

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development
Date: October 12, 2016
Subject: Texas Roadhouse
Site Plan
Agenda Item No. 6

Applicant/Agent: Emily Bernahl, GreenbergFarrow
Owner: Doug Druen, Texas Roadhouse Holdings LLC
Requested Action/Description: Site Plan
Location: Southwest corner of Sawgrass Blvd & Lyons Road
Legal Description: All of Parcel "B" and a portion of Parcel "E", "SAWGRASS EXCHANGE PLAT", according to the Plat thereof, as recorded in Plat Book 165, Page 2 of the Public Records of Broward County, Florida.
Size: 1.1247 +/- acres
Existing Zoning: PCD (Planned Commerce District)
Existing Use: Vacant
Future Land Use Plan Designation: COMM (Commercial)
Platted: Sawgrass Exchange Plat
Plat Restriction: Parcel "D"-102 single family units, Parcel "C"-180 townhouse units, Parcels "A" and "B"-317,000 sq. ft. of commercial use.

Requested Action/Description:

The applicant, Emily Bernahl, as agent on behalf of the owner, Texas Roadhouse Holdings LLC, is requesting a site plan approval to construct a 7,163 square foot, free-standing sit-down restaurant to be located on the vacant parcel within the El Dorado Shopping Plaza.

Project Description:

The applicant is seeking approval to construct a 7,163 square foot, free-standing Texas Roadhouse restaurant, with seating for approximately 281 patrons.

The subject property is one of two vacant parcels that remain at the existing El Dorado Shopping Center. The proposed restaurant will be located along Lyons Road just east of the existing El Dorado furniture store and WOW Factory. The main access is provided on Lyons

Road with a shared entrance located on Sawgrass Boulevard. Parking for the restaurant is proposed around the structure in addition to the existing parking for the shopping center. Sidewalks around the site will provide pedestrian connectivity from the proposed restaurant site into the existing center. The applicant is proposing "western" architecture but included elements compatible with the surrounding residential and commercial developments such as stucco finish, stone veneers and roof tile.

Typically, 40 employees are required for the peak shift. Hours of operation are as follows:

Monday through Thursday - 4:00 pm to 10:00 pm

Friday – 4:00 pm to 11:00 pm

Saturday – 11:00 am to 11:00 pm

Sunday – 11:00 am to 10:00 pm.

Public Involvement:

Site plan applications are not subject to site posting or public notice requirements.

However, on Monday, September 26, 2016, the applicant attended a Homeowners Association Meeting with board members for Victoria Isles to discuss and present the proposed project. All questions were answered and the project was well received.

To date, staff has received two (2) public inquires related to the status of the project.

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 – Solar lighted bollards and rain barrel water collection system.
- 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 and cooking oil recycling.
- Supports Action 5.3 - Recycling of C&D debris.
- Supports Action 6.2 – Bike racks proposed at entrance.

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

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit