

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: July 12, 2017

From: W. SCOTT STOUDENMIRE, AICP
Deputy Director of Development Services

Subject: Shell/Daily's PMDD Rezoning
Agenda Item No. 4

Applicant/Agent: Michael Troxell, Thomas Engineering Group

Owner: First Coast Energy, LLP

Requested Action/Description: PMDD Rezoning

Location: 4701 W. Sample Road, Coconut Creek, FL 33073

Legal Description: Tract "C" of Lyons and Sample Road Plat, according to the Plat thereof as recorded in Plat Book 152 at Page 44 of the Public Records of Broward County, Florida.

Size: 2.119± acres

Existing Zoning: B-2, Convenience Shopping District

Existing Use: Gas Station

Future Land Use Plan Designation: RAC (Regional Activity Center)

Platted: Lyons and Sample Road Plat

Plat Restriction: 395,038 square feet of commercial on Tract A;
8,000 square feet of commercial (no restaurants)
on Tract C.

Requested Action

The applicant, Michael Troxell, of Thomas Engineering Group, on behalf of the owner, First Coast Energy, LLP, is requesting rezoning approval from B-2, Convenience Shopping District to PMDD, Planned MainStreet Development District, to be known as the Shell/Dailys PMDD. The subject property is generally located at the northwest corner of Sample Road and Lyons Road.

In December of 2004, the City Commission adopted the MainStreet Design Standards which serves as the overall design framework for future projects within the MSPA but does not have the affect of rezoning the property. Therefore, development applications within the boundaries of the MSPA are required to rezone to a PMDD, which are reviewed for consistency with the design standards.

Project Description

Consistent with the requirements of the MainStreet Design Standards, substantial development or expansions require a PMDD rezoning. As such, the property owner is requesting rezoning approval to comply with the MainStreet Design Standards and Planned MainStreet

Development District (PMDD) rezoning requirements. As a total redevelopment to an existing facility, the applicant is required to incorporate MainStreet Design Standards and green building commitments where feasible.

The Lyons and Sample Road Plat (Plat), made up of two (2) separate tracts, is somewhat unique in that it is bisected by Lyons Road. The existing Vista BMW Automobile Dealership and Walgreens Pharmacy, located on Tract A, are situated on the east side of Lyons Road. Tract C situated on the west side of Lyons Road and subject of this application is home to an existing Shell gas station with convenience store.

Originally, both tracts within the Plat had B-2, Convenience Shopping District zoning designations. However, due to the scale of the proposed project as well as site specific design criteria typical of an automobile dealership, Tract A of the Plat was rezoned to the Sample and Lyons PCD, Planned Commerce District leaving only the gas station and convenience store on Tract C with B-2 zoning.

Tract C is approximately 2.11+/- acres, with NW 37th Street on the north, NW 47th Avenue on the west, Sample Road on the south and Lyons Road on the east. Currently, the applicant is proposing to redevelop the entire site. The existing convenience store, gas station structures and car wash will be demolished and a new 5,000 square foot convenience store, eight (8) pump, 16 fueling position gas station and car wash are proposed.

Concurrently with this application, the applicant is seeking a PMDD site plan approval.

Public Involvement:

Per Section 13-36 (c), property owners within 500 feet of the subject property (11 property owners) were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting. To date, staff has not received any public inquires related to the project.

Alternative Solutions

In the event that proposed development programs cannot achieve certain design standards as required for the MSPA, the applicant must propose alternative solutions which meet the intent and overall concept of MainStreet. Given the nature of the existing site and use, Shell/Daily's PMDD proposes the following alternative solutions to the MainStreet Design Standards:

