

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 3-1-02
Project Name and Location: Linen's N Things
2000 South University Drive

TITLE OF AGENDA ITEM: Linen's N Things

REPORT IN BRIEF: The applicant requests a site plan modification to convert the existing JC Penny's retail store within the Tower Shops Plaza into a "Linens N Things" store. The exterior modification will include a new design that incorporates existing building elements along with new features that are unique to the Linens N Things corporation. The store's entrance reflects a pitched roof with barrel tile matching the color of the roof tile throughout the center. Two columns will flank the entrance with decorative scored squares painted blue. The existing parapet will remain to the north and south of the proposed entrance. The colors will also remain consistent with the approved Pallet. The site plan will remain as existing. Landscaping within the parking area will remain as existing. Signage will not be part of this approval.

PREVIOUS ACTIONS: The original site plan for Tower Shoppes was approved in 1985. A color change and building elevation for "Old Navy" was approved by Town Council on January 19, 2000. An elevation change for DSW Shoes was approved by Town Council in October 2001

CONCURRENCES: Site Plan Committee motion to approve subject to staff's comments. (Motion carried 4-0 made by Mr. Engle, seconded by Mr. Crowley, Vice Chair Aucamp absent, March 26, 2002).

1. Submitting details of all proposed signage for separate approval.
2. Specifying all proposed landscaping with sizes and planting notes.
3. Provide a note on the site plan that all plantable areas disturbed by construction shall maintain irrigation by the existing system.
4. On building A, the raised entry to move those panels out eight inches to the north.
5. On the renovation on the west side, create one element over the stair that is similar to the one on the east side.

RECOMMENDATION(S): Site Plan Committee motion to approve subject to staff's comments. (Motion carried 4-0 made by Mr. Engle, seconded by Mr. Crowley, Vice Chair Aucamp absent, March 26, 2002).

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

Application #: SP 3-1-02
Linens N Things

Item No.

Exhibit "A":

Revisions:

Original Report Date: March 8, 2002

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

APPLICANT INFORMATION

Owner:

Name: TRI-County Associates, Inc.

Address: 19501 Biscayne Blvd. #400

City: Aventura, FL 33180

Phone: 954-937-6200

Agent:

Name: Turnberry Associates

Address: 19501 Biscayne Blvd. #400

City: Aventura, FL 333180

Phone: 954-937-6200

BACKGROUND INFORMATION

Application Request: Building modification approval

Address/Location: 2000 S. University Drive

Land Use Plan Designation: Commercial

Zoning: B-3 (Planned Business Center District)

Existing Use: Tower Shoppes retail center

Proposed Use: Linens N Things

Surrounding Land Use:

North: Commercial

South: Commercial and multi-family residential

~~**East:** Single family residential~~

West: Commercial

Surrounding Zoning:

North: B-3, (Planned Business Center District)

South: B-2, (Planned Business District) and RM10, (Medium Density Dwelling District)

East: PUD, (Planned Unit District)

West: B-2, (Community Business District) (Old Code)

ZONING HISTORY

Previous Requests on Same Property: The original site plan for Tower Shoppes was approved in 1985. A color change and building elevation for “Old Navy” was approved by Town Council on January 19, 2000. An elevation change for DSW Shoes was approved by Town Council in October 2001

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. *Building modification:* The applicant requests a site plan modification to convert the existing JC Penny’s retail store within the Tower Shops Plaza into a “Linens N Things” store. ~~The exterior modification will include a new design that incorporates existing building elements along with new features that are unique to the Linens N Things corporation. The store’s entrance reflects a pitched roof with barrel tile matching the color of the roof tile throughout the center. Two columns will flank the entrance with decorative scored squares painted blue. The existing parapet will remain to the north and south of the proposed entrance. The colors will also remain consistent with the approved Pallet.~~

2. *Site:* The site plan will remain as existing.
 3. *Landscaping:* Landscaping within the parking area will remain as existing.
 4. ~~*Signage:* Signage will not be part of this approval.~~
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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 the Planning Area 5 which is predominantly residential use developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along University Drive and Orange Drive corridors.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 99 of the "Davie Town Centre Plat" with a note restricting the use to 675,000 square feet of commercial use, 80,000 square feet of office and a 550 room hotel.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 3-1-02 subject to the conditions listed below prior to the issuance of a building permit:*

1. Submitting details of all proposed signage for separate approval.
2. Specifying all proposed landscaping with sizes and planting notes.
3. Provide a note on the site plan that all plantable areas disturbed by construction shall maintain irrigation by the existing system.

