

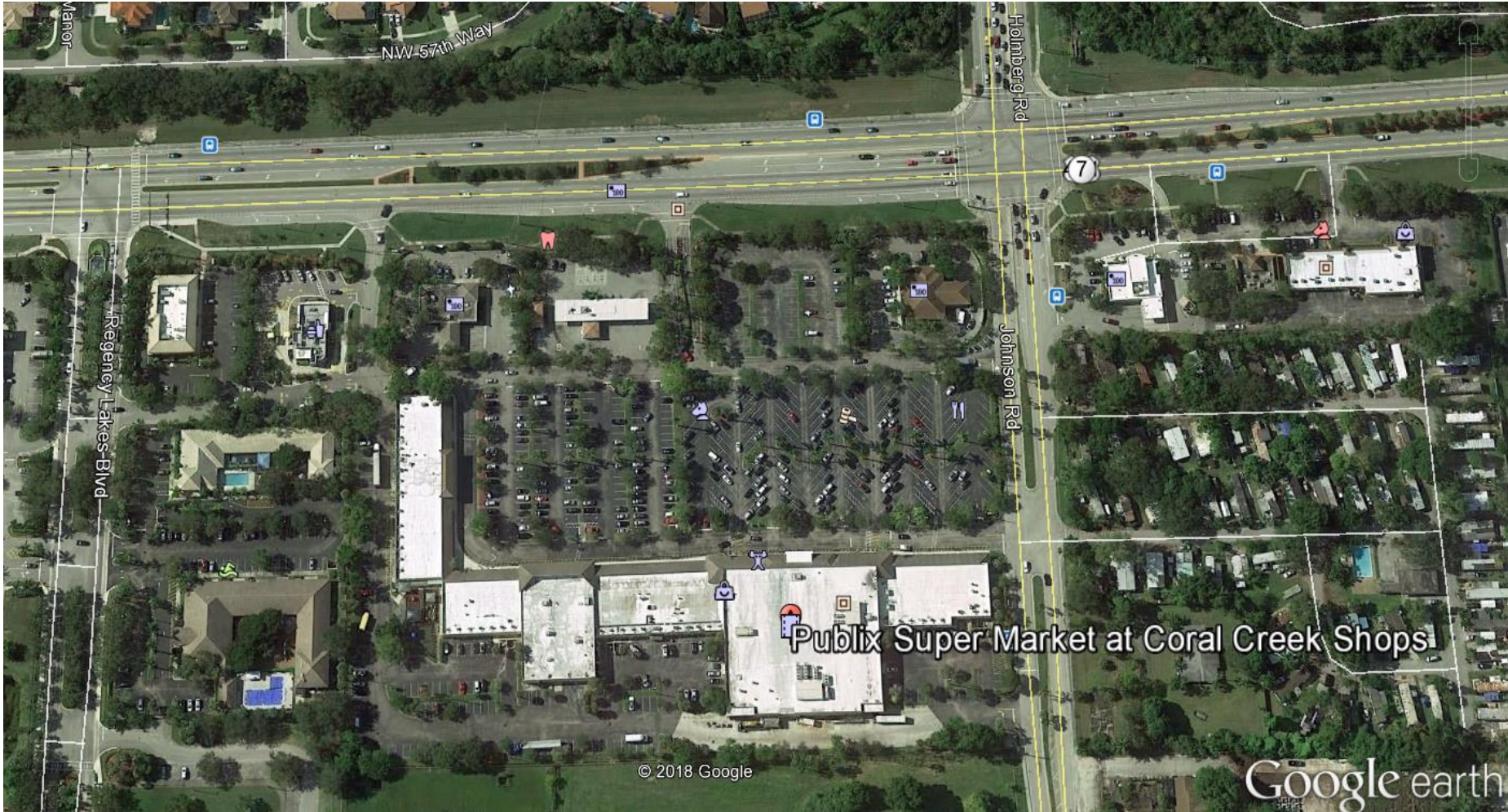
# *Coral Creek Shops*



