



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 1-1-00

Project Name: Nob Hill Dry Cleaners

Location: 1275 Nob Hill Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Nob Hill Dry Cleaners

REPORT IN BRIEF: The applicant requests site plan approval for a 3,000 square foot “One Price” dry cleaning facility, associated parking and landscaping. The proposed building will be located on the south portion of Parcel C of the Nob Hill Village Master Plan off of Nob Hill Road to the south of the existing Burger King restaurant. The building elevations reflect a single story structure approximately 18’ in height to the mean of roof with a Mediterranean style architecture to match Burger King to the north. The landscape plan reflects 44% open space. The landscape buffer adjacent to Nob Hill Road and along the perimeter road to the rear of the site has existing landscaping that was approved with the development of Burger King. All interior landscaping will meet town code.

PREVIOUS ACTIONS: The property was rezoned from R-3 (county) to B-3 on April 1, 1987.

CONCURRENCES: *Based upon the above, staff recommends approval of application SP 1-1-00 subject to the following prior to the issuance of a certificate of occupancy.*

1. Providing all the proposed colors of the building on the elevations.
2. Revising the the building height dimensions to reflect the correct height on the elevations.
3. Adding (6) Sabal Palms (14-18’ oa.) with the Red Maples at the southeast corner.
4. Changing the Hibiscus hedge along the perimeter road to drought tolerant species.
5. Replacing any existing material that is in poor condition.
6. Noting that all of the existing palms along Nob Hill Road are Carpentaria Palms.

RECOMMENDATION(S): Motion to recommend approval subject to the planning report items one through six (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Item No.

Application #: SP 1-1-00
Nob Hill Dry Cleaners

Item No.

Revisions:

Exhibit "A":

Original Report Date: February 8, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Agent:

Name: Stena Inc.

Name: All American Development

Address: 1255 South Nob Hill Road

Address: 18506 NE 5th Ave

City: Davie, Fl.

City: N. Miami Beach, Fl. 33179

Phone: (954) 473-5862

Phone: (305) 652-2244

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 1275 Nob Hill Road

Land Use Plan Designation: Commercial

Zoning: B-3 Planned Business Center District

Existing Use: Burger King on the north half of the site and vacant land on the south half.

Proposed Use: Dry cleaning facility

Parcel Size: 39,827 square feet

Surrounding Land Use:

North: Burger King restaurant

South: Indian Ridge Middle School

East: Nob Hill Road

West: Indian Ridge Middle School

Surrounding Zoning:

North: (B-3) Planned Business Center District

South: (CF) Community Facility

West: (CF) Community Facility

East: (T) Nob Hill Road

ZONING HISTORY

Previous request on the same property: The property was rezoned from R-3 (county) to B-3 on April 1, 1987.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests site plan approval for a 3,000 square foot "One Price" dry cleaning facility, associated parking and landscaping. The proposed building will be located on the south portion of Parcel C of the Nob Hill Village Master Plan off of Nob Hill Road to the south of the existing Burger King restaurant.
2. *Building:* The building elevations reflect a single story structure approximately 18' in height to the mean of roof with a Mediterranean style architecture to match Burger King to the north. Building colors reflect a tan color scheme with a terracotta barrel tile roofing material. The front facade will face Nob Hill Road.
3. *Access points and drainage:* Access will be shared with Burger King through two ingress/egress points on the northwest and northeast sides of the site off of the interior perimeter road with connection to Nob Hill Road.
3. *Landscaping:* The landscape plan reflects 44% open space. The landscape buffer adjacent to Nob Hill Road and along the perimeter road to the rear of the site has existing landscaping that was approved with the development of Burger King. The existing landscaping reflects Carpentaria Palms, Roebellini Palms, Ixora shrubs and a 3' meandering berm adjacent to Nob Hill Road and Live Oak trees 30' on center along the perimeter road. Alexander Palms and White Bird of Paradise are proposed adjacent to the front facade of the building and Pink Tabebuia trees to the rear. Three dry retention areas are designed on site with plantings of Red Maple and Cypress trees.
4. *On site drainage:* All on site drainage will be handled with the three proposed dry retention areas shown on the site plan.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 4. A portion of the University Drive and State Road 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre.

Broward County Land Use Plan: The approved boundary plat titled Nob Hill Village is restricted to 114 single family units on Parcel "A" 113,075 square feet of school use and 92,468 square feet of commercial use for the balance of Parcel "A" and "C".

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 1-1-00 subject to the following conditions;*

1. Providing all the proposed colors of the building on the elevations.
 2. Revising the building height dimensions to reflect the correct height on the elevations.
 3. Adding (6) Sabal Palms (14-18' ox.) with the Red Maples at the southeast corner.
 4. Changing the Hibiscus hedge along the perimeter road to drought tolerant species.
 5. Replacing any existing material that is in poor condition.
 6. Noting that all of the existing palms along Nob Hill Road are Carpentaria Palms.
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Site Plan Committee

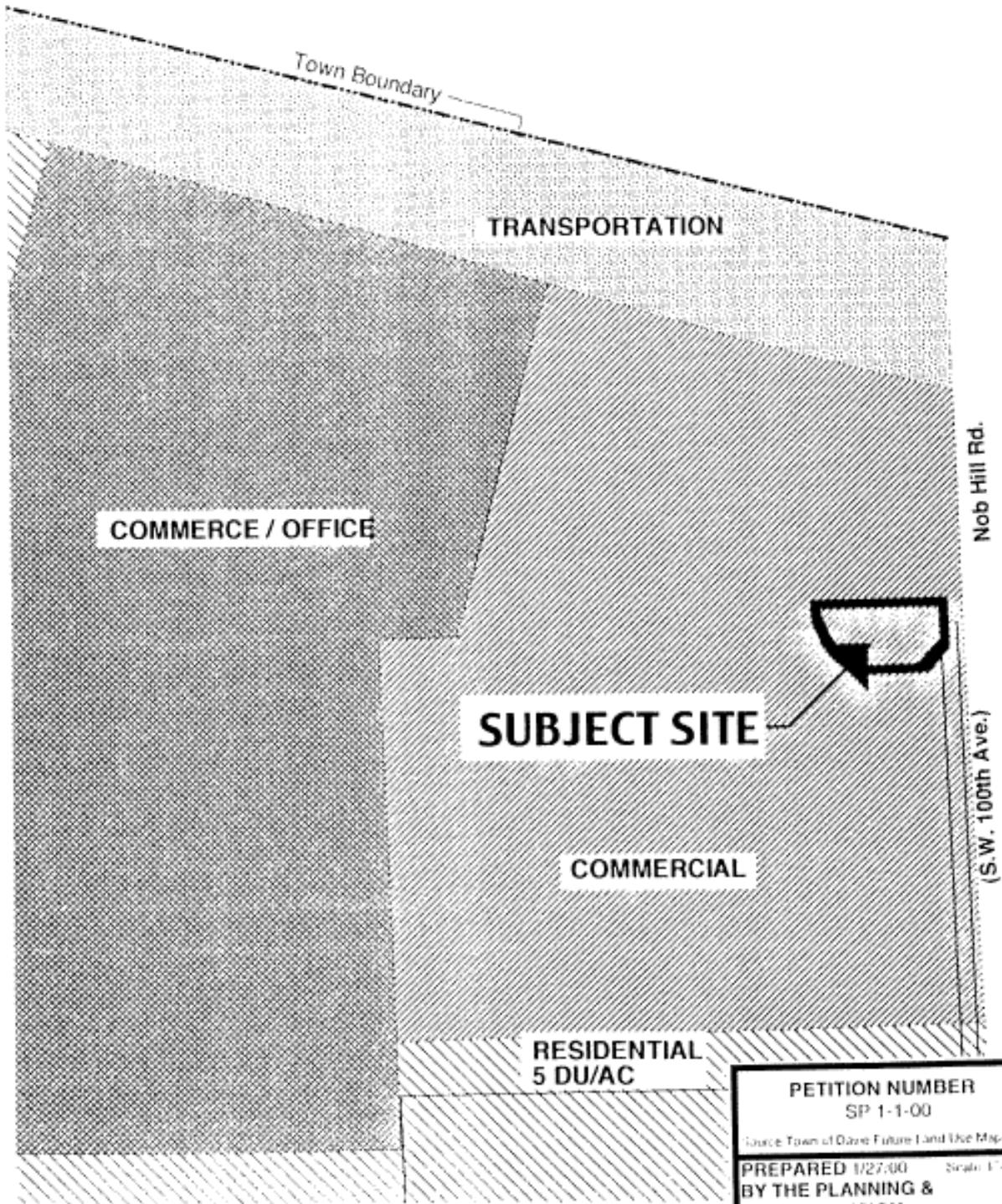
Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report items one through six (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

