



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Site Plan & Design Review**
Chick-fil-a
5560 Okechobee Road

DATE: March 15th, 2017

STAFF REPORT

Owner: NNN/1031 #16 Jenkins LLC
 2 Towne Sq Ste 900
 Southfield, MI 48076

Applicant: Kristen Ferretti, Planning Manager
 Corporate Property Services
 1239 E. Newport Center Drive, Suite 113
 Deerfield Beach, FL 33442

Requested Action: Approval of a Site Plan & Design Review request to construct a new restaurant with drive-thru service.

Location: **5560 Okeechobee Road**

Parcel ID: 2419-603-0002-000-7 & 2419-603-0005-000-8

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC).

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 1.81 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new restaurant with drive-thru service at 5560 Okeechobee Road.

The proposed Site Plan for a Chick-fil-a restaurant includes a 4,989 sq. ft. restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining. The development plan provides support access, parking, lighting, landscaping, storm water, and pedestrian improvements consistent with the applicable land development regulations.

Design

The presented structure offers a contemporary architectural design typified by brick construction, flat roof, parapet extensions, and accenting cornices. Architectural features include canopy extensions at the building entrances and transom windows, as well as accenting window lights and wall breaks. The appearance is enhanced further through landscape plantings and light fixtures to punctuate the various elevations).

Vehicular access to the restaurant is provided from Okeechobee and Jenkins Road via established driveways incorporated within the Okeechobee Crossings Subdivision. The Okeechobee Road access is enhanced with the existing turn lane designated for the retail users within the development. A total of seventy-seven (77) parking spaces (three of which are handicapped-accessible), and a bicycle rack will be provided. A designated parking space is provided for buses and charter vehicles to accommodate larger vehicles at the site. Site lighting will be provided for the parking area and the perimeter of the establishment in accordance with City Code requirements.

The proposed drive-thru is integrated into northern segment of the site, minimizing conflicts between drive-thru traffic and patrons visiting the on-site dining facilities. The two-lane drive-thru design allows for queuing of over thirty (30) vehicles to accommodate peak demands and maintain parking lot functionality.

Stormwater pretreatment is provided to the site via a master retention area to the north, designed to service the various commercial sites within this subdivision.

The presented landscape plan achieves compliance with local requirements with creative design by incorporating various species, heights, and arrangements in a non-linear manner. A total of 77 new trees will be planted on-site to enhance the site and provide shade relieve to the parking areas and incorporated pedestrian pathways. Over 1,300 plants and shrubs are scattered across the design to amplify this new development along the Okeechobee Road corridor.

Traffic

The traffic impact statement provided by the applicant suggests a total of 2475 additional daily trips will be generated by the proposed project. Of these trips, 87 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current level of service (LOS) with the additional trips. The development design does not impact the reconstruction of the adjacent Okeechobee Road and Jenkins Road intersection which is nearing completion.

Technical Review Committee

All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their March 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Site Plan and Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** of the requests.