

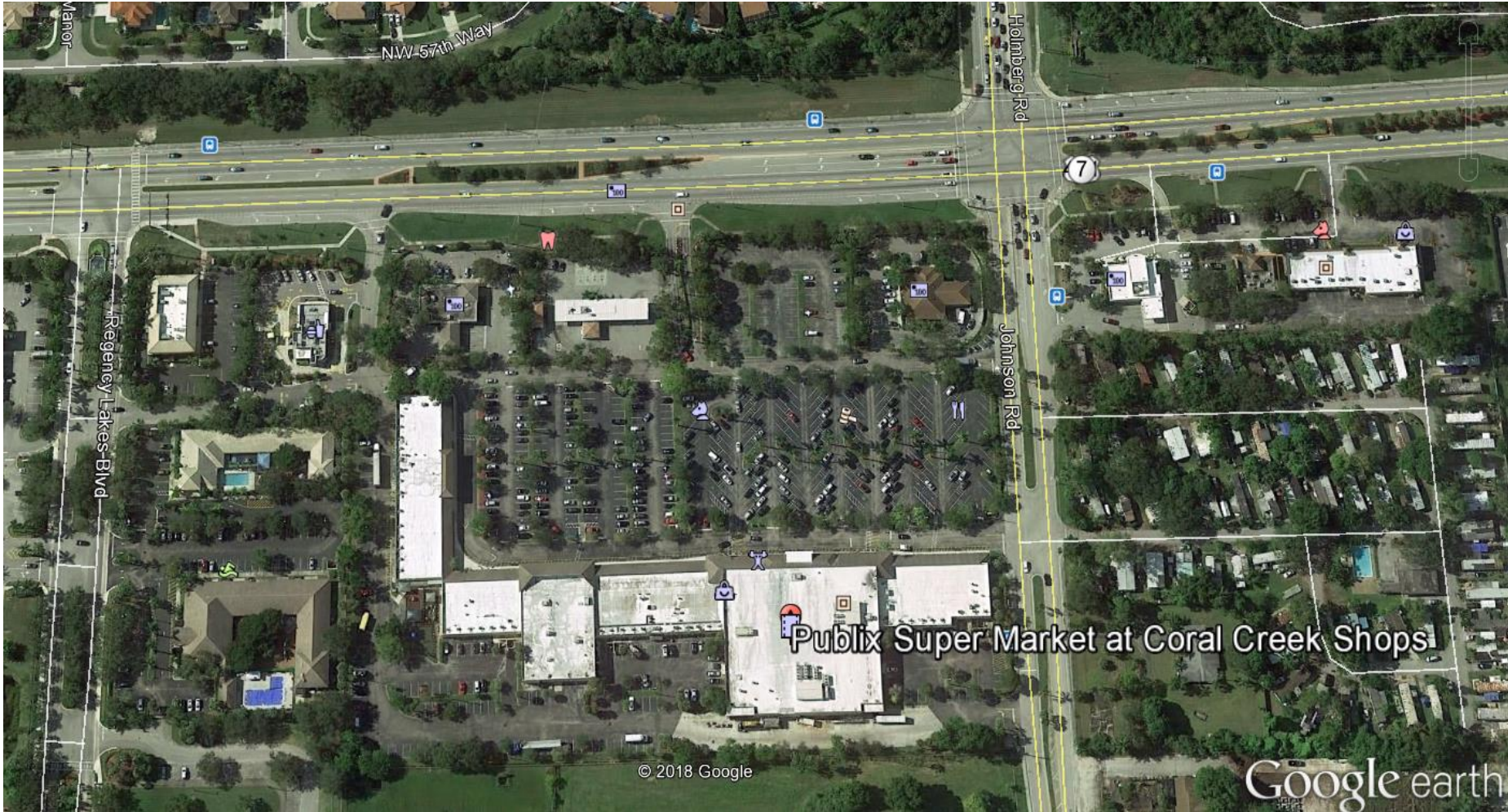
Coral Creek Shops