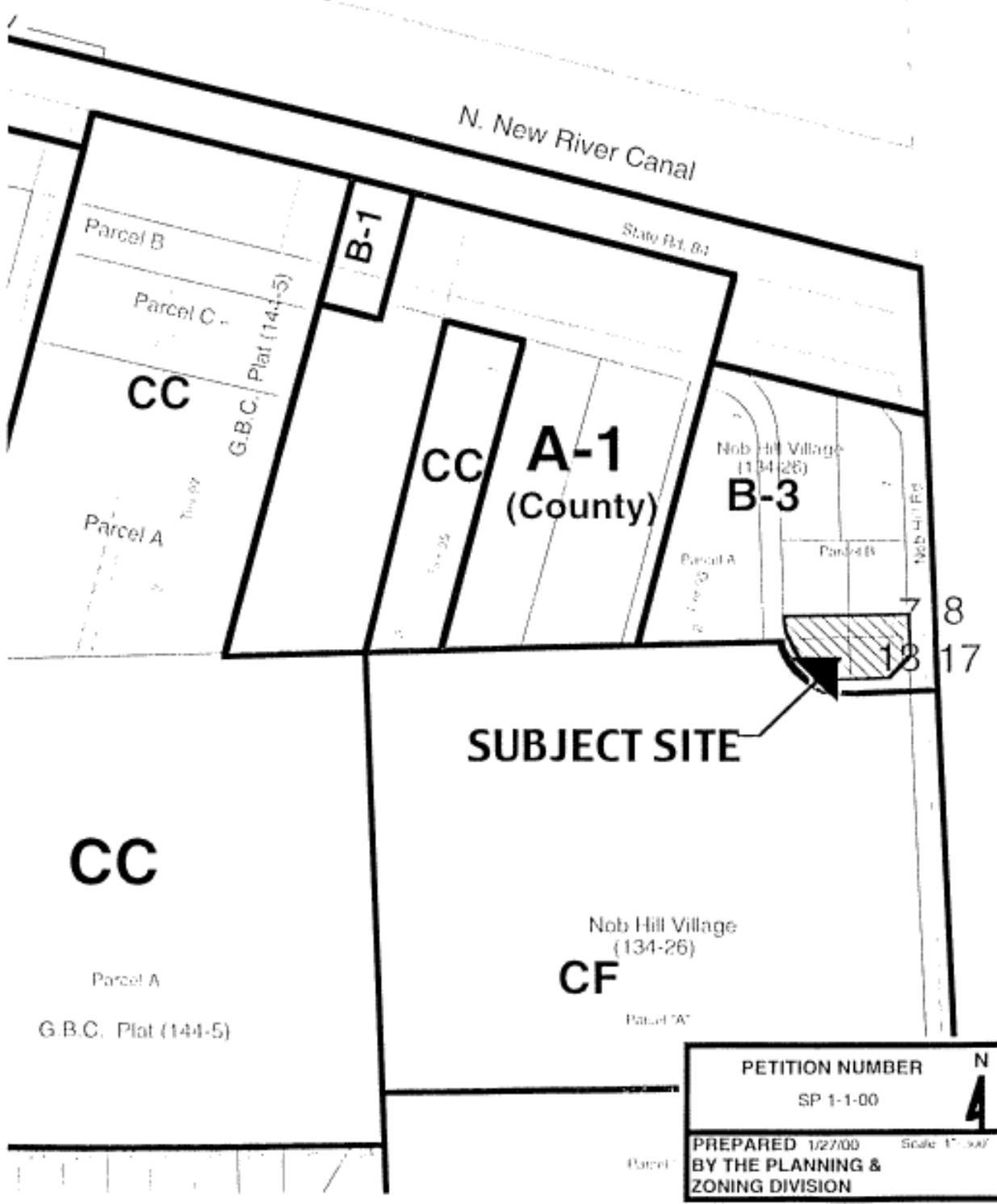
Reviewed by: _____



PETITION NUMBER
SP 1-1-00
Source: Town of Olathe Future Land Use Map

PREPARED 1/27/00 Scale: 1" = 500'
BY THE PLANNING & ZONING DIVISION

N
4



CITY OF PLANTATION

I-595

STATE RD 84

COMMERCIAL

VACANT

COMMERCIAL

NOB HILL RD

POLICE / FIRE

Subject Site



SCHOOL

VACANT

SCHOOL

SINGLE-FAMILY RESID.

SINGLE-FAMILY RESID.

SINGLE-FAMILY RESID.

N
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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 1-1-00