- In the MainStreet Design Standards, perimeter greenway shall incorporate minimum sidewalk design and enhanced landscaping. Applicant proposes the minimum 12' Venetian Red sidewalk with reduced landscaping due to FDOT right-of-way encroachment.
- In the MainStreet Design Standards, street orientation and building uses shall respond to the street. The applicant proposes to re-orient the convenience store primary building entrance to face west but proposes a second pedestrian entrance fronting Lyons Road.
- In the MainStreet Design Standards, street orientation and building facades should be open and inviting on all facades. The applicant proposes the installation of bollards at each entrance (26 in total) to improve safety.
- In the MainStreet Design Standards, shading shall be provided to minimize heat gain. The applicant proposes a 1' roof overhang and green screens on east side of convenience store and south side of car wash to reduce heat gain.
- In the MainStreet Design Standards, buildings shall be articulated and large expansive blank surfaces are discouraged. Applicant proposes columns at the exterior for façade articulation and two covered entrances.
- In the MainStreet Design Standards, green rooftops shall be provided on commercial buildings and top of garages. The applicant is proposing to provide light colored/high reflective material on the roof.

- Where public plazas are required, the Shell/Daily's PMDD proposes a small outdoor seating area at the east façade and pedestrian connections.

Green and Sustainable Components

Supporting:

- *Action 1.1:* Achieve LEED Certification.
- *Action 1.6:* Conspicuous green technologies proposed throughout site.
- *Action 2.1:* Achieve 40% tree canopy coverage throughout the City
- *Action 2.2:* High albedo roof with Galvalume finish and SRI Value of 74.00.
- *Action 2.3:* Perimeter MainStreet pedestrian greenway connection.
- *Action 5.1:* Increase recycling by providing recycling for plastic, paper and cardboard.
- *Action 5.3:* Recycling of C&D debris.
- *Action 6.2:* Pedestrian connection to existing bus shelter on Sample Road.
- *Action 6.4:* Providing alternative fuel parking spaces.

Analysis and Findings

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

(1) *Is not contrary to the comprehensive plan;*

The City amended the City's Comprehensive Plan to create a Regional Activity Center land use category ("RAC") and applied the RAC designation to approximately 500 acres for the purpose of creating a new MainStreet area. See EXHIBIT B. The change in zoning to PMDD will directly implement the RAC land use designation. In doing so, the rezoning and the resulting development will support the following goals, objectives and policies of the City's Comprehensive Plan:

Goal II-2.0.0

Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations..

Objective II-2.1.0

Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.

Policy II-9.1.4

Facilitate rezoning associated with the MainStreet project consistent with the Regional Activity Center land use designation and the MainStreet Design Standards.

Policy III-4.8

The City shall, as part of the MainStreet Corridor implementation, evaluate available transit-oriented site and building design guidelines including setback, orientation, and pedestrian access standards which enhance accessibility to public transit, for incorporation into the Land Development Code as part of any overlay or zoning district standards created for these areas and for application to new development and redevelopment adjacent to major transit routes within the City.

Policy II-2.5.2

Continue to ensure through the Land Development Code that all future commercial uses are subject to site plan review standards which mitigate adverse impacts on adjacent land uses.

Policy II-2.5.3

Maintain and implement Land Development Code standards for landscaping and buffering commercial developments which ensure adequate screening from adjacent districts and safe, aesthetic and consistent roadway buffers.

Policy VI-4.7

The City shall adopt and implement standards for the MainStreet project to encourage water and energy conservation through innovative "green" building techniques.

Objective VI-5

Protect and preserve the quality and quantity of surface waters and current and projected water supply sources within the City.

- (2) *Will not create an isolated zoning district which would be unrelated and incompatible with adjacent districts;*

The proposed rezoning will allow the Property to be develop in accordance with the City's RAC land use designation and consistent with the City's goals for MainStreet. Many of the properties within the RAC have already been rezoned to PMDD as shown on EXHIBIT B and as others are developed in MainStreet they too will be rezoned to the same zoning designation which is the stated goal for the RAC. Therefore this rezoning, rather than creating an unrelated and incompatible district, will be a complement the other parcels in the RAC..

- (3) *Will not substantially impact public facilities such as schools, utilities and streets;*

The analysis in Section D below documents that the proposed PMDD rezoning will not overburden any of the public facilities that serve the Property.

