

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Sustainable Development
Date: September 12, 2018
Subject: Chick-Fil-A
Site Plan

Applicant/Agent: Bill Pfeffer, Bowman Consulting

Owner: Dagmar Rivera, Village Shoppes of Coconut Creek Investments, LLC

Requested Action/Description: Site Plan Approval

Location: 4670 State Road 7

Legal Description: Tract B of the Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida & Tracts A, A-1, and B-1 of Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida

Size: 6.13 +/- Acres

Existing Zoning: PCD, Planned Commerce District

Existing Use: PCD, Planned Commerce District

Future Land Use Plan Designation: EC, Employment Center

Platted: Alexander-Young Plat & Spear Plat

Plat Restriction: (Alexander Young Plat) One service station use on Tracts A and A-1 and 14,679 square feet of office use on Tract B.
(Spear Plat) Tract A and B are restricted to 45,000 square feet of commercial use and 3,500 square feet of office use.

Requested Action

The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Dagmar Rivera, Village Shoppes of Coconut Creek Investments, LLC, is seeking site plan approval for the development of a free-standing Chick-Fil-A fast food restaurant with a dual-drive-thru lane at the Village Shoppes of Coconut Creek Plaza. The subject property is located at 4670 State Road 7(US 441).

Project Description

The subject property is generally located at the northeast corner of Wiles Road and State Road 7 at the Village Shoppes of Coconut Creek plaza. The applicant, Bill Pfeffer, Bowman Consulting, is seeking site plan approval for the construction of a free-standing 4,151 square foot Chick-Fil-A (CFA) fast food restaurant with a dual-drive-thru lane at 4670 State Road 7.

A rezoning request, made by the prior owner to combine the Spear PCD and Alexander Young PCD into one unified site, to be renamed as Village Shoppes of Coconut Creek, was approved by the City Commission in 2006. Subsequently, a master site plan was approved by the Planning and Zoning Board on July 10, 2010, that included the retail shopping center, offices, a bank and a restaurant, both with drive-thru service lanes. While the approved restaurant site adjacent to Wiles Road was ultimately constructed as a free-standing commercial retail building, the bank site adjacent to State Road 7 remains vacant and is the last undeveloped parcel in the PCD.

As part of the CFA restaurant, the applicant proposes to construct a dual-drive-thru lane that wraps around a portion of the building and faces the plaza then tapers into a single lane for window food pick-up facing State Road 7. Pursuant to the approved master site plan, as referenced above, the previously approved bank proposed a 3,831 square foot building footprint with four (4) drive-thru lanes able to accommodate up to twenty-one (21) vehicles without any drive-aisle encroachments. Currently, the applicant is proposing dual-drive-thru lanes to safely accommodate up to twenty-four (24) vehicles without impacting drive-aisles or adjacent parking.

The CFA site includes bike rack parking and a pedestrian connection from the subject property to the existing sidewalk and bus shelter on State Road 7. Loading is proposed on the north side of the building away from State Road 7 and no modifications are proposed for State Road 7 or Wiles Road access points. By incorporating key architectural elements such as awnings, roof towers, staggered wall facades and complementary colors, the proposed CFA architecture demonstrates compatibility with the rest of the plaza. In addition, CFA will incorporate several sustainable site elements including the use of concrete in lieu of asphalt to reduce heat island effect and a National Wildlife Federation designation for the life of the project.

As proposed in the concurrent rezoning application, foundation plantings around the building will vary from 2'-6" to 5' in width in lieu of 10' and 2 parking islands on the west side of the site shall be 7' in width in lieu of 12' in order to maintain the number of approved parking spaces.

The approved master site plan, as previously referenced, provided a total of 242 shared parking spaces for the plaza. Chick-Fil-A is proposing a site layout that maintains all previously approved parking spaces and provides a dual drive-thru to additionally accommodate up to 24 vehicles. Staff expressed concerns related to parking and site circulation when the initial submittal was made back in November of 2017. Since that time, through site design considerations, building modifications including a smaller footprint and a parking study for the entire Village Shoppes plaza, the applicant has made significant efforts to mitigate these concerns. However, with the popularity of Chick-Fil-A restaurants, it is anticipated that this use and the overall plaza will experience greater activity than what was previously approved.

Concurrently with this site plan application, the applicant is seeking a PCD modification and special land use approval to permit a drive-thru, as required by the Land Development Code.

Public Involvement:

The applicant was required to perform community outreach in an effort to provide project information to neighboring property owners and neighborhood associations as well as hear and address concerns and issues raised through this process. The applicant has submitted a Community Meeting report for this project, which is included as part of the agenda backup for this application. Key efforts resulting from their outreach include a meeting held at the onsite child day

care facility at 5876 Wiles Road, which was intended to provide a forum for residents but was open to the public. The Community Meeting was held on August 21st, 2018 at 6:00 pm.

Green and Sustainable Components

Supporting;

- Action 1.6: NWF Certification for the life of the project.
- Action 2.2: Reflective roofing material proposed.
- Action 2.3: Sidewalk connections to State Road 7.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed.
- Action 6.4: Car charging station proposed.

In summary, the site plan application is in 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.

LAWSS/ae

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Attachments:

Aerial Photo
DRC Report
Exhibit