



Legislation Text

File #: ORD 2018-028, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) IN ORDER TO ACCOMMODATE THE CONSTRUCTION OF A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES ROAD AND STATE ROAD 7 (US 441).(QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

BACKGROUND:

This item was tabled at the October 25, 2018, City Commission Meeting to a date certain of December 13, 2018. Since the initial October 25, 2018, City Commission meeting, the applicant has provided an updated PowerPoint presentation, which includes an alternative site layout for discussion purposes. Also included is a letter of support from Passport Preschool, a major tenant in the Village Shoppes of Coconut Creek.

The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Dagmar Rivera, Village Shoppes of Coconut Creek Investments, LLC, is requesting rezoning approval to modify existing PCD standards in order to construct a Chick-Fil-A restaurant with dual drive-thru lanes. The subject property is located on the northeast corner of Wiles Road and State Road 7 (US 441) within the Village Shoppes of Coconut Creek shopping plaza.

On July 19, 2007, and August 23, 2007, the Planning and Zoning Board and City Commission, respectively, recommended approval of a rezoning request made by the prior owner to combine the Spear PCD and Alexander Young PCD into one unified site, renamed as Village Shoppes of Coconut Creek. A master site plan was approved by the Planning and Zoning Board on July 19, 2007, that included a retail shopping center with professional offices, and outparcels for 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 and is the last undeveloped parcel within the PCD.

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

DISCUSSION:

Pursuant to the approved master site plan, as referenced above, the 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.

As proposed, the applicant is seeking a modification (rezoning) to the previously approved Village Shoppes PCD to accommodate a specific development program. The applicant is proposing to construct a free-standing Chick-Fil-A (CFA) restaurant with dual drive-thru lanes adjacent to State Road 7 at the approved bank site location. The new 4,151 square foot CFA restaurant includes dual drive-thru lanes to accommodate up to twenty-four (24) vehicles.

Additional proposed modifications to the existing PCD are itemized below:

- Repeal current list of permitted uses and provide specific reference to Land Development Code Master Business List.
- Overall document clean-up to reflect current conditions.
- Development standards for proposed Chick-Fil-A restaurant including:
 - Monument sign
 - Menu-board signage
 - Dual drive-thru
 - Setbacks
 - Foundation plantings and parking islands.

The approved master site plan, as previously referenced, provided a total of 242 shared parking spaces for the plaza. CFA 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 CFA restaurants, it is anticipated that this use and the overall plaza will experience greater activity than what was previously approved.

PUBLIC INVOLVEMENT:

Per Section 13-36(c), property owners within 500 feet of the subject property were notified by mail of the rezoning request and invited to attend the City Commission meeting. Two-hundred and ninety-nine (299) notices were mailed by the City on October 11, 2018. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the City Commission meeting. To date, staff has not received any public inquiries related to the project.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the special land use application 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. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A