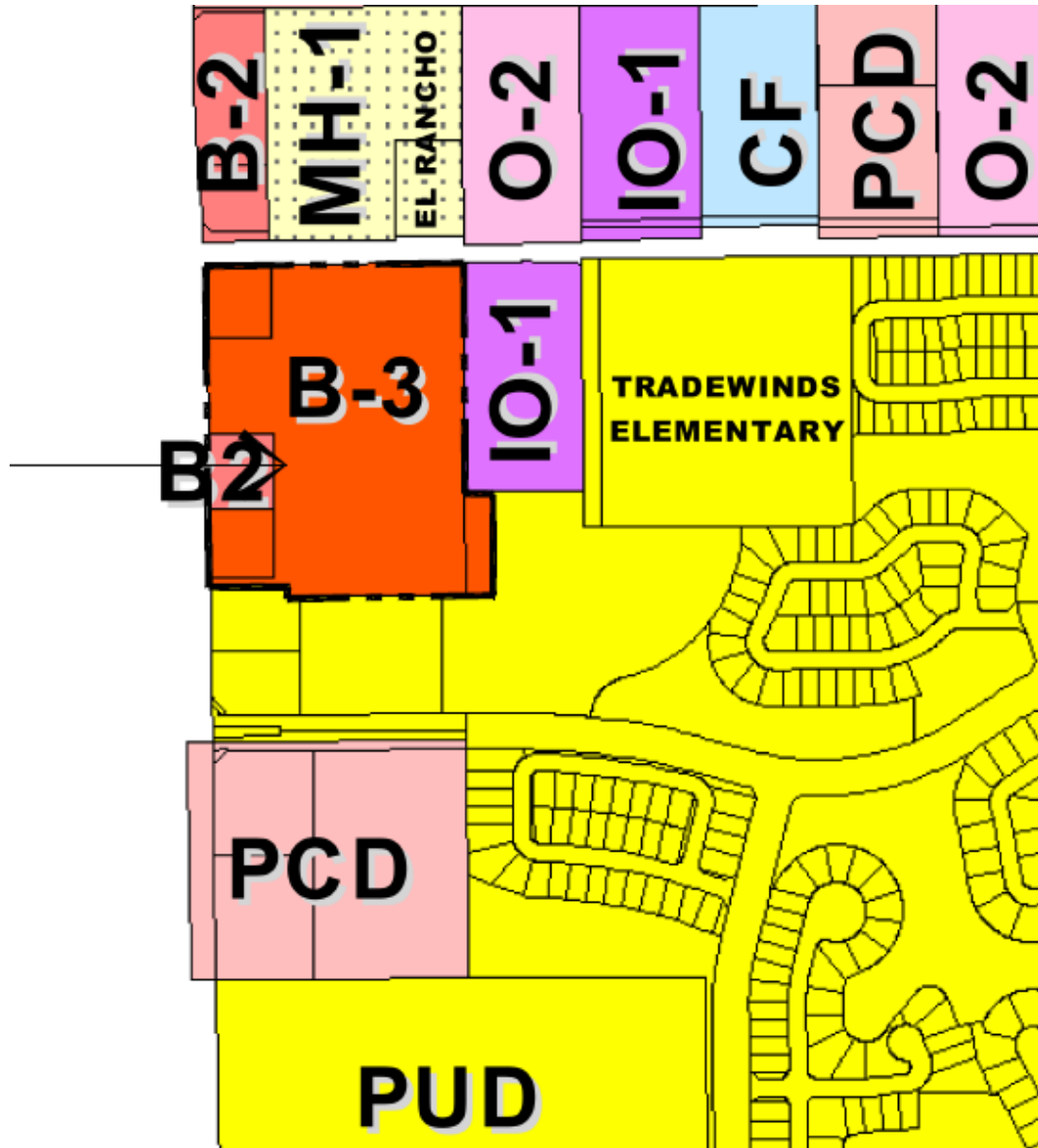
**City of Coconut Creek  
City Commission**

