear feet which requires five deciduous trees which are provided for in the landscape plan.

Building Foundation Plantings: Section 1111.06(k)(2)(C) requires the placement of 10 shrubs for every 100 linear feet of building perimeter for non-residential uses. With a building perimeter of 150 linear feet, 15 shrubs are required. A total of 32 shrubs are proposed along the perimeter of the facility.

Parking:

Parking Spaces: a total of 15 parking spaces are proposed for the development which meets the requirement of Table 1111.07-5.

Stacking Spaces: A total of seven stacking spaces per window are required for a "Food and beverage use with drive-thru or pick-up window" per Table 1111.07-6. Over seven stacking space are provided on the site plan which exceeds the requirement.

Building Elevation and Design:

Overall: The proposed building is a total of 1,025 square feet with a maximum height of 24 feet.

Tripartite Configuration: The proposed building meets the tripartite configuration requirement of Section 1115.08(h)(3)(A) as the building elevations indicate a dark gray brick veneer foundation, lighter grey brick veneer middle wall, and metal roofing for the top portion.

Building Articulation: Section 1115.08(h)(3)(B) requires that all building elevations be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or change in materials. Based on the submitted elevations, this requirement is met.

Building Materials: The exterior of the building is proposed to be comprised of a mix of brick, large windows, metal accents and metal roofing. All of the materials listed are permitted under Section 1115.08(h)(3)(C).

Lighting: The applicant is proposing four light poles along the perimeter of the pavement. Each pole is 24 feet in height and contains a full cut-off lighting fixture. The submitted photometric plan indicates that the maximum illumination level at the property line is consistent with the requirements of Table 1111.07-4.

Signs: The applicant has included a sign package that will be approved through the Sign Permit process at a later date.

Right-of-Way: The right-of-way shown on the site plans differs from the major subdivision plat due to a late revision. City staff did not require updates to the site plans. Planning Commission should refer to the subdivision plat for the correct right-of-way dedication.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO;
The proposed major site plan conforms with all applicable requirements of the UDO.
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
The development adequately protects other property from the potential effects of a non-residential use. Adequate buffering and screening is provided to mitigate potential impacts to the residential properties south of the site.
- 3) That it is not detrimental to the use and character of the surrounding properties;
The proposed development is not detrimental to the use and character of the development is consistent with the built environment of the vicinity.
- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;
and
The proposed development provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.
- 5) That is provides safe ingress and egress for emergency vehicles.
The proposed development provides safe ingress and egress for emergency vehicles.