



Legislation Text

File #: RES 2018-231, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS, LLC FOR THE DEVELOPMENT OF A FREE STANDING CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE LOCATED IN VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US 441). (QUASI-JUDICIAL)(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 item was subsequently tabled at the December 13, 2018, City Commission Meeting.

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, on behalf of the property owner, is seeking site plan approval for the construction of a free-standing 4,151 square foot Chick-Fil-A (CFA) restaurant with a dual-drive-thru lane located at 4670 State Road 7.

A rezoning request, made by the prior property 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 2007. Subsequently, a master site plan was approved by the Planning and Zoning Board on July 19, 2007, 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.

Concurrent with this site plan application, the applicant is seeking a modification to the PCD (rezoning) and special land use approval for a dual drive-thru lane.

DISCUSSION:

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 21 vehicles without any drive-aisle encroachments. Currently, the applicant is proposing dual-drive-thru lanes to safely accommodate up to 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.

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:

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 21, 2018 at 6:00 pm.

GREEN AND SUSTAINABLE COMPONENT:

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.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the

site plan 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:

REVENUES: \$ 9,550

EXPENDITURES: N/A

BUDGETED? Yes

NOTES: The impact fees will be divided among the following accounts: Affordable Housing, V32440-\$5,645; Police, V32410-\$2,689; and Fire, V32411-\$1,216.