

STAFF PRESENTATION

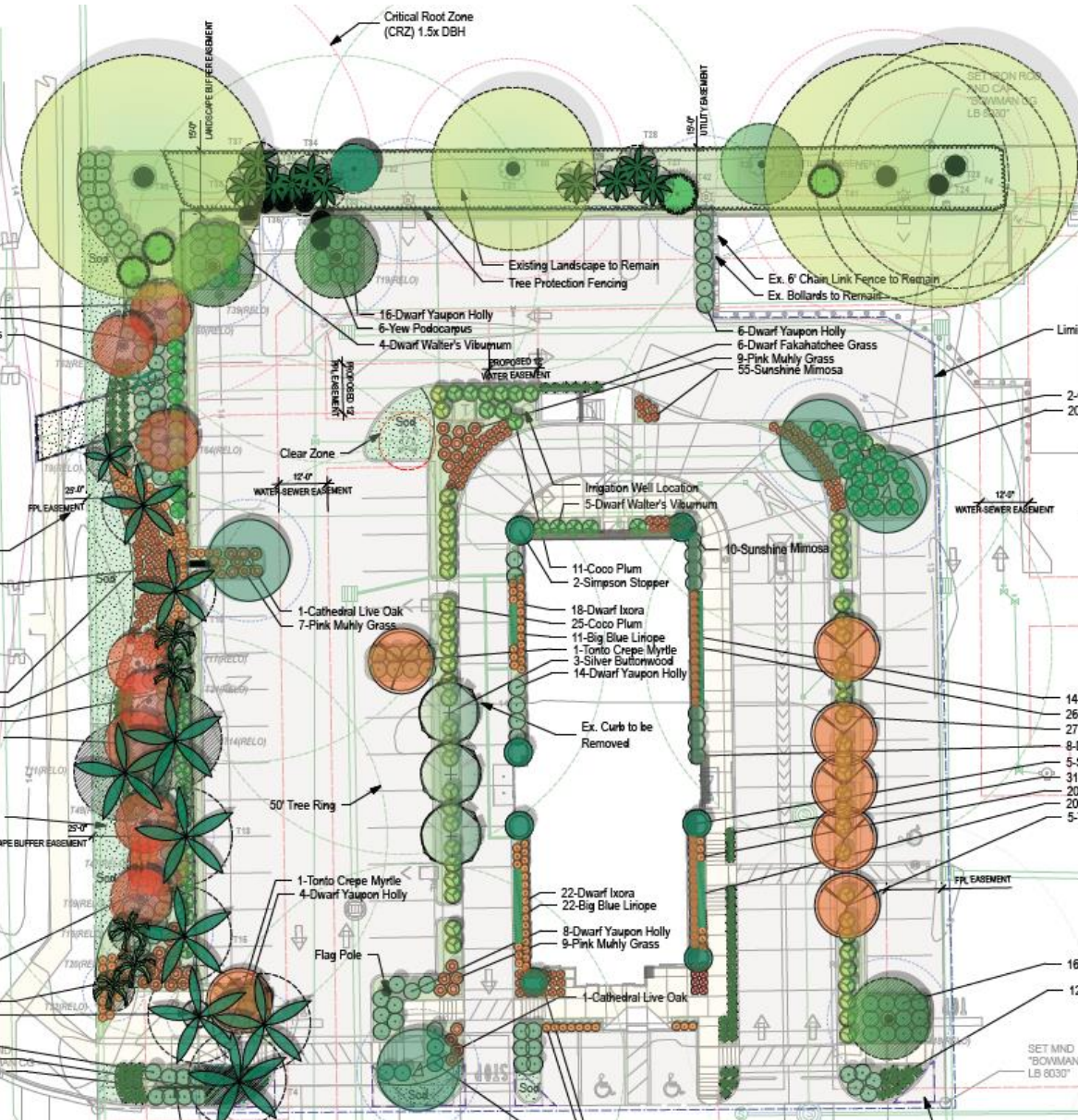
- ✓ Chick-fil-A site: 1.09 acres
- ✓ Open space: 29.3% (0.32 acres)
- ✓ FLU: Commercial
- ✓ Zoning: PCD – Planned Commerce District



