TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SP 5-5-04 / 04-324 / Shenandoah Square – Washington Mutual / 13600 SR 84/ Generally located on the SW intersection of 1-595 and Southwest 136th Ave

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 5-5-04 / 04-324 / Shenandoah Square – Washington Mutual

REPORT IN BRIEF:
The petitioner is proposing a new Drive-Thru Teller Building for the Washington Mutual Bank in the Shenandoah Square Shopping Center. The proposed building is located on an out parcel in the Shenandoah Square Shopping Center on the southwest corner of Interstate-595 and Southwest 136th Avenue. The proposed building is approximately three-hundred and sixty feet (360) square feet with four (4) teller lanes. Access onto the site is via Interstate-595 and/or S.W. 136th Avenue through the Shenandoah Square Shopping Center.

The design of the proposed drive-thru teller building reflects the existing architecture of Shenandoah Shopping Center. The exterior walls consist of a smooth stucco finish that is painted Lantern Light with a Pure White on the bandings, while brick tiles are placed along the base. These paint colors match the existing shopping center. A pitched, barrel tile hipped roof extends over the covered teller lanes to provide the customers protection from weather.

The proposed Drive-Thru Teller Building is compatible with both existing and allowable uses on and adjacent to this property. Furthermore, the proposed building ties in directly with the financial institution (Washington Mutual) in the existing shopping center.

PREVIOUS ACTIONS:
On August 11, 2005, the petitioner requested that the site plan application scheduled for the August 17, 2005 Town Council meeting be tabled to September 7, 2005 to allow additional time to revise and complete copies of their site plan package.

On September 1, 2005, the petitioner requested that the above referenced item scheduled on the September 7, 2005 Town Council meeting be tabled to the September 21, 2005 meeting. This was the petitioner's second (2) request for deferral. The petitioner requested this tabling for additional time to coordinate issues between Washington Mutual and their Landlord.

CONCURRENCES:
At the July 26, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and these items: 1) that the color of this building is to match the existing center, even if it is two or three colors and to add a stucco band around the columns and the building which if it is to match the existing building, it would be white with a separation between the two colors; 2) the roof is to be a clay barrel tile to match the existing center (not cement); 3) the soffit over the drive-thru at the south end should be pulled back to within one-foot of the face of the column to allow a 14-foot clear height underneath the roof overhang at the bypass lane; 4) on the east side of the existing eastern drive that is currently a one-way driveway, remove the current 45° angle parking spaces to reconfigure that area to a 22 to 24-foot two-way drive curbed on the east side adding a little bit of landscaping in what would become an island so that part of that area will allow a two-way drive circulation, all of which is to be reviewed by Engineering; 5) add a stop sign at the north end; and 6) that the stucco band which is to be added around the building and columns is to be three-feet above finished floor. (Motion passed 4-0, Mr. Aucamp was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:
Name: Ramco / Shenandoah L.L.C., Stephen Suchanski
Address: 27600 Northwestern Highway, #200
City: Southfield, Michigan 48034
Phone: (248) 350-9900

Petitioner:
Name: H & T Consultants Inc., Harry Hinds
Address: 1402 West Trammell Street
City: Lantana, Florida 33462
Phone: (561) 588-5698

Background Information

Application Request: Site plan approval for a Drive-Thru Teller Building for the Washington Mutual Bank in the Shenandoah Square Shopping Center

Address/Location: 13600 SR 84/ Generally located on the SW corner of 1-595 and Southwest 136th Ave

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Miniature Golf / Drive-Thru Teller approx. 360 square feet with four (4) teller lanes

Parcel Size: 25,971 Square Feet

Surrounding Uses:		Surrounding Future Land Use Plan Map Designation:
North:	Interstate-595	Transportation
South:	Residential	Residential 5 DU/ AC
East:	Residential	Residential 10 DU/ AC
West:	Residential	Residential 5 DU/ AC

Surrounding Zoning:

North: T, Transportation District
South: PURD, Planned Unit Residential Development
East: MH-8, Mobile Home
West: PURD, Planned Unit Residential Development