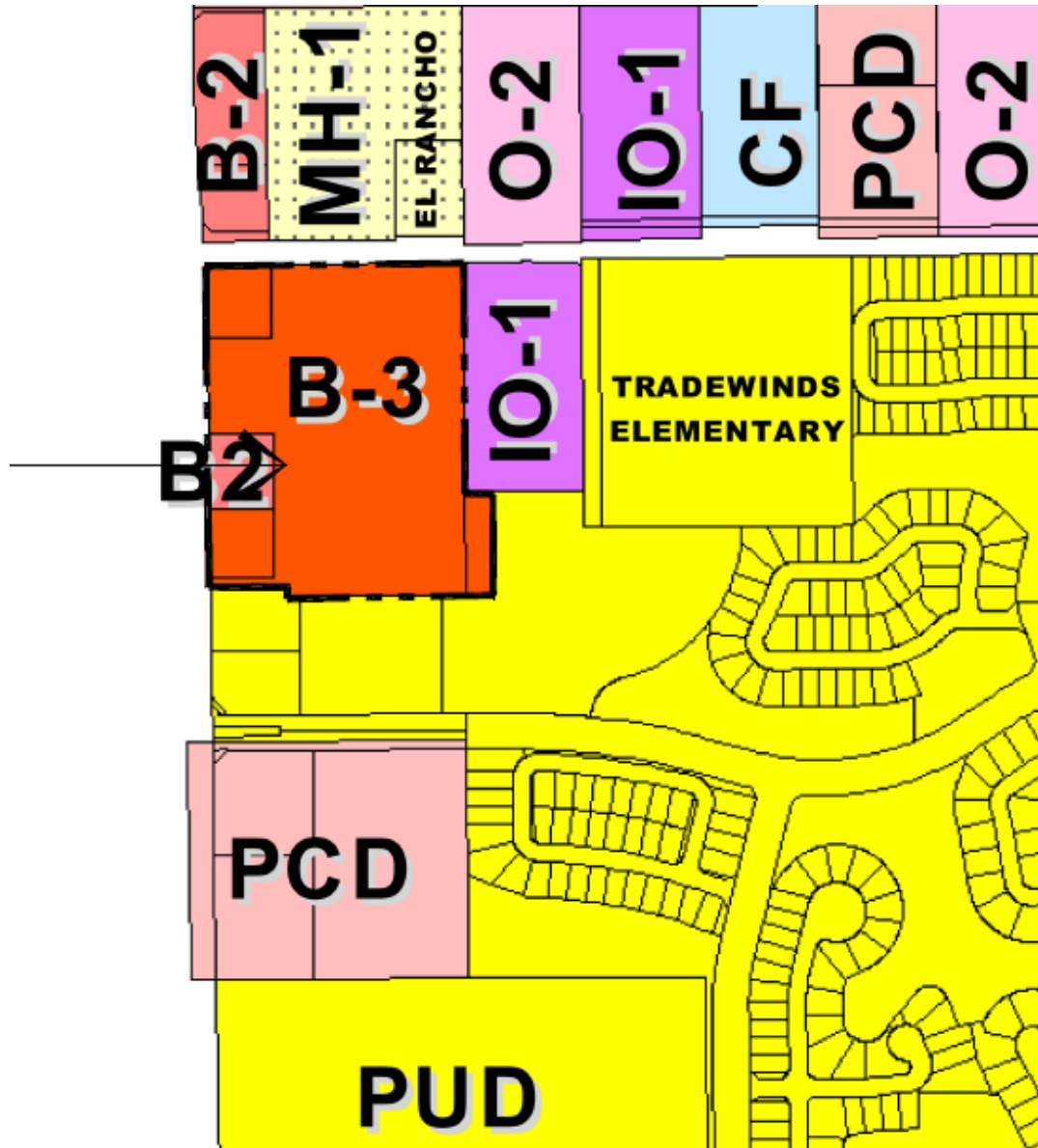
**City of Coconut Creek
City Commission**

February 28, 2019

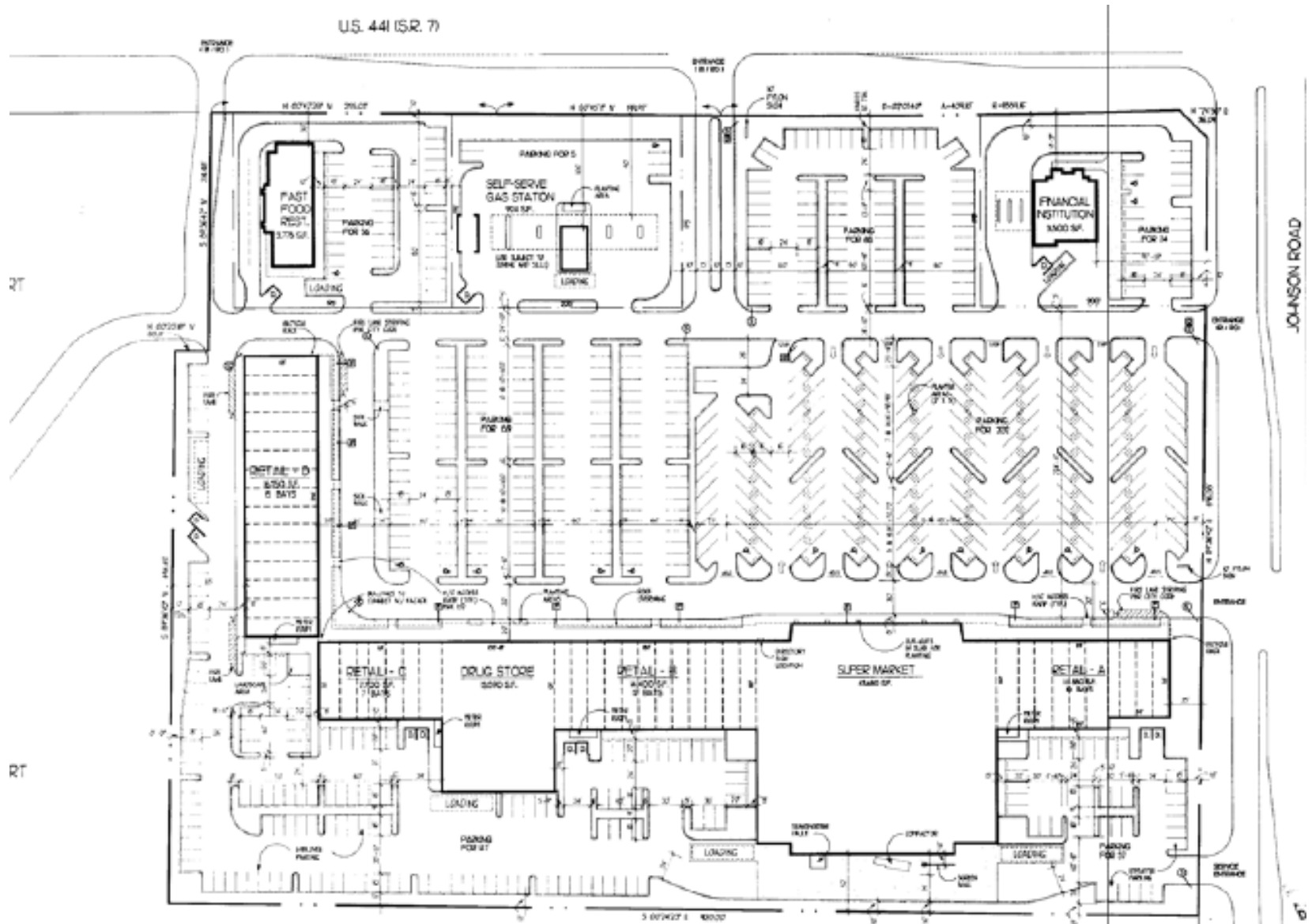
Aerial



Existing Zoning



Existing Master Site Plan



Major Tenants



Development Parcel



Pending Applications

Applications Before the Commission:

