



Legislation Details (With Text)

File #:	ORD 2017-010	Name:	McDonald's Site Plan Mod.
Type:	Ordinance	Status:	Passed
File created:	3/16/2017	In control:	City Commission
On agenda:	4/27/2017	Final action:	4/27/2017
Title:	AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF INTERSTATE COCONUT, LLC TO MODIFY THE EXISTING MCDONALD'S RESTAURANT LOCATED AT 4480 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)		

Sponsors:

Indexes: Ordinance, PMDD, Site Plan

Code sections:

Attachments: 1. ORDINANCE 2017-010-McDonald's Site Plan Mod., 2. BACKUP-Map-McDonald's Site Plan Mod., 3. BACKUP-Plans-McDonald's Site Plan Mod., 4. BACKUP-PZ Mtg Minutes 2017-0308

Date	Ver.	Action By	Action	Result
4/27/2017	2	City Commission		
4/13/2017	2	City Commission		

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF INTERSTATE COCONUT, LLC TO MODIFY THE EXISTING MCDONALD'S RESTAURANT LOCATED AT 4480 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the April 13, 2107, Commission Meeting. In response to a question from the City Commission raised during first reading, staff confirmed that this restaurant will have two self-service kiosks for customers to place orders.

The applicant, Craig McDonald, as agent on behalf of the owner, Interstate Coconut, LLC, is requesting approval to modify an approved site plan for an existing McDonald's restaurant. The subject property is located within the McJames Planned Commerce District (PCD), within the MainStreet Project Area (MSPA).

Due to the age of the current facility and the change in market conditions, the applicant is requesting a site plan amendment that involves the enhancement of the current building elevations, as well as the addition of a side-by-side drive-thru. The restaurant will undergo renovations to the exterior, as well as the interior, during this redevelopment project. There will be no increase in the square footage of the building. Future additions or expansions that exceed 15% of the floor area of the principal structure, or any redevelopment of the site, will be required to comply with the MainStreet Design

Standards, including a Planned MainStreet Development District (PMDD) rezoning application and a PMDD site plan.

DISCUSSION:

The overall site will be improved in terms of how it functions and appears visually. The major components of the proposed improvements include:

- The existing double mansard roof building will be replaced with McDonald's new contemporary arcade building and interior improvements, which include modern décor;
- Site improvements will consist of ADA-compliant parking, ramps, a new trellis, and access to the building and public sidewalks;
- A new enter-only access has been added to the northeast corner of the site. This entry is of special note in that the original site plan was approved with the condition that that entryway be removed. It is important to note that, at the time of the previous site plan approval, the entry was a full in and out entry, and the applicant has now requested an enter-only access;
- A green screen will be added to the south elevation; and
- The applicant proposes to replace the existing 5-foot sidewalk adjacent to State Road 7 with a new meandering 12-foot wide sidewalk consistent with the MainStreet Design Standards.

RECOMMENDATION:

The Planning and Zoning Board, at its March 8, 2017, meeting, recommended approval subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

FISCAL IMPACT: N/A