



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 10-3-00 4701 State Road 7

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

TITLE OF AGENDA ITEM: McDonalds Color Change

REPORT IN BRIEF: The applicant requests approval to change the color scheme on the existing McDonalds building located on State Road 7 between Griffin Road and Orange Drive. The building currently has a brown roof, beige stucco walls and brown accents. The proposed colors will reflect the original corporate color scheme of McDonalds with a red painted roof, white walls and red and yellow accents. All other site conditions will remain as existing.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to the planning report, Vice-Chair Marcellino absent, Council member Paul - absent, motion carried 3-0, November 7, 2000.

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 10-3-00 subject to the following conditions.*

1. Providing landscape improvements to bring the site up to code after construction of the State Road 7 right of way improvements.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 10-3-00
McDonald's Restaurant Color Change

Item No.

Revisions:

Exhibit "A":

Original Report Date: November 3, 2000

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

APPLICANT INFORMATION

Owner :

Agent:

Name: McDonalds Corp.

Name: McDonalds #7800

Address: 4101 SW 64th Avenue

Address: 4701 S. State Road 7

City: Davie, Fl. 33314

City: Davie, Fl. 33314

Phone: (954) 791-2912

Phone: (954)791-6657

BACKGROUND INFORMATION

Application Request: Building color change

Address/Location: 4701 S. State Road 7

Land Use Plan Designation: Residential (10du/ac)

Zoning: Griffin Corridor District (State Road 7 Node)

Existing Use: Existing McDonald's restaurant

Surrounding Land Use:

North: Oil Lube Center

South: Amoco Gas station

East: State Road 7

West: Mobile home park

Surrounding Zoning:

North: B-2 (Community Business District)

South: Griffin Corridor District (State Road 7 Node)
East: State Road 7 and unincorporated Broward County
West: Griffin Corridor District (Commerce Zone)

ZONING HISTORY

Previous Requests on Same Property: The original site plan for McDonalds was approved on October 16, 1985. A variance (V6-2-98) to reduce the open space, lot depth, street side setbacks, State Road 7 landscape buffer widths and wall requirements adjacent to residential uses was approved on August 20, 1998 as a result of the FDOT taking for Griffin Road and State Road 7.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building modification:* The applicant requests approval to change the color scheme on the existing McDonalds building located on State Road 7 between Griffin Road and Orange Drive. The building currently has a brown roof, beige stucco walls and brown accents. The proposed colors will reflect the original corporate color scheme of McDonalds with a red painted roof, white walls and red and yellow accents. All other site conditions will remain as existing.
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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 6 that includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84.

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 10-3-00 subject to the following conditions :*

1. Providing landscape improvements to bring the site up to code after construction of the State Road 7 right of way improvements.

Site Plan Committee

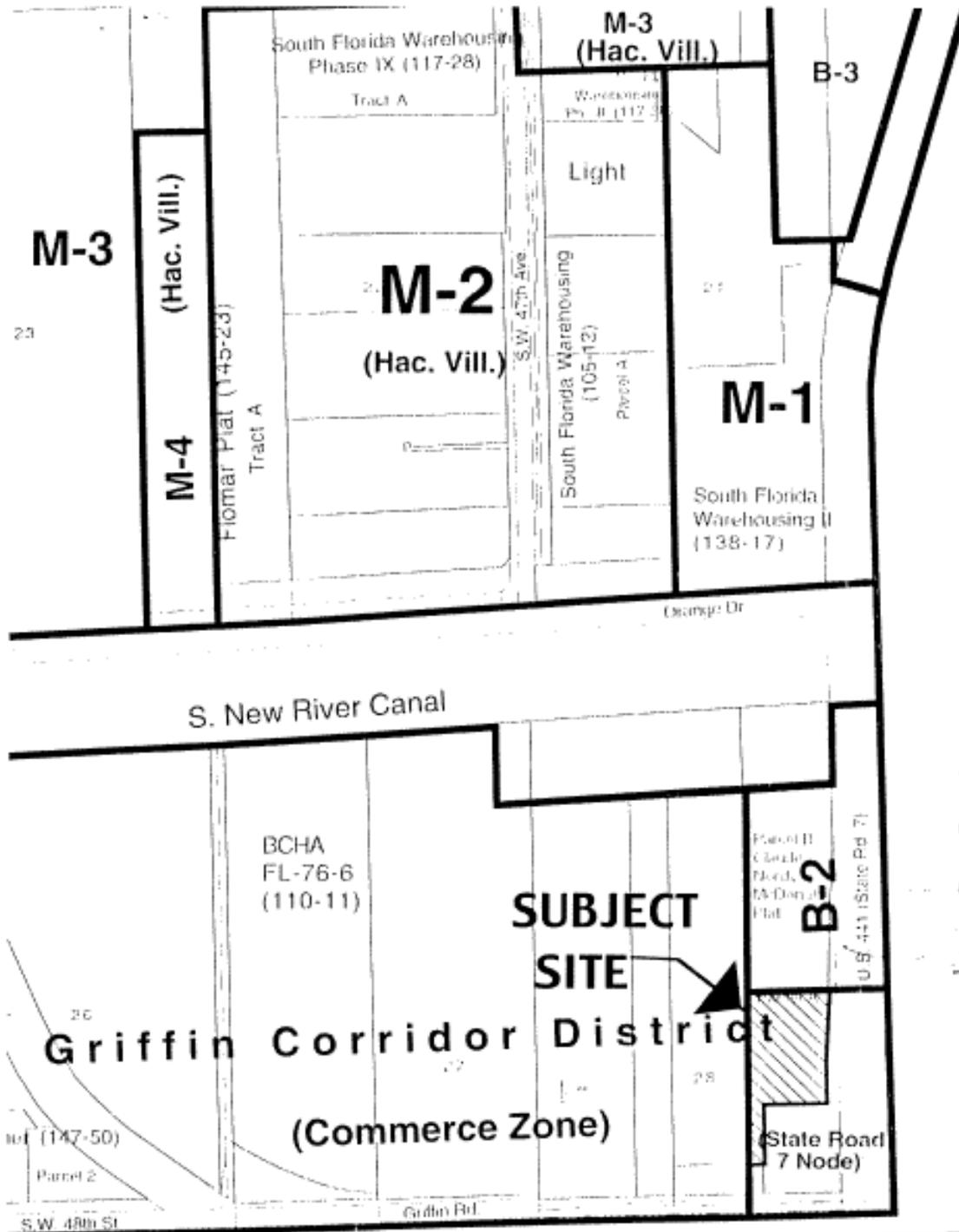
Site Plan Committee Recommendation: motion to recommend approval subject to the planning report, Vice-Chair Marcellino absent, Council member Paul - absent, motion carried 3-0, November 7, 2000.