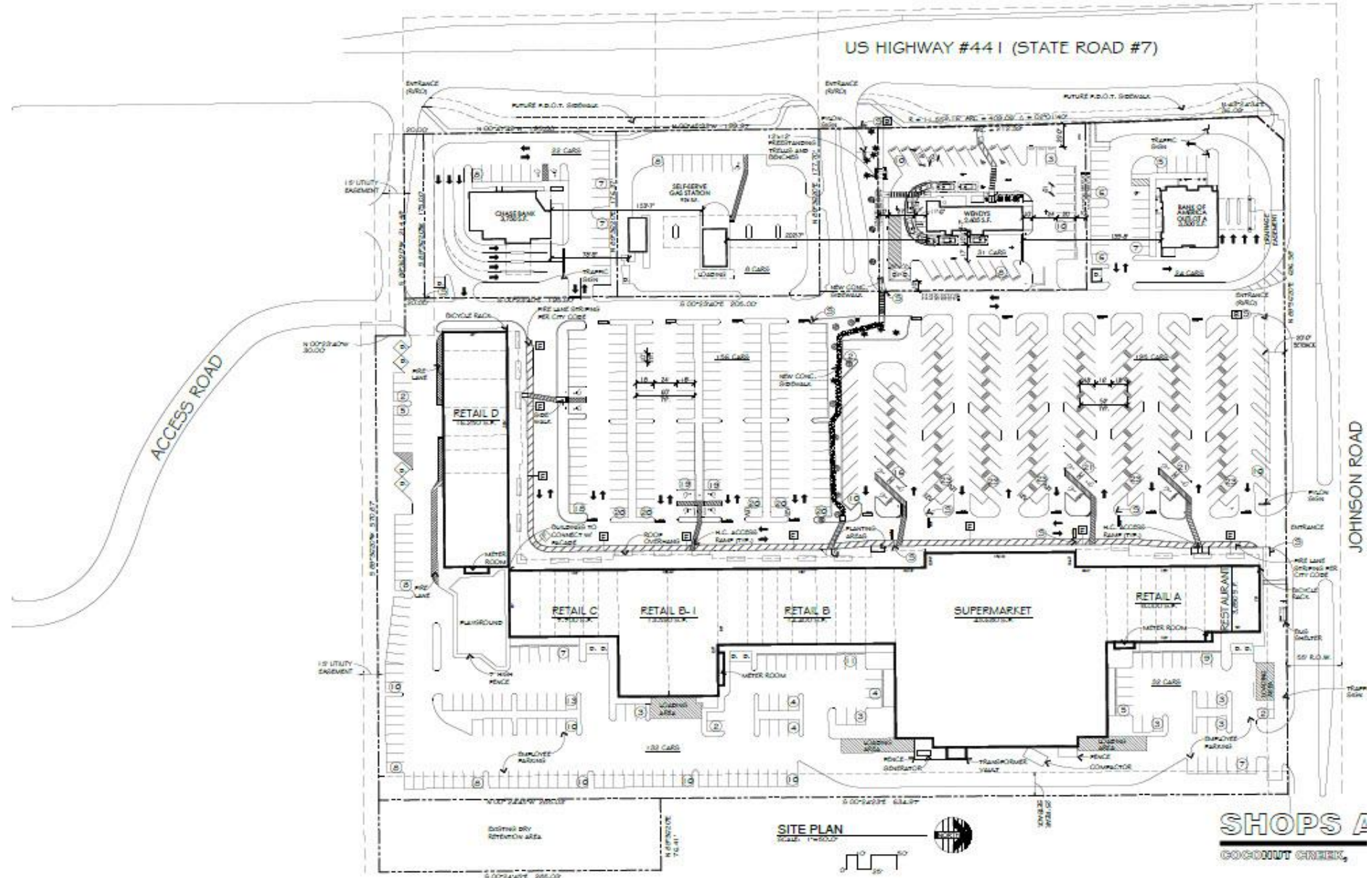
- **Rezoning from B-2/B-3 District to Planned Commerce Development**
- **Approval of revised Master Site Plan to create Wendy's Outparcel**
- **Approval of Site Plan for Wendy's Restaurant**
- **Special Land Use Approval to allow Drive-Thru Restaurant**

Planned Commerce Center

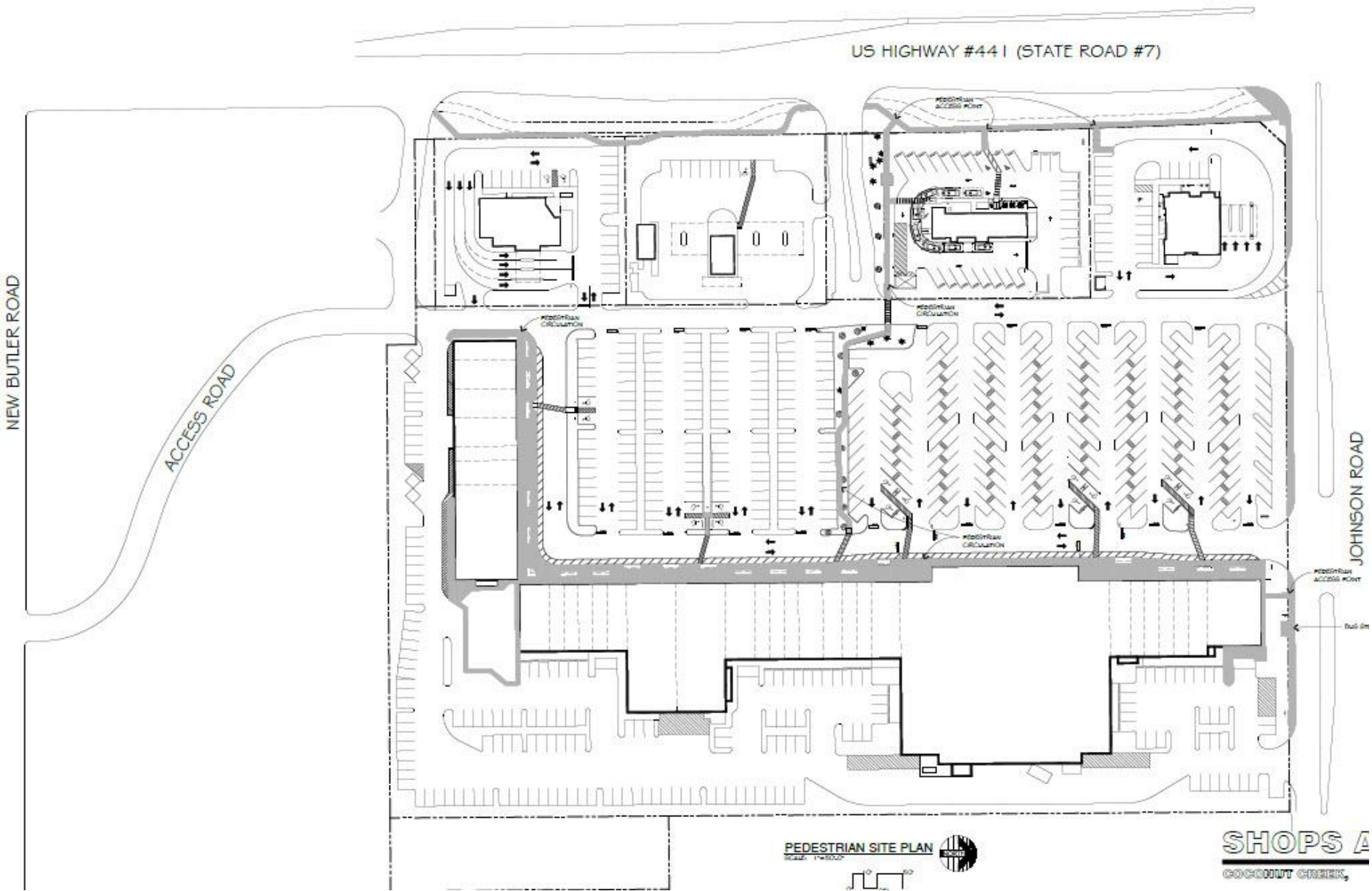
Proposed Planned Commerce Center (PCD):

- **Maintains current permitted uses allowed in B-2/B-3 while unifying zoning under PCD;**
- **Maintains development standards associated with existing vested improvements;**
- **Provides for new pedestrian connection within Plaza to State Road 7/U.S. 441; and**
- **Provides development standards to accommodate development of final outparcel for a Wendy's restaurant.**

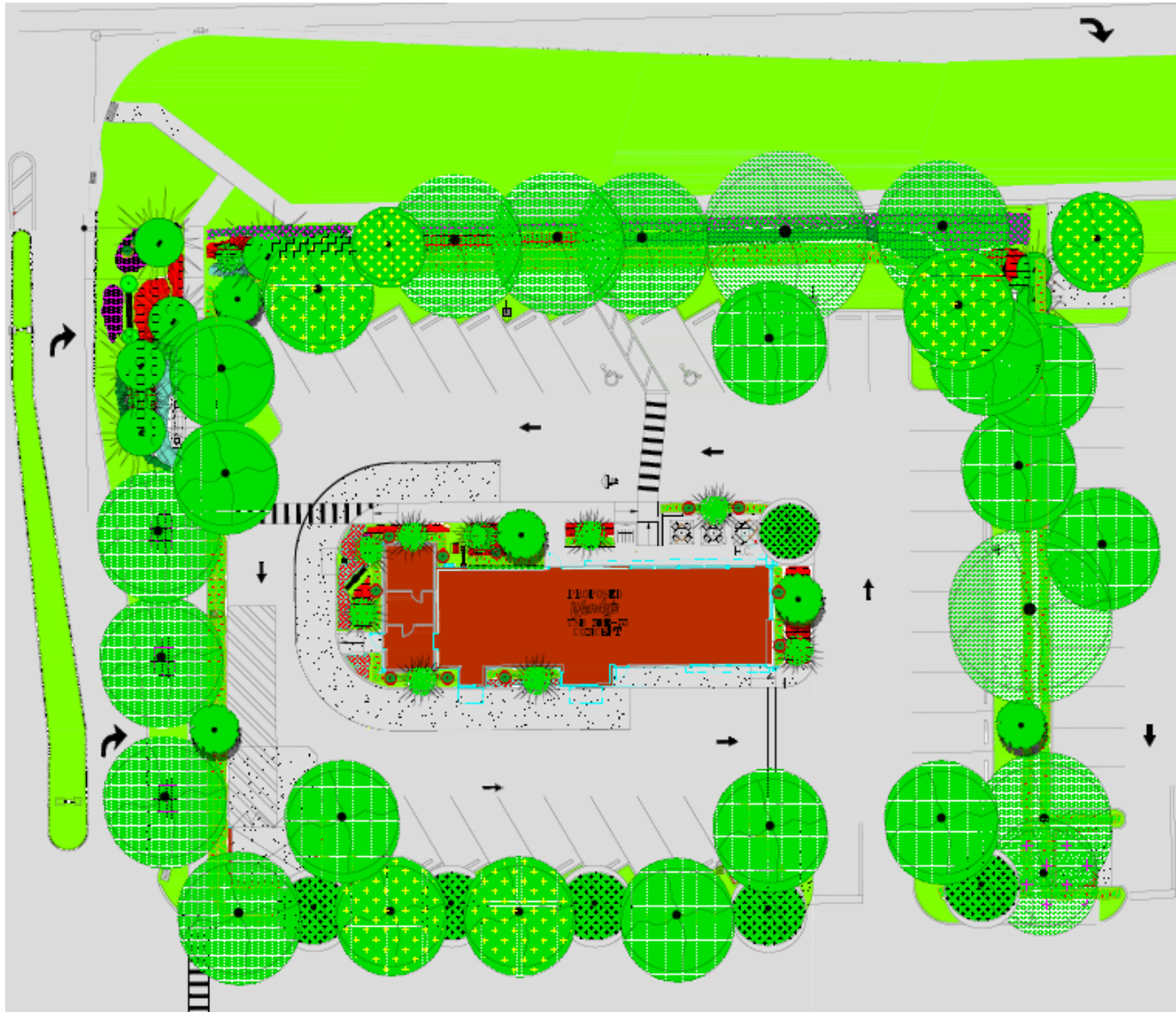
Proposed Master Site Plan



Pedestrian Connectivity



Wendy's - Site/ Landscape Plan



Wendy's Exterior Elevations



Vestibule Side Elevation



Drive Thru - Side Elevation

Wendy's – Exterior Elevations



Front Elevation



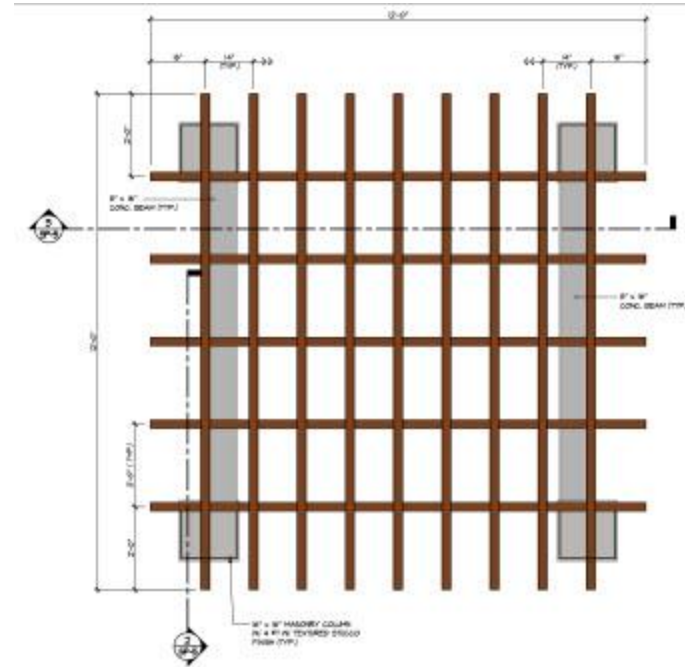
Rear Elevation

Wendy's - Pedestrian Improvements

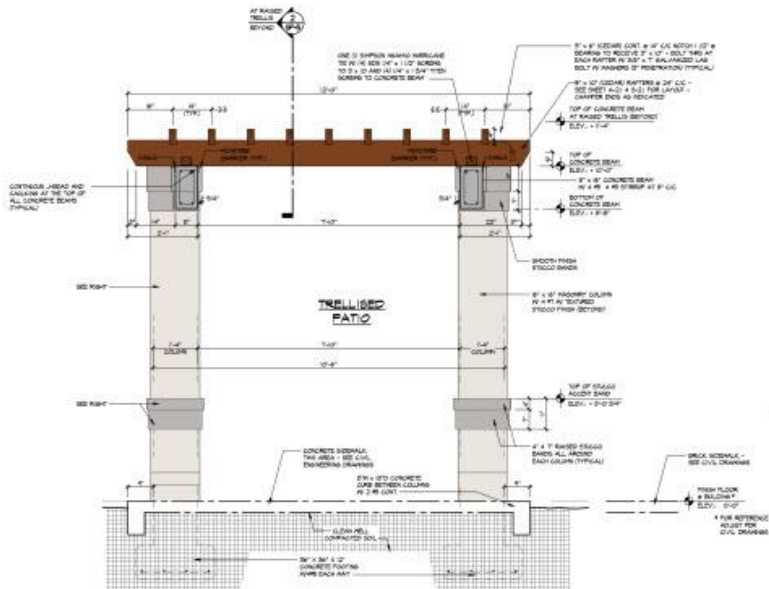


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1 SP-5 BENCH
NOT TO SCALE



2 SP-5 FREE STANDING TRELLIS FLOOR PLAN
SCALE: 3/4" = 1'-0"



3 SP-5 SECTION AT FREE STANDING TRELLIS
SCALE: 3/4" = 1'-0"

Wendy's Colored Rendering



Traffic Impact Study

- **Per Commission's request – Traffic Impact Study prepared for proposed Wendy's Restaurant.**
 - **Conducted mid-December (high traffic/peak season).**
 - **Evaluated three (3) signalized intersections most likely to be impacted by the Wendy's project:**
 - **SR 7 & Johnson Rd / Holmberg Rd**
 - **SR 7 & Regency Lakes Blvd**
 - **Lyons Rd & Johnson Rd**
 - **Also considered project driveways serving Property, including the internal intersection within Property.**
 - **Future traffic volumes in the study area were developed based upon background growth rates (+/- 3%) and new Wendy's traffic.**

Traffic Impact Study - Findings

- **Much of the traffic associated with the Wendy's is considered to be "pass-by" – traffic that is already on the roadway network.**
 - **Conservative pass-by rates are around 50%.**
 - **Therefore, net new trips associated with Wendy's are:**
 - **68 trips during the mid-day peak hour; and**
 - **43 trips during the PM peak hour**
- **Operational analyses indicate that all intersections and driveways are currently operating at LOS "D" or better and will continue to do so in the future with the Wendy's project.**
 - **Exception is SR 7 & Johnson Rd / Holmberg Rd.**
 - **LOS "E" in the future PM peak hour without the Wendy's project.**
 - **Any additional delay attributed to Wendy's is <1.0%.**
 - **Therefore, impacts are minimal.**

Traffic Impact Study

- **The drive-through lane capacity was reviewed:**
 - **Meets City and County Code requirements;**
 - **Consistent with ITE standards; and**
 - **Consistent with field observations and data collected at similar Wendy's locations.**
- **Observations at Tradewinds Elementary School:**
 - **Field observations conducted on 1/24/19 (1:30 PM to 2:30 PM):**
 - **Dismissal time at 2:00 PM;**
 - **Moderate congestion between 2:02 PM and 2:13 PM;**
 - **Queues never blocked any driveways serving Coral Creek Shops;**
 - **Five (5) trips from Wendy's during this time period (2:00 PM to 3:00 PM) are projected to utilize Johnson Road;**
 - **This impact is considered minimal.**

Coral Creek Shops



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