

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT SToudenMIRE, AICP, 
Deputy Director of Development Services
Date: March 8, 2017
Subject: Gunther PMDD Rezoning
Agenda Item No. 9

Applicant/Agent: Kevin Cruz, Stiles Architectural Group
Owner: Gunther Motor Company
Requested Action/Description: PMDD Rezoning Modification
Location: 4350 North State Road 7, Coconut Creek, FL 33073
Legal Description: Tracts "A" and "C", Whitworth Plat No. 1, according to the Plat thereof as recorded in Plat Book 164, Page 1, of the Public Records of Broward County, Florida
Size: 17.70± acres
Existing Zoning: PMDD (Planned MainStreet Development District)
Existing Use: Car Dealership
Future Land Use Plan Designation: RAC (Regional Activity Center)
Platted: Whitworth Plat No. 1
Plat Restriction: Tract "A" and Tract "C" are restricted to 220,000 square feet (75,571 square feet existing and 144,429 square feet proposed) of dealership use and 62,000 square feet of automobile storage use.

Requested Action

The applicant, Kevin Cruz of Stiles Architectural Group, on behalf of the owner, Gunther Motor Company, is requesting an amendment to the Gunther Volkswagen PMDD (Planned MainStreet Development District). The Gunther Volkswagen PMDD was originally approved in 2013 in conjunction with a site plan for the construction of a three-story parking garage to serve as inventory storage and employee parking, and an expansion to the existing vehicle service and parts storage areas. The subject property is located at the northeast corner of State Road 7 and Cullum Road, and is within the City's MainStreet Project Area (MSPA).

Project Description

The applicant is seeking a rezoning approval to amend the existing Gunther Volkswagen PMDD, to be known as the Gunther Motor Company PMDD, to introduce a new Volvo automobile dealership at the existing Gunther Volkswagen site. Both dealerships will share existing service facilities within the recently constructed three-story structure on the southern portion of the site

adjacent to Cullum Road. Introducing Volvo onto the site consists of two phases. An initial phase consists of a minor renovation to the existing pre-owned sales building in anticipation of a larger plan. As proposed, the applicant is seeking site plan approval for the construction of an 8,573 square foot single-story addition to the existing pre-owned sales building and a vehicle drive-through canopy in order to bring the facility up to the newest Volvo aesthetic standards with proper vehicle drop off and showroom. The total square footage combining the existing former Volkswagen building and new expansion total 11,794 square feet.

The applicant is processing a concurrent site plan request with this item.

The property is also subject to an existing Special Land Use for automobile sales and service, which was approved through Ordinance 123-99. Conditions outlined in the Special Land Use are still applicable to the site and remain in effect.

Public Involvement:

Per Section 13-36 (c), property owners within 500 feet of the subject property (17 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, staff is supportive of the alternatives the applicant is proposing. Gunther Volkswagen PMDD proposes alternative solutions to the following MainStreet Design Standards:

- In the MainStreet Design Standards, building corners shall utilize prominent architectural treatments to provide direct access to building. Applicant is proposing a state-of-the-art, 3-pane "fameless" glazing curtain wall with high solar reflective coating.
- In the MainStreet Design Standards, buildings shall be LEED Certified. Gunther Motors is proposing to pursue a Green Globes certification in lieu of the required LEED certification. Per the applicant, Green Globes is a nationally accepted program used on projects ranging in size and complexity which address sustainability categories including Project Management, Site Energy, Water, Materials and Resources, Emissions, and Indoor Environment.
- In the MainStreet Design Standards, street orientation and building uses shall respond to the street. The applicant is proposing to maintain the existing building orientation and maintain the covered drive-through canopy on the south end of the building and away from State Road 7/U.S. 441.
- 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.

Green and Sustainable Components

Supporting:

- *Action 2.2:* Reflective High Albedo roofing exceeding minimum SRI values.
- *Action 2.3:* Sidewalk connections to perimeter greenway.
- *Action 5.3:* Recycling of C&D debris as part of the LEED® Certification.
- *Action 6.2:* Bike racks proposed at entrance adjacent to perimeter greenway.
- *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 proposed addition to the existing building will follow the same use and consequently will fall under the previously approved master site plan.

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

The addition to the existing building will follow the same PMDD zoning.

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

The proposed addition will not impact the surrounding schools, utilities and streets since is only an 8,575 S.F. addition to the existing pre-owned Volkswagen facility. the addition will enhance the overall aesthetics of the site.

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

Not applicable.

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

At the pre-DRC meeting it was concluded by staff that a traffic study was not required for this project due to scope and size.

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

The 8,575 SF. addition has been carefully studied to minimize storm drainage problems. Previous areas have also been provided to minimize storm drainage impact. Civil engineering drawings have been provided.

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

Most of the proposed Gunther Volvo addition will only remove existing impervious areas therefore improving storm water runoff. The addition will also be located closer to the right-of-way providing a more aesthetically pleasing pedestrian corridor along State Road 7.

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

The new addition will reduce the environmental impact on its surroundings by the use of high albedo materials, pervious areas, energy efficient curtain wall and lighting, efficient fixtures, low VOC interior applications, recycled content materials and construction project management principles.

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

We truly believe that the new Gunther Volvo design will enhance the overall aesthetics of the site and surrounding areas. This building will be the fifth of its kind, from the Volvo brand, in the nation.

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

The new addition is limited to the immediate parking lot in front and side of the existing building, all this within the site.

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

The new addition will follow the land use that has been a part of for years. This will only add square footage to the existing Pre-Owned Volkswagen building.

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