**February 28, 2019**

# Aerial



# Existing Zoning





# 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**

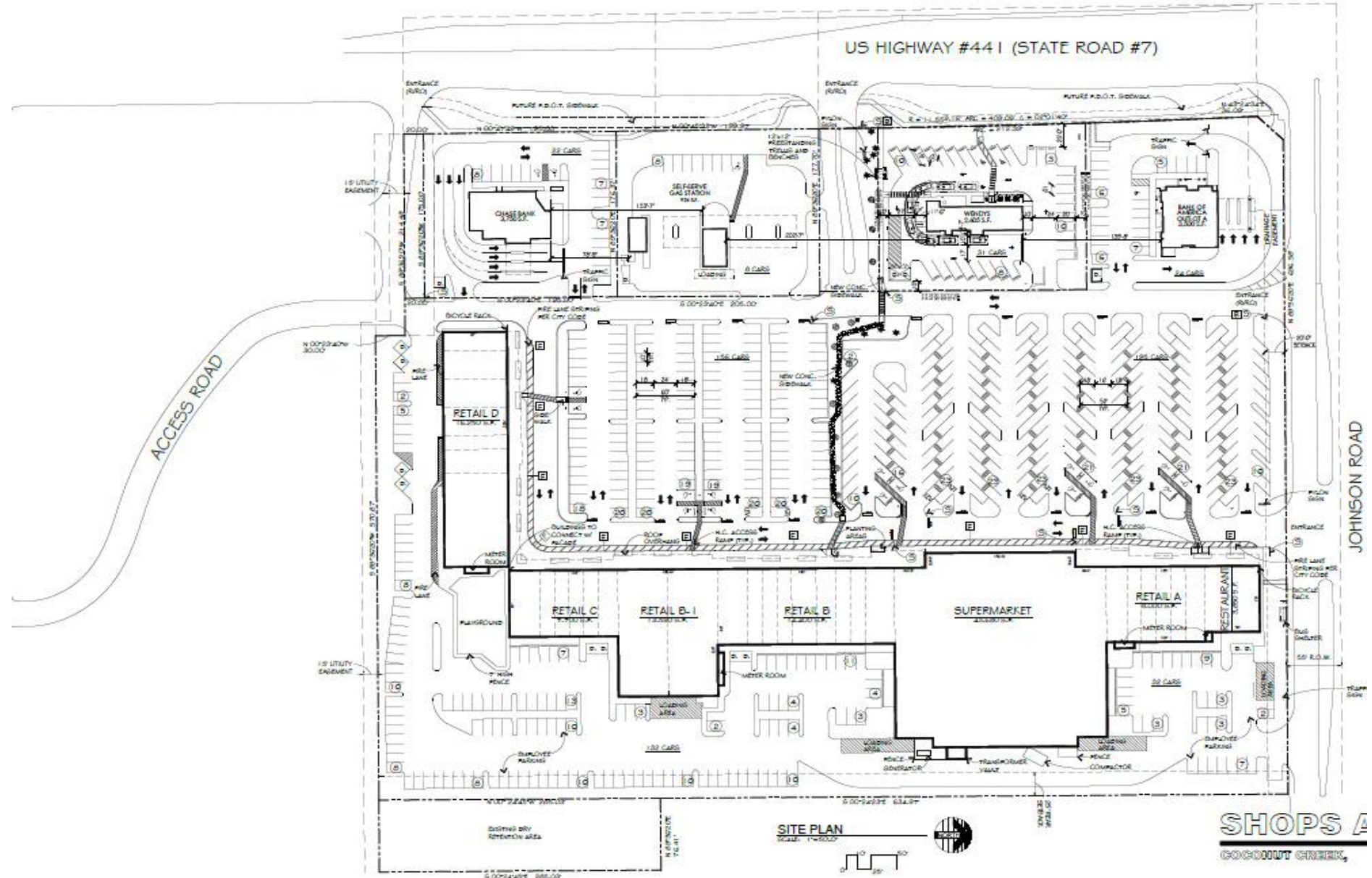
# Planned Commerce Center

## 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.**



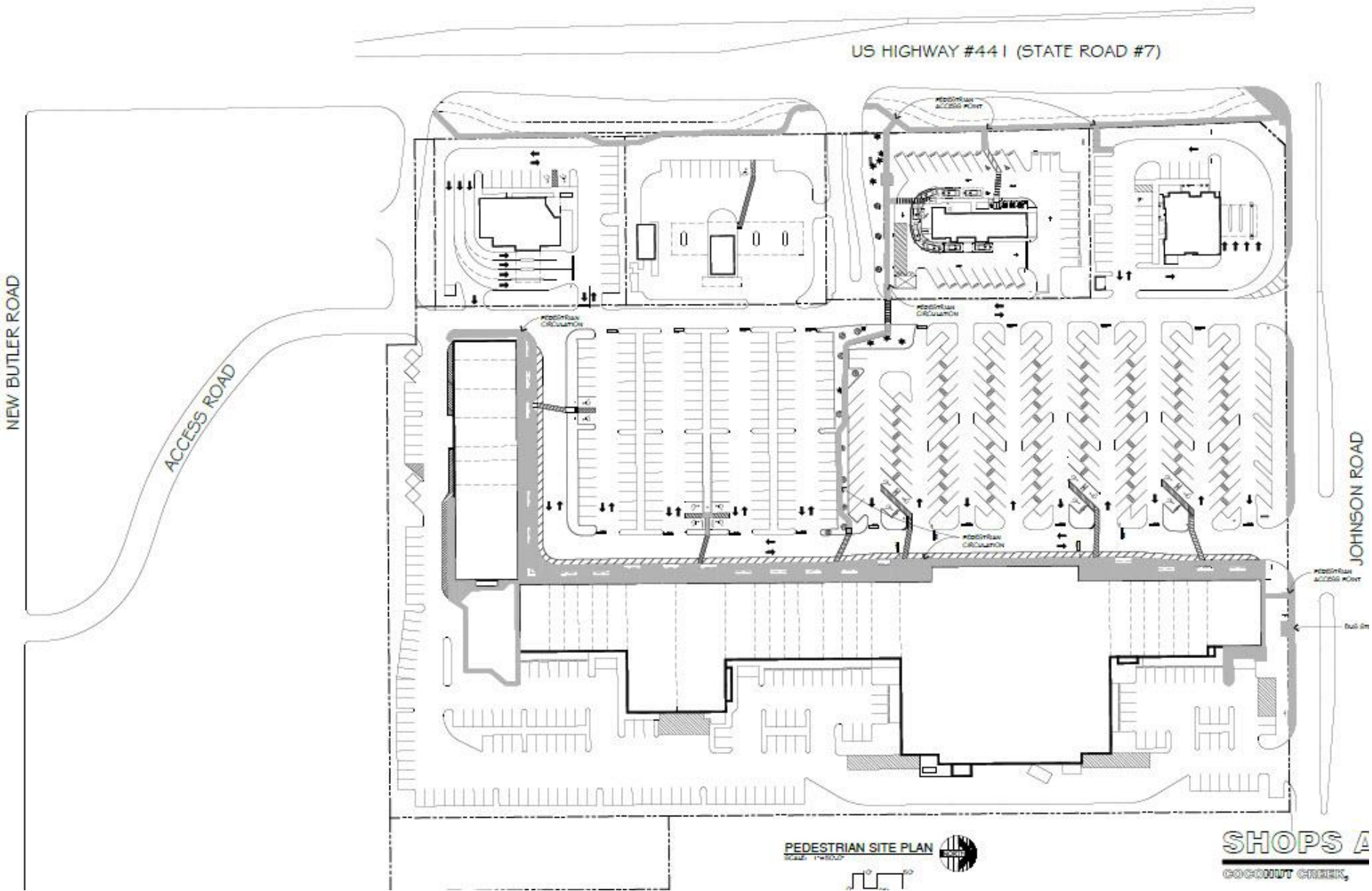
# Proposed Master Site