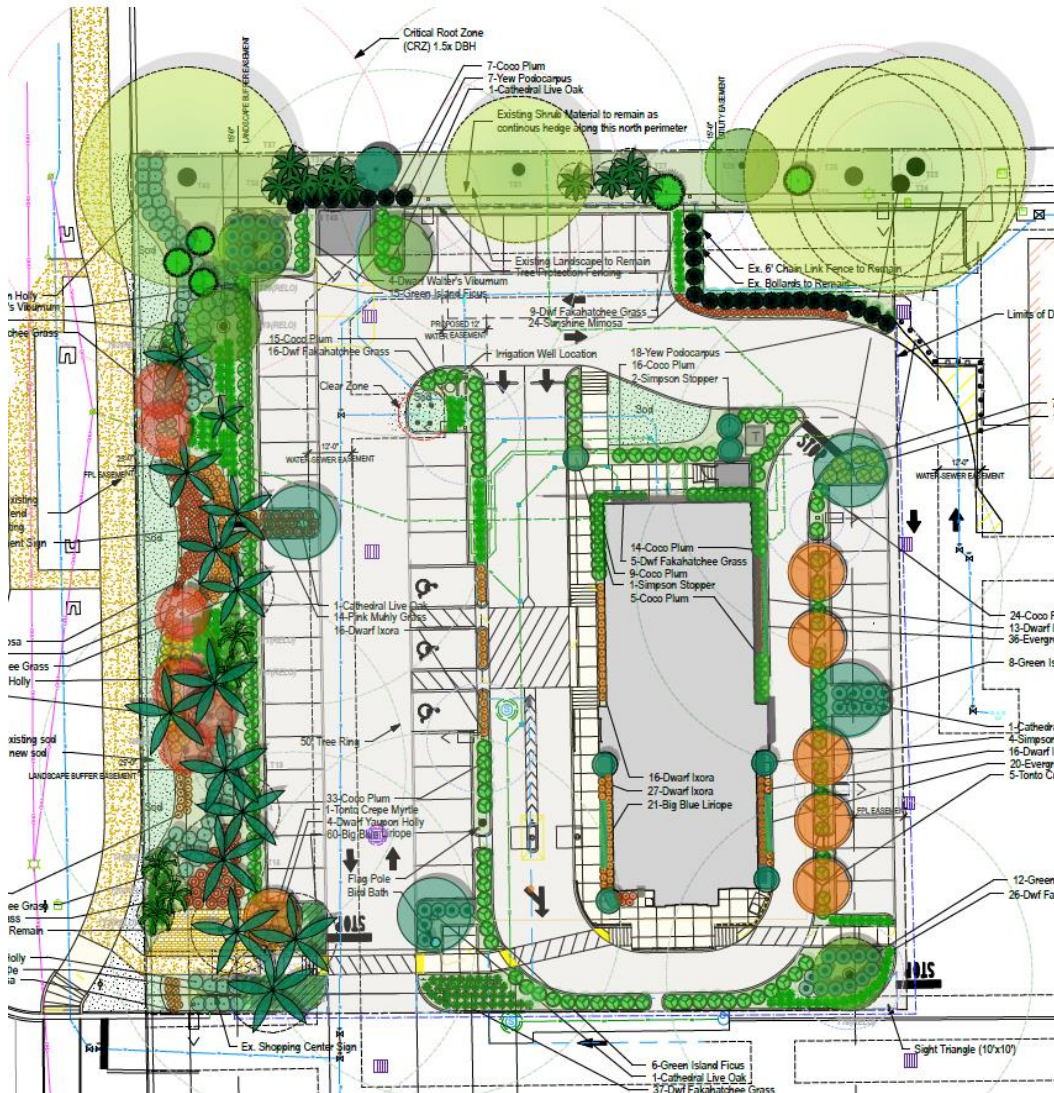
Village Shoppes at Coconut Creek

PLAN: 1

DATE: 10-25-18



- ✓ 4,151 SF building
- ✓ 55 parking spaces provided; 18 required
- ✓ 90 indoor seats
- ✓ 24 car stacking capacity
- ✓ 29.3% open space
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station
- ✓ National Wildlife Federation Certification



