



Legislation Text

File #: RES 2019-162, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS LLC FOR THE PROPERTY GENERALLY LOCATED AT 4670 STATE ROAD 7 (US441), AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US 441). (QUASI-JUDICIAL)(PUBLIC HEARING)

BACKGROUND:

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 owner, Village Shoppes of Coconut Creek LLC, 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.

This item was presented to the City Commission for consideration at the October 25, 2018, City Commission Meeting. At that meeting, the City Commission expressed concerns about the overall design of the project, which will be referred to as Alternative 1 for the remainder of the discussion (Alternative 1) and all items related to the project were tabled to a date certain of December 13, 2018. In an effort to address concerns raised by the Commission at the October meeting, the applicant developed an alternative site plan where the building layout was inverted. This alternative was presented to the City Commission in the applicant's PowerPoint presentation for discussion purposes at the December meeting. This alternative had not been reviewed by the DRC so staff was not able to make a formal recommendation at the meeting. With the understanding that the applicant would provide staff with a full submittal for DRC review, the Ordinance to modify the existing PCD to accommodate the construction of the Chick-Fil-A Restaurant was approved on first reading. Upon review by the DRC, several critical design issues were identified with the site plan that resulted in the resubmittal of a modified version of the inverted layout, which will be referred to as Alternative 2 (Alternative 2).

DISCUSSION:

As stated in the narrative for the previous companion items for the PCD modification and the Special Land Use, given the extensive review history for multiple design options for this project by staff, the Planning and Zoning Board, and the City Commission, there are two options being presented for consideration. The first alternative is the original project submittal, as recommended for approval by staff and the Planning and Zoning Board. The second alternative is the latest version of the inverted layout, which has been modified by the applicant as a result of the DRC review. For reference and in

an effort to highlight, summarize and compare design concerns between the two options, staff has prepared a table that presents such a comparison (see attached).

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 an off-site location, 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. The applicant also provided tenant notification within the plaza in accordance with the newly adopted notification provision within the Land Development Code.

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, will consider this item at their July 10, 2019 meeting. The Board's recommendation will be provided at the July 11, 2019, City Commission Meeting. For the purposes of providing a clear record, staff recommends the City Commission review Alternative 1 and Alternative 2 and approve or deny each of the Alternatives.

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.