Exhibits

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

Prepared by: _____

Reviewed by: _____

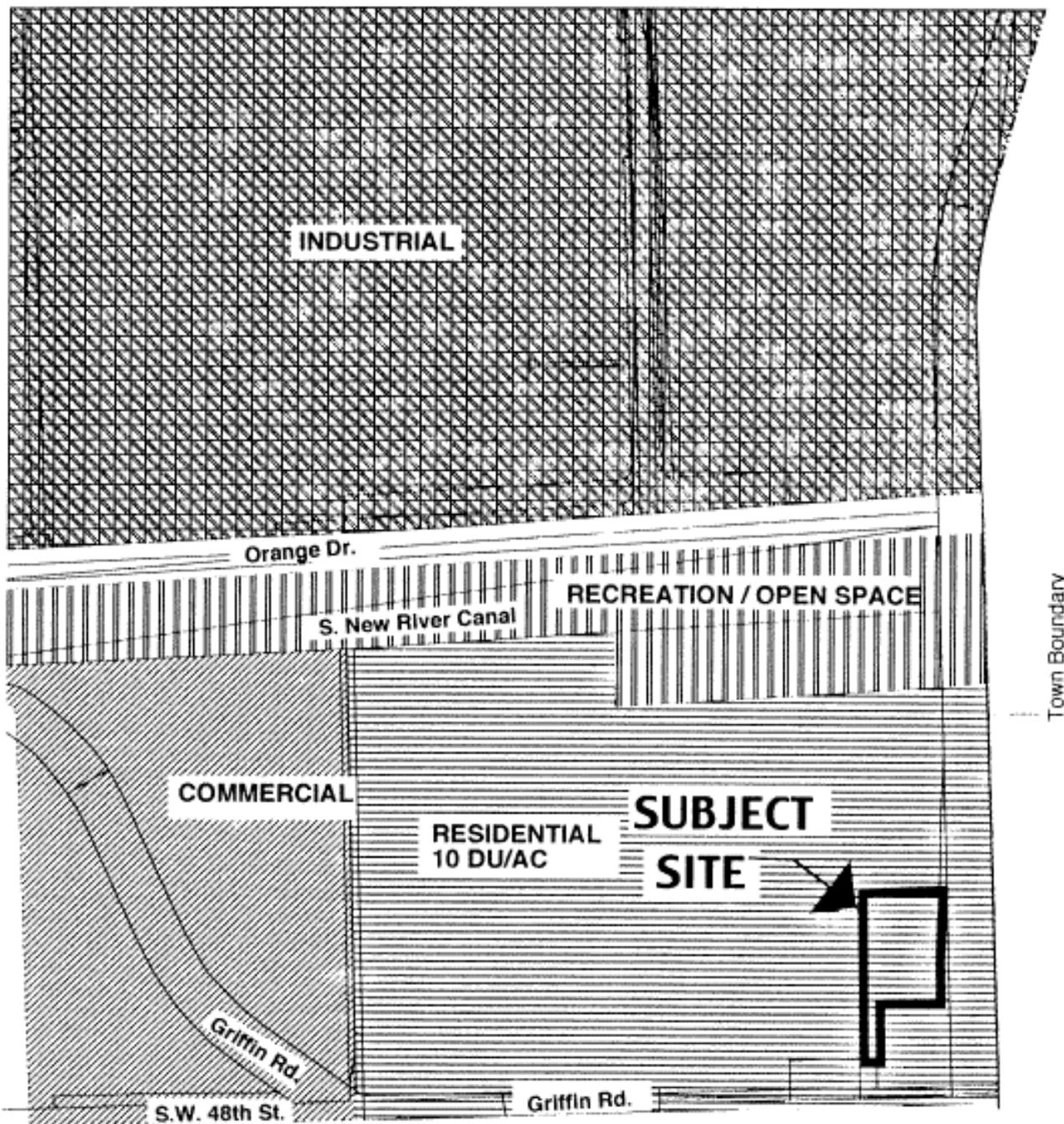


PETITION NUMBER
 SP 10-3-00
Subject Site Area Zoning Map

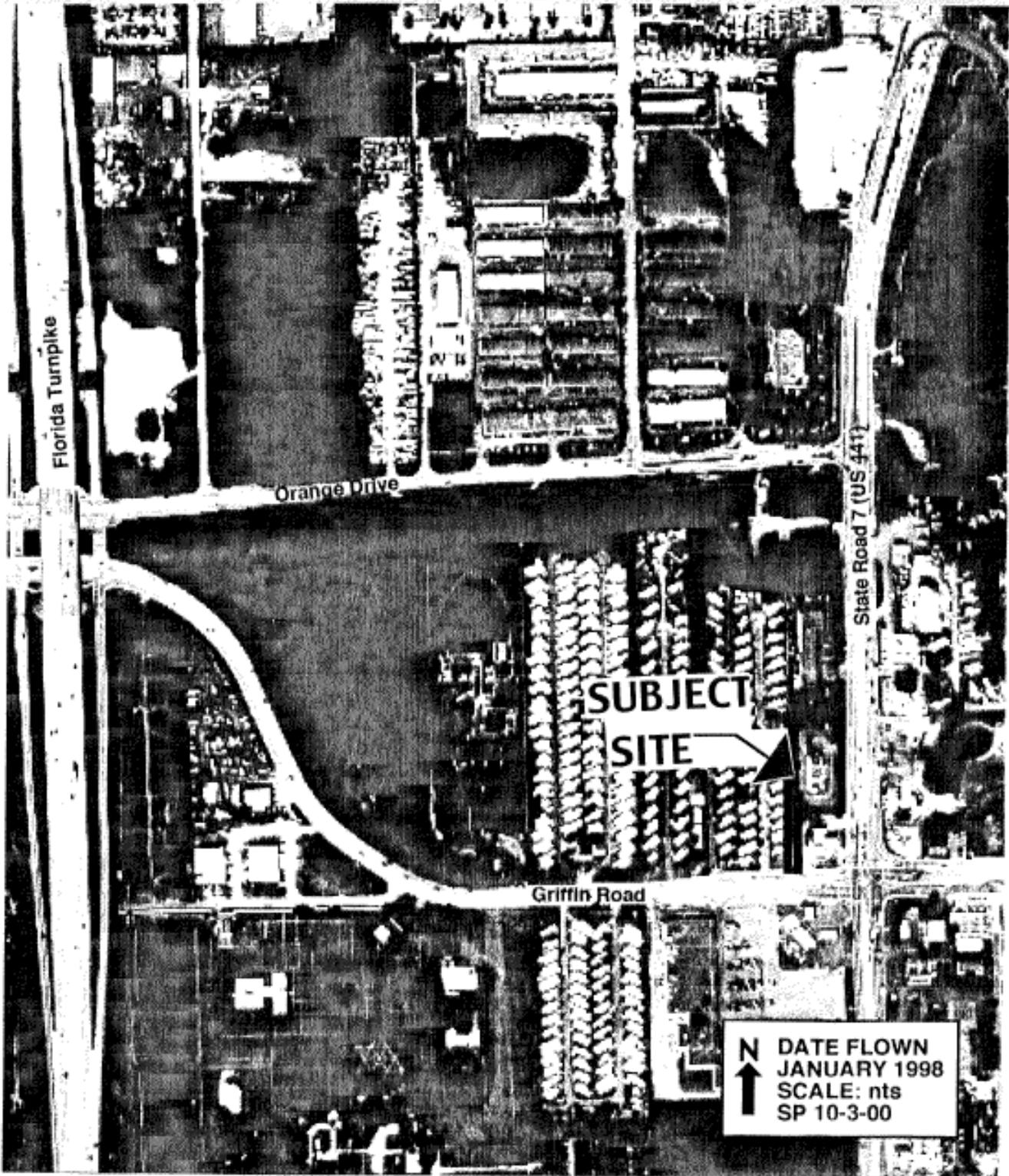
PREPARED 10/23/00 BY THE PLANNING & ZONING DIVISION

Scale: 1" = 300'

N



PETITION NUMBER SP 10-3-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 4
PREPARED 10/23/00 BY THE PLANNING & ZONING DIVISION		Scale: 1"=300'



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DATE FLOWN
JANUARY 1998
SCALE: nts
SP 10-3-00