

# City of Coconut Creek InterOffice Memorandum

**To:** Planning and Zoning Board  
**From:** W. Scott Stoudenmire, AICP  
Deputy Director of Sustainable Development

**Date:** March 8, 2017

**Subject:** **McDonalds Site Plan  
Agenda Item No. 5**

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<b>Applicant/Agent:</b>	Craig McDonald, Corporate Property Services
<b>Owner:</b>	Interstate Coconut LLC
<b>Requested Action/Description:</b>	Site Plan
<b>Location:</b>	4450 North State Road 7
<b>Legal Description:</b>	A portion of Parcel "A" of McJAMES PLAT NO. 1 according to the Plat thereof as recorded in Plat Book 147 of Page 18 of the Public Records of Broward County, Florida.
<b>Size:</b>	.09 +/- acres
<b>Existing Zoning:</b>	PCD (Planned Commerce District)
<b>Existing Use:</b>	Fast Food Restaurant
<b>Future Land Use Plan Designation:</b>	COMM (Commercial)
<b>Platted:</b>	McJames Plat No. 1
<b>Plat Restriction:</b>	Restricted to 200,000 square feet of commercial use

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**Requested Action/Description:**

The applicant, Craig McDonald, as agent on behalf of the owner, Interstate Coconut LLC, is requesting a site plan approval to modify an approved site plan and add a side by side drive thru.

**Project Description:**

Due to the age of the current facility and the change in market conditions, the applicant is requesting a site plan amendment that involves the enhancement of the current building elevations, as well as the addition of a side-by-side drive-thru. The restaurant will undergo renovations to the exterior, as well as the interior, during this redevelopment project. There will be no increase in the square footage of the building. The previously approved site plan reflects a McDonald's fast food restaurant with a single drive-thru lane.

The overall site will be improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

- The existing double mansard roof building will be replaced by McDonald's new contemporary arcade building and interior improvements which include modern décor and comfortable furniture.
- The building entryways are clearly marked and provide a distinctive design.
- The lot circulation is clear, accessible and safe with pedestrian pathways clearly marked.
- Most existing trees on the site will be maintained and enhanced with additional trees, shrubs and ground cover. Three trees will be mitigated as noted on the landscape plan.
- Site improvements will consist of ADA compliant parking, ramps, a new trellis, and access to the building and public sidewalks.
- A new enter-only access has been added to the northeast corner of the site. This entry is of special note in that the originally approved site plan was approved with the condition that that entryway be removed. It is important to note that at the time of the previous site plan approval, the entry was a full in and out entry and the applicant has now requested an enter-only access.
- The applicant proposes to replace the existing 5 foot sidewalk adjacent to SR 7 with a new meandering 12 foot wide sidewalk consistent with MainStreet standards.

**Green Components and City's Green Plan:**

As part of the site plan submittal, the applicant is proposing several sustainable building techniques and practices that support the City's Green Plan, which will be reflected in the building permit submittal. Applicant has agreed to provide a green building checklist at the time of building permit submittal. Below is a brief summary of green efforts and actions from the City's Green Plan that are being advanced by this application.

- Supports Action 1.6 – Green screen added to south wall at entry.
- Supports Action 2.1 – Mature canopy trees above minimum landscape code requirement.
- Supports Action 2.2 – Cool roof, and shade trellises.
- Supports Action 5.1 – Dedicated recycling bins in dumpster area..
- Supports Action 5.3 - Recycling of C&D debris.
- Supports Action 6.2 – Bike racks proposed at entrance and dedicated LEV parking stalls.

In summary, the site plan application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

**Staff Recommendation:**

Staff has reviewed this application and finds the proposed site plan, subject to the above condition, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code Site Plan Review Requirements and recommends approval.

LAWSS\jw

\\pdcl\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\P&Z memos\m-17010 McDonalds Site (03-09-17).docx

Attachments:

- Aerial Photo
- DRC Report
- Exhibit