- ✓ 4,151 SF building
- ✓ 50 parking spaces provided
- ✓ 90 indoor seats
- ✓ 24 car stacking
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station

PLAN COMPARISON

CHICK-FIL-A SITE PLAN REVIEW COMPARISON				
CATEGORY	DESIGN ITEM	DESIGN 1	DESIGN 2	NOTES:
ZONING				
	STACKING SPACES	24	24	MEASURED DELIVERY WINDOW TO PL (6 SPACES REQ)
	DRIVE-THRU STACKING TOTAL DISTANCE (delivery window to PL)	301'	*377'	108' IS THE STANDARD PER CODE, *TO PROPERTY LINE
	DRIVE-THRU STACKING TO ORDER BOARDS (to PL)	132'	231'	
	ESCAPE LANE/BYPASS	YES	NO	
	DRIVE-THRU PROXIMITY TO PLAYGROUND	25'	5.5'	
	LANDSCAPE BUFFER AT PLAYGROUND (adjacent to pavement)	0'	5.5'	0' IN EXISTING CONDITION
	# TRAFFIC CONFLICTS ON SITE	0	3	
	# TRAFFIC CONFLICTS OFF SITE	4	2	
	SEPERATED DRIVE-THRU FROM PARKING	YES	NO	
	# PARKING STALLS POTENTIALLY BLOCKED FROM DRIVE-THRU	0	32	
	HANDICAPPED SPACES (3) DISTANCE TO ENTRY	*11'	54'	*2 OF 3 HC STALLS
	HANDICAP SPACES (3) ACCESS CROSSES DRIVE LANE	*1	3	*1 OF 3 ARE PLAZA PARKING AND NOT RESTAURANT PARKING
	TURNING RADIUS CONFLICTS	0	2	
	PARKING (INCLUDING PLAZA)	242	237	*242 PARKING EXISTING TODAY VIA PCD 241 MINIMUM PER PARKING ANALYSIS
	OPEN SPACE % (pre-design = 29.1%)	28.50%	31.80%	BASED ON SITE PLAN
GREEN				
	GREEN REQUIREMENTS MET?	YES	YES	
LANDSCAPING				
	FOUNDATION PLANTING DEPTH MINIMUM	3.5'	1.5'	*PCD ALLOWS LESS THAN 10' WHICH IS THE CODE STANDARD
	MEET FOUNDATION LANDSCAPE QUANTITY?	YES	NO	
	MEET DIVERSITY?	YES	YES	
	MEET NATIVE RATIO?	YES	YES	

PL = PARCEL LINE

DESIGN 1 WAS APPROVED BY THE P&Z BOARD AND APPEARED BEFORE THE COMMISSION ON OCT 25, 2018. DESIGN 2 IS THE LATEST DESIGN SUBMITTED FOR REVIEW BY THE APPLICANT.

PLAN COMPARISON

	PLAN 1	PLAN 2
CFA PARKING	55	50
PLAZA PARKING	242	237
ESCAPE LANE/BYPASS	YES	NO
DRIVE-THRU PROXIMITY TO PLAYGROUND	25'	5.5'
TOTAL TRAFFIC CONFLICTS	4	5
TRAFFIC CONFLICTS ON SITE	0	3
TRAFFIC CONFLICTS OFF SITE	4	2
HC (3) ACCESS CROSSES DRIVE-THRU LANE	1	3
TURNING RADIUS CONFLICTS	0	2