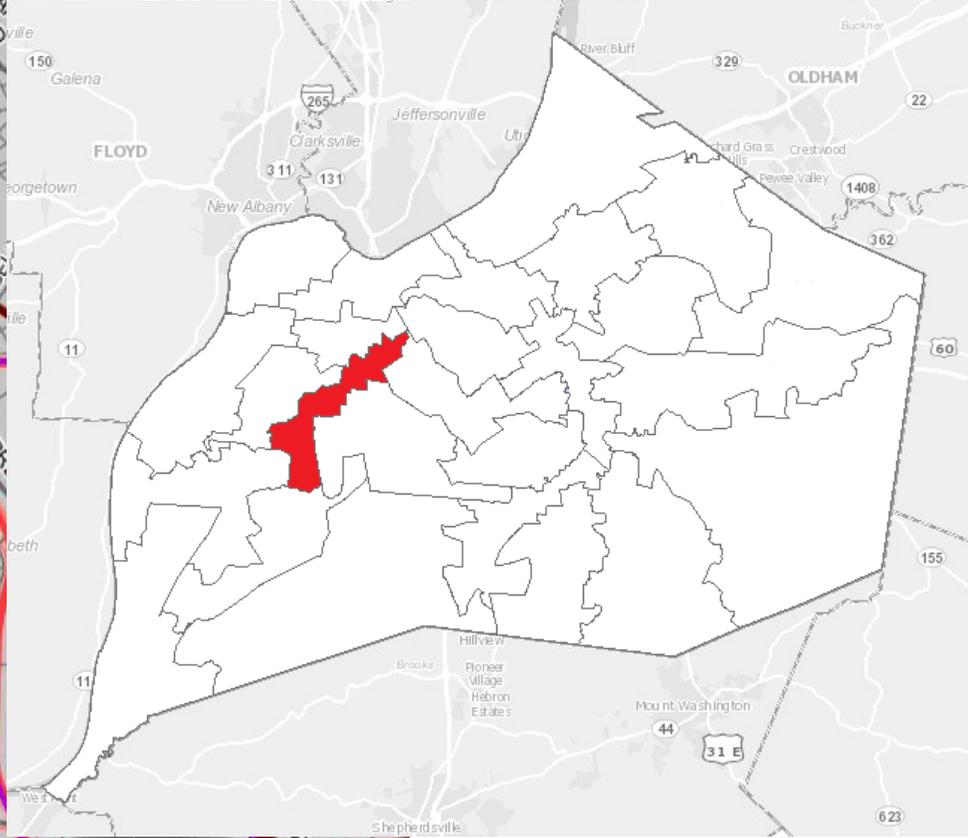
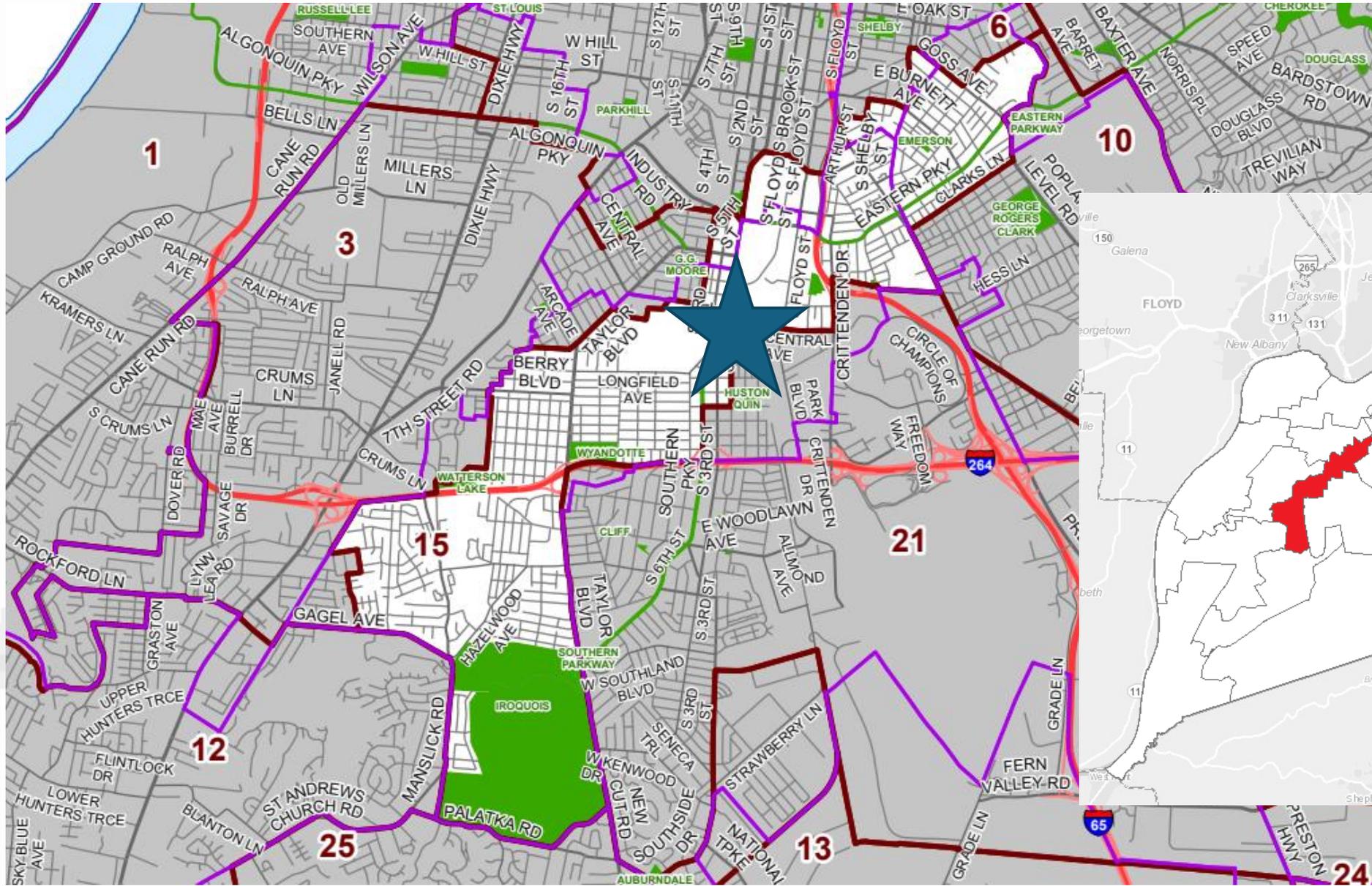