Zoning History

Related Zoning History:
Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:
Plat Request: Town Council approved Shenandoah Square Plat on August 20, 1986, and was subsequently recorded in Plat Book 134, Page 27 in the official records of Broward County.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 3. Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

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Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Future Land Use Plan – Policy Group 7: Commercial Use Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan – Policy Group 7: Commercial Use Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is on outparcel located in the Shenandoah Square Shopping Center on the southwest corner of Interstate-595 and Southwest 136th Avenue. The petitioner is proposing a new Drive-Thru Teller Building with existing parking fields situated along the eastern, southern, and western boundary lines. The proposed building is approximately three-hundred and sixty feet (360) square feet with four (4) teller lanes. Adjacent to the north is the Interstate-595 zoned T, Transportation, to the east, south and west are residential properties zoned PURD, Planned Unit Residential Development and MH-8, Mobile Home.

2. *Architecture:* The design of the proposed drive-thru teller building reflects the existing architecture of Shenandoah Shopping Center. The exterior walls consist of a smooth stucco finish that is painted Lantern Light with a Pure White on the bandings, while brick tiles are placed along the base. These paint colors match the existing shopping center. A pitched, barrel tile hipped roof extends over the covered teller lanes to provide the customers protection from weather.

3. *Access and Parking:* Access onto the site is via Interstate-595 and/or S.W. 136th Avenue through the Shenandoah Square Shopping Center. Vehicular traffic entering the subject site will navigate from the eastern opening through a one-way counter clockwise drive to the tellers situated on the southern side of the building.

   The proposed parking calculation meets Town of Davie Land Development Code. The code requires two (2) parking spaces for the proposed building's square footage. The existing parking field for the entire shopping center will accommodate this parking space requirement.

4. *Lighting:* All existing lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.

5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. The plans indicate Live Oak Trees and Tabebuia will be placed around the perimeter of the outparcel. In addition, the plans also indicate Live Oak Trees, Sabal Palms, Hong Kong Orchid Trees, and other various palms that run parallel to Interstate-595.

7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.

8. *Open Space and Recreation:* There are no equestrian and/or recreational trails that are connected with the subject site.

9. *Compatibility:* The proposed Drive-Thru Teller Building is compatible with both existing and allowable uses on and adjacent to this property. Furthermore, the proposed building ties in directly with the financial institution (Washington Mutual) in the existing shopping center.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division: 1. The setback provided on the site plan are incorrect, refer to § 12-83 Conventional non-residential development standards. *(The petitioner has provided the correct setback as per the Land Development Code)*

Engineering Division: The exit lane & roof overhang appear inadequate for fire truck traffic. Please coordinate with TOD Fire Department for requirements of the horizontal and vertical clearance. *(This has been reviewed and approved by the Fire Department, no emergency vehicles will be driving around the proposed building)*

Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. A Drive-Thru Teller Building is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties

Staff Recommendation

Staff finds the application complete and suitable for transmittal to Site Plan Committee for further consideration.

Site Plan Committee Recommendation

At the July 26, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and these items: 1) that the color of this building is to match the existing center, even if it is two or three colors and to add a stucco band around the columns and the building which if it is to match the existing building, it would be white with a separation between the two colors; 2) the roof is to be a clay barrel tile to match the existing center (not cement); 3) the soffit over the drive-thru at the south end should be pulled back to within one-foot of the face of the column to allow a 14-foot clear height underneath the roof overhang at the bypass lane; 4) on the east side of the existing eastern drive that is currently a one-way driveway, remove the current 45° angle parking spaces to reconfigure that area to a 22 to 24-foot two-way drive curbed on the east side adding a little bit of landscaping in what would become an island so that part of that area will allow a two-way drive circulation, all of which is to be reviewed by Engineering; 5) add a stop sign at the north end; and 6) that the stucco band which is to be added around the building and columns is to be three-feet above finished floor. (Motion passed 4-0, Mr. Aucamp was absent)

Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____

Exhibit 2 (Future Land Use Map)

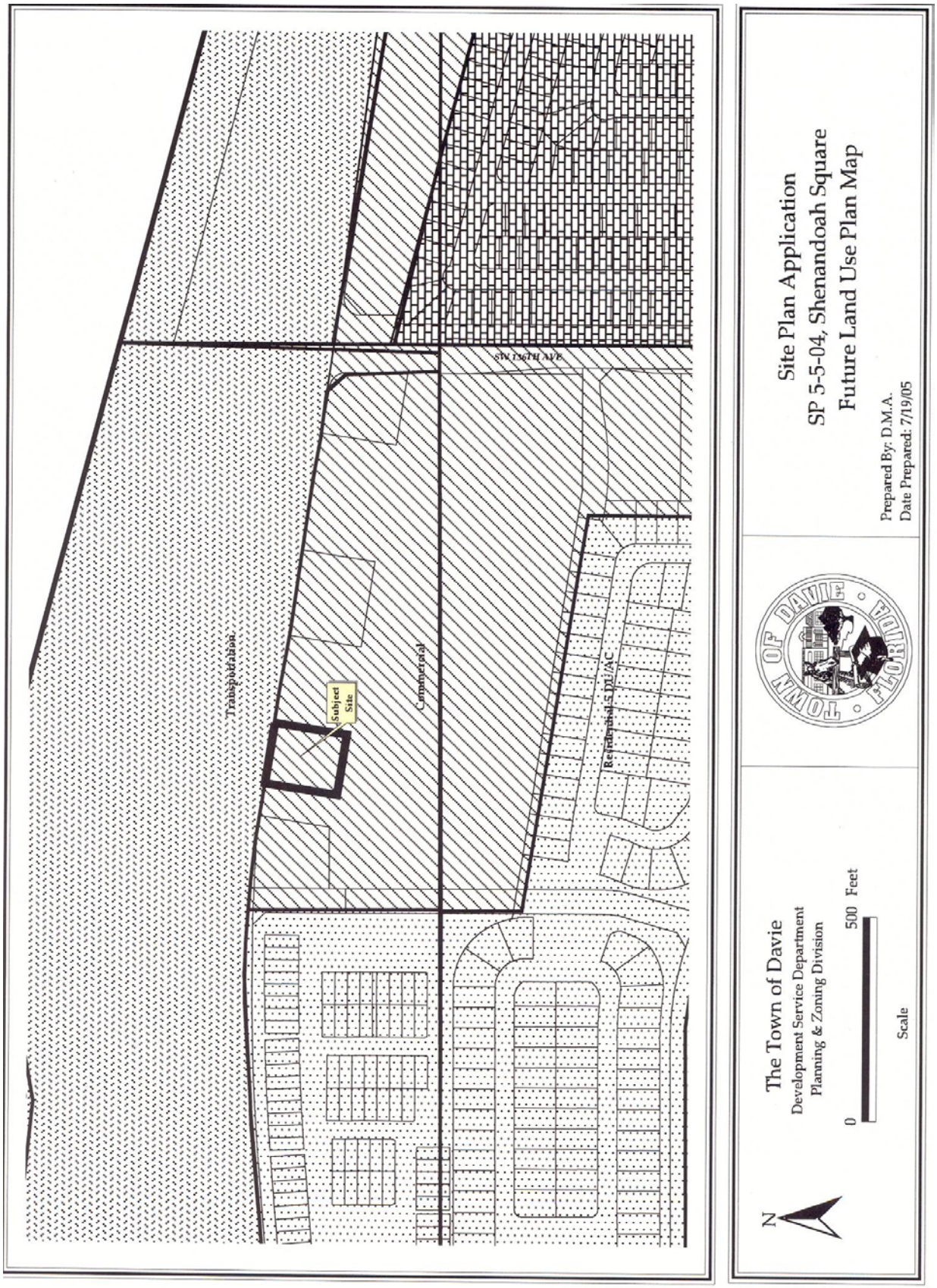