- (4) *Will be justified by external land use conditions;*

The actions taken by the City to create a vibrant downtown including adoption of the RAC land use designation and the PMDD zoning regulations necessitate this rezoning so that the Property will support the City's vision for MainStreet.

- (5) *Will not create or excessively increase automobile and vehicular traffic congestion;*

The traffic analysis included with this application documents that the surrounding roadway network can accommodate the trips generated at an acceptable level of service and that the proposed development will not result in an increase of trips at the Property.

- (6) *Will not create a storm drainage problem for other properties;*

The change in zoning will not create storm water drainage problems for other properties. This Property falls within the Cocomar Water Control District ("Cocomar"). Cocomar has established basin criteria which are applicable to the development of the Property. The basin criteria require that each property be developed to standards ensuring that development of one property does not create drainage problems for other properties. The drainage plan for the Property is designed in accordance with the basin criteria.

(7) *Will not adversely affect surrounding living conditions;*

This development will provide a convenient option for fuel services for the residents and visitors of this area of the City and will not adversely affect surrounding living conditions. The plan of development will include sufficient open space, outdoor seating, landscaping, bike racks at the existing bus shelter to encourage pedestrian usage, and an attractive building that will establish a high standard of excellence to complement MainStreet.

(8) *Will not seriously affect environmental quality;*

There are no environmentally sensitive areas within the Property. Some of the many elements of the development that will support the environmental goals of MainStreet include the following:

- Pedestrian access with landscaped sidewalks surrounding the Property;
- Landscaping and buffering;
- Inclusion of bike racks near the bus shelter to encourage the use of alternative vehicles to incorporate multi modal transportation to the Property;
- Outdoor seating;
- The Applicant commits to obtaining LEED certification upon completion of construction in accordance with LEED timeframes;
- A solar panel (60' x 18') above the six (6) parking spaces along Sample Road;
- Energy efficient windows/storefront;
- Energy efficient HVAC;
- Water conservation toilet system;
- Recycled water at car wash;
- The parking lot will contain designated parking spaces for high efficiency and car pool vehicles as depicted on the site cplan;
- Green Screen along the south side of the car wash and east side of the convenience store as depicted on the plans submitted to the City;
- Recycling containers at the Property to promote recycling in MainStreet and the Applicant commits to recycling construction debris;
- Commitment that construction and demolition debris will divert 75% of waste from landfills;
- The Applicant will provide recycling options at the Property for a minimum of 2 materials including but not limited to plastic, paper and cardboard;
- Incorporate certain LEED requirements to reduce light pollution such as providing full cutoff luminaires, keeping light poles low and space more closely and focusing light downward;
- A high albedo Mill finished mansard roof with an 'Acrylic coated Galvalume' finish on it which will provide at the Property which values are all in excess of the LEED requirements.

(9) *Will not adversely affect other property values;*

The rezoning of this Property will not adversely affect other property values in the City. Having an accessible and attractive gas station, convenient store, and car wash located a gateway into the City's MainStreet will help to preserve and enhance the image of the City as a desirable place to live, work and shop with easy and convenient location to obtain gas, car wash services and convenience store goods.

(10) *Will not be a deterrent to improvement or development of other property;*

The rezoning will provide gas station, convenient store, and car wash services in the RAC which are needed to complement and support the existing and proposed commercial and office uses in City's MainStreet. Therefore, this rezoning will help to support and promote additional development in MainStreet.

(11) *Will not constitute a special privilege to an individual owner;*

The rezoning is consistent with the RAC land use designation and the related MainStreet design standards. The PMDD zoning district is the district that implements the RAC. All other property owners within the RAC have the right to rezone their property to PMDD and in fact are encouraged to do so.

The application is in general compliance with the City's MainStreet Design Standards and 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:

City staff has reviewed the application as to consistency with the above referenced standards and finds the PMDD Rezoning request, subject to the above conditions, is consistent with MainStreet Design Standards and Section 13-36 of the City of Coconut Creek Land Development Code.

LA:WSS:jw

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Attachments

DRC Report

Exhibit