O-146-025
25-ZONE-0006
Dutch Bros Coffee Shop

Planning and Zoning Committee
June 17, 2025





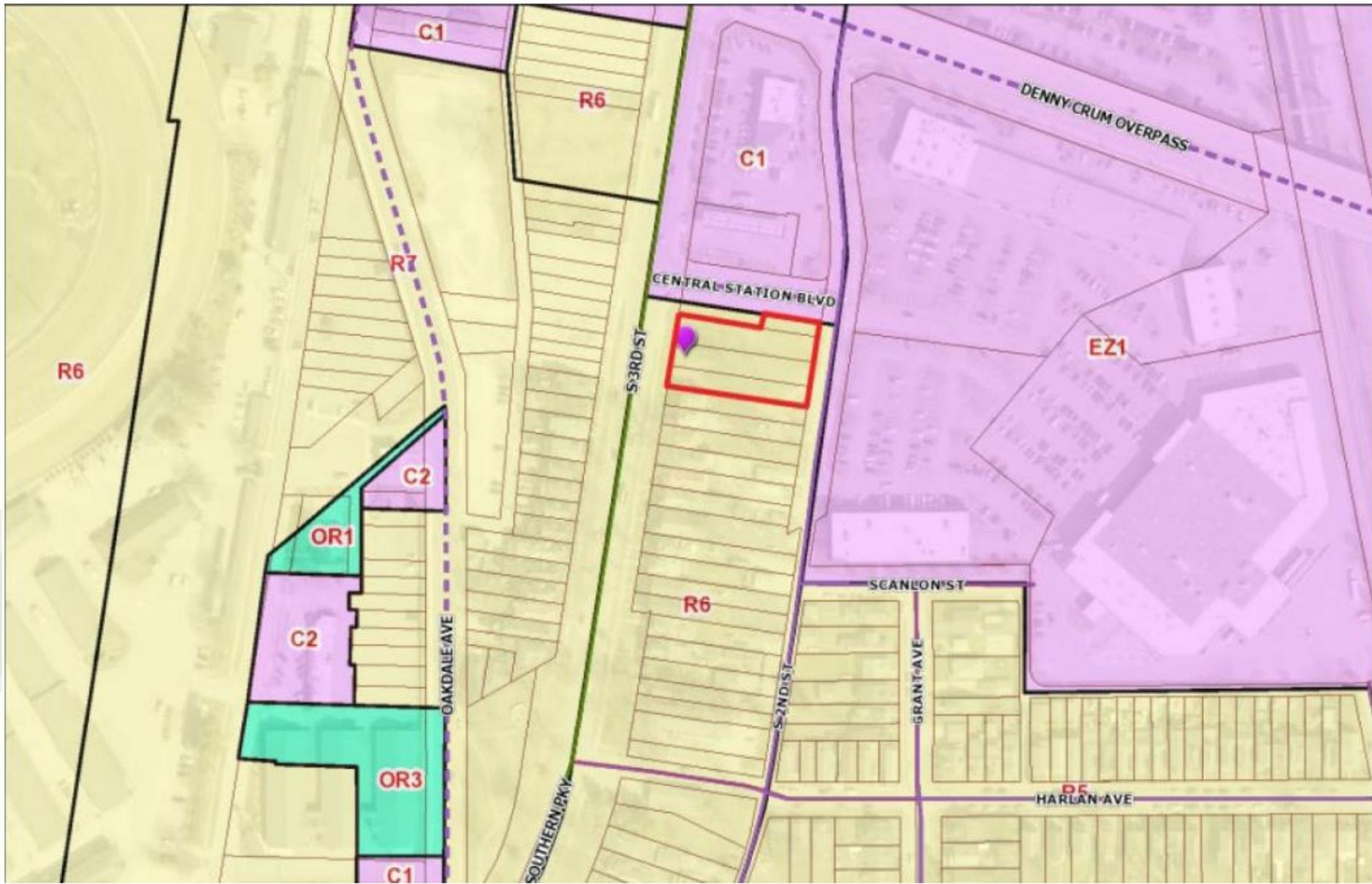
3145-3153 S 3rd Street
District 15– Jennifer Chappell