Plan



# Proposed Pedestrian Connection



# Pedestrian Connectivity



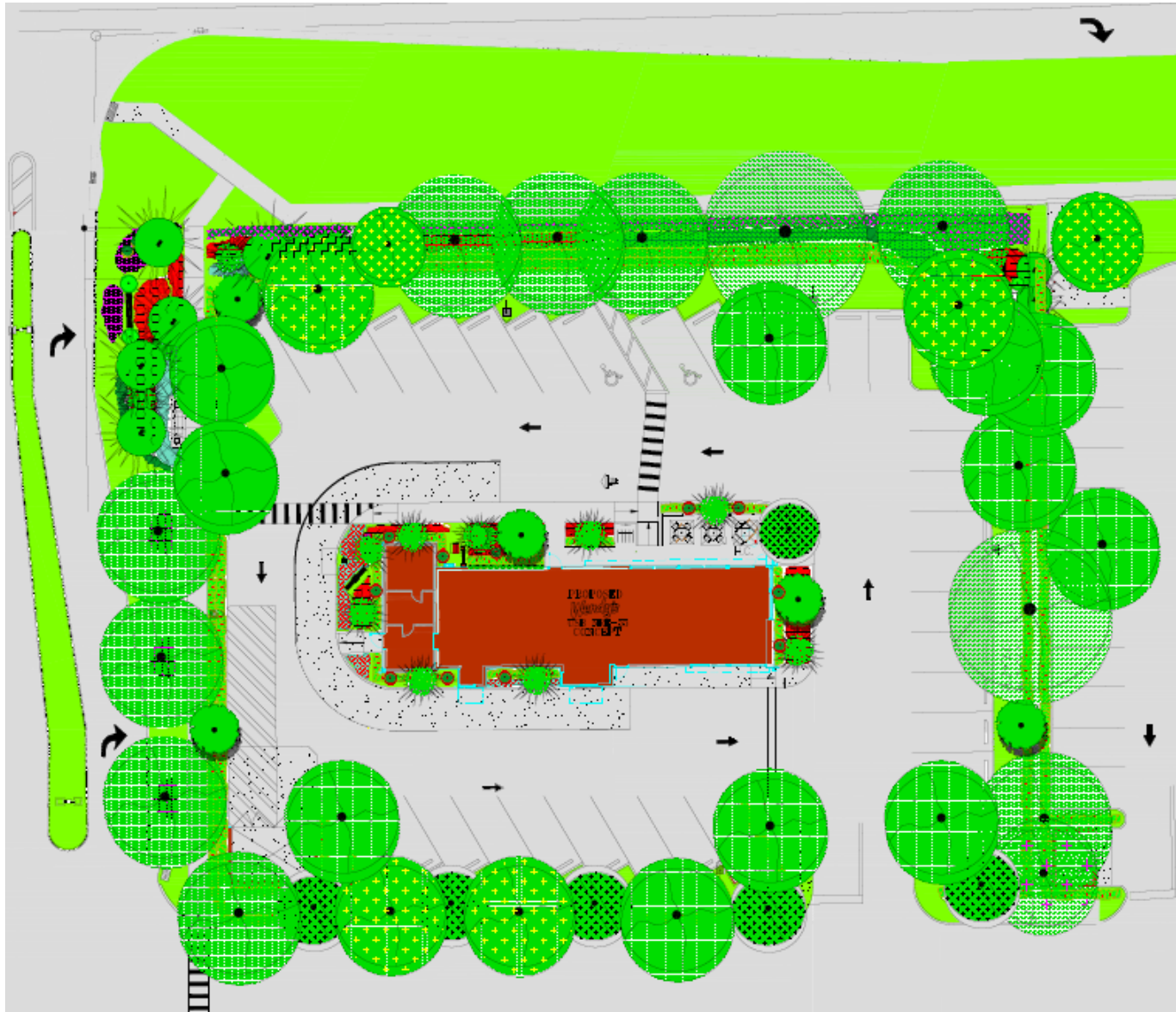
PEDESTRIAN SITE PLAN  
SCALE: 1"=50'-0"



**SHOPS A**  
COCONUT CREEK,



# Wendy's - Site/ Landscape Plan



# Wendy's Exterior Elevations



Vestibule Side Elevation



Drive Thru - Side Elevation

# Wendy's – Exterior Elevations



Front Elevation



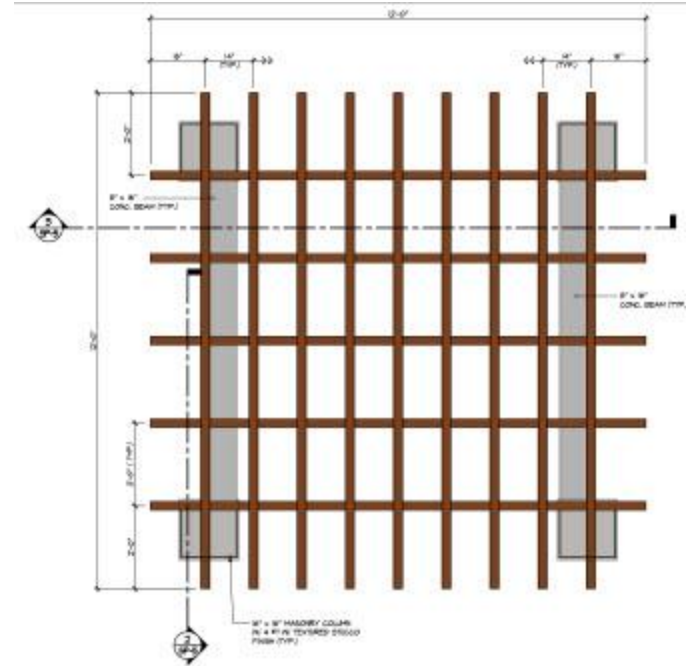
Rear Elevation

# Wendy's - Pedestrian Improvements

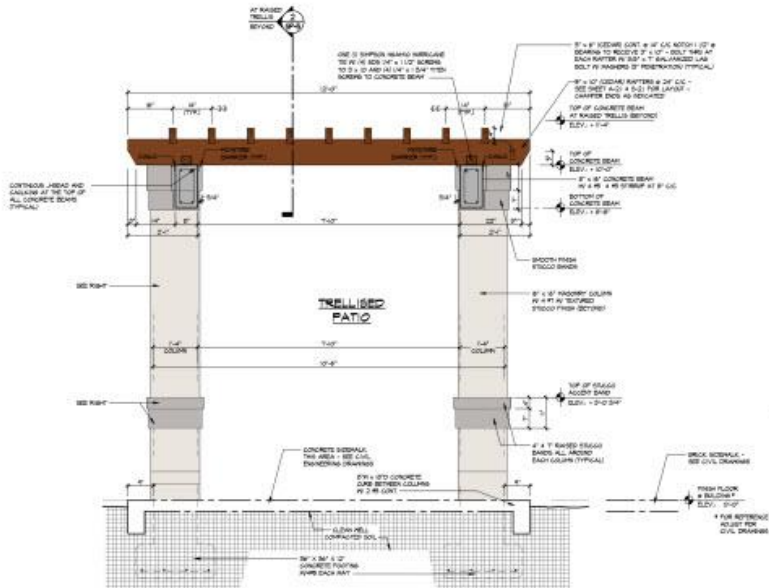


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1 SP-5 BENCH  
NOT TO SCALE



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*



**City of Coconut Creek  
City Commission**

**February 28, 2019**