



Legislation Text

File #: ORD 2019-017, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS, LLC TO PERMIT A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE FOR THE PROPERTY GENERALLY LOCATED AT 4670 STATE ROAD 7 (441), AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7, PURSUANT TO THE PROVISIONS OF SECTION 13-35, "SPECIAL LAND USE," OF THE CITY OF COCONUT CREEK CODE OF ORDINANCES. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item, denying Alternative 1 (for lack of a second) and approving Alternative 2, was approved on First Reading at the July 11, 2019, City Commission Meeting. Since the July 11, 2019, City Commission meeting, the applicant has provided an updated justification and narrative to reflect the changes in Alternative 2.

The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Village Shoppes of Coconut Creek Investments LLC, is requesting a special land use approval to permit a Chick-Fil-A 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

This item was presented to the City Commission for consideration at the October 25, 2018, City Commission Meeting. The submittal for that meeting will be referred to as Alternative 1 for the remainder of the discussion (Alternative 1). At that meeting, the City Commission expressed concerns about the overall design of the project 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. That alternative was presented to the City Commission in the applicant's PowerPoint presentation for discussion purposes at the December meeting, however, it 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, under Alternative 1, was approved on first reading. Upon review of the inverted plans submitted following the December 13, 2018 meeting 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:

At this time, given the numerous changes that have been made to all applications related to this project, it was determined that the appropriate course of action is to present this item, along with the companion PCD Modification Ordinance, as a new Ordinance for first reading. There is an extensive review history for multiple design options for this project by staff, the Planning and Zoning Board, and the City Commission, however, at this juncture, there are two options being presented for consideration. The first, Alternative 1, is the original project submittal, as recommended for approval by staff and the Planning and Zoning Board. The second, Alternative 2, is based on the latest version of the inverted layout, which has been modified by the applicant as a result of the DRC review.

Specific to the Special Land Use request, Alternative 1 provides for 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. The Alternative 2 site layout provides for a dual drive-thru lane that wraps around a portion of the building and faces State Road 7 then tapers into a single lane for food pick-up facing the plaza. For reference and in an effort to highlight, summarize and compare design concerns between the two options, staff has prepared a table that presents a comparison of pertinent design and development criteria (see attached).

PUBLIC INVOLVEMENT:

Per Section 13-35 (c), property owners within 500 feet of the subject property were notified by mail of the special land use request and invited to attend the City Commission meeting. Three-hundred and eleven (311) notices were mailed by the City on June 26, 2019. To date, staff has not received any public inquiries related to the project.

RECOMMENDATION:

The Planning and Zoning Board considered this item at their July 10, 2019, meeting, and recommended approval of Alternative 2. This ordinance, denying Alternative 1 and approving Alternative 2, is attached for your consideration.

FISCAL IMPACT: N/A