Existing: Residential
Proposed: Commercial





Existing: R-6/TN
Proposed: C-1/TN



REQUESTS

- **Change in Zoning from R-6 Residential Multi-Family to C-1 Commercial.**
- **Waivers**
- **Variance**
- **Detailed District Development plan with binding elements**



CASE SUMMARY

- Four vacant properties to be consolidated; 0.54 acres.
- Drive-through coffee shop with walk up window



SUBJECT PROPERTY

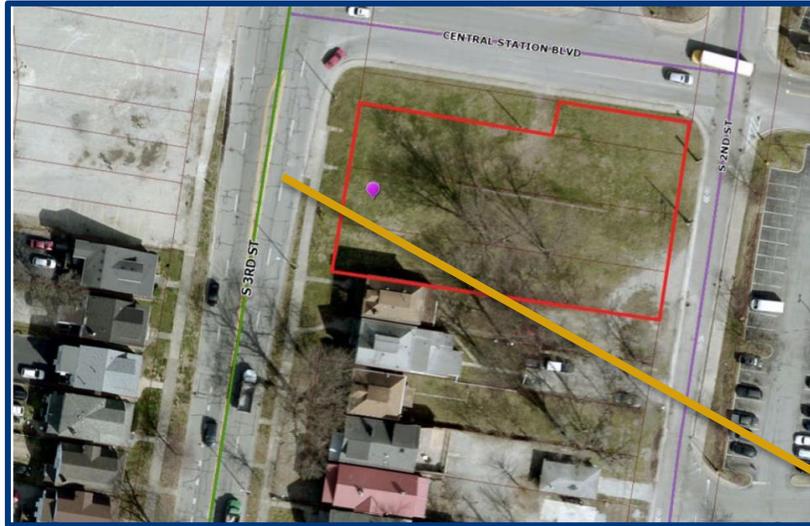


Image capture: Jun 2024 © 2025

View from S 3rd Street



SUBJECT PROPERTY



View from the corner of S 2nd St & Central Station Blvd



ADJACENT PROPERTY



Across S 3rd Street



Across Central Station view inside shopping center

PUBLIC MEETINGS

- ❖ Neighborhood Meeting on December 18, 2024
- ❖ LD&T Meeting on March 27, 2025
- ❖ Planning Commission Public Hearing on May 15, 2025
- ❖ Motion to recommend approval of the change in zoning from R-6 to C-1 passed by a vote of 9-0