SP 3-1-02

Site Plan Committee

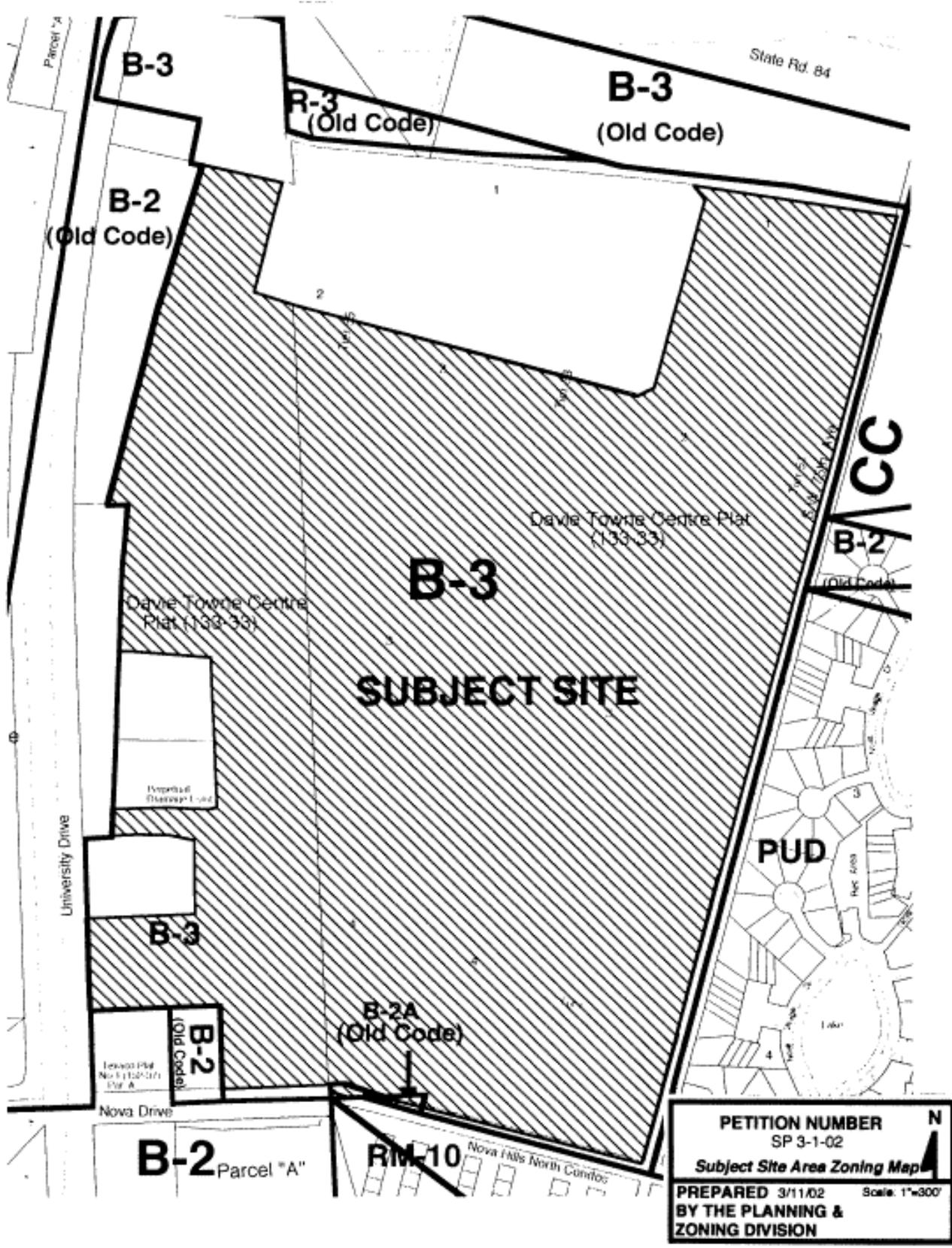
Site Plan Committee Recommendation: Site Plan Committee motion to approve subject to staff's comments. (Motion carried 4-0 made by Mr. Engle, seconded by Mr. Crowley, Vice Chair Aucamp absent, March 26, 2002).

Exhibits

1. Subject Site Map
2. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER
 SP 3-1-02
Subject Site Area Zoning Map

PREPARED 3/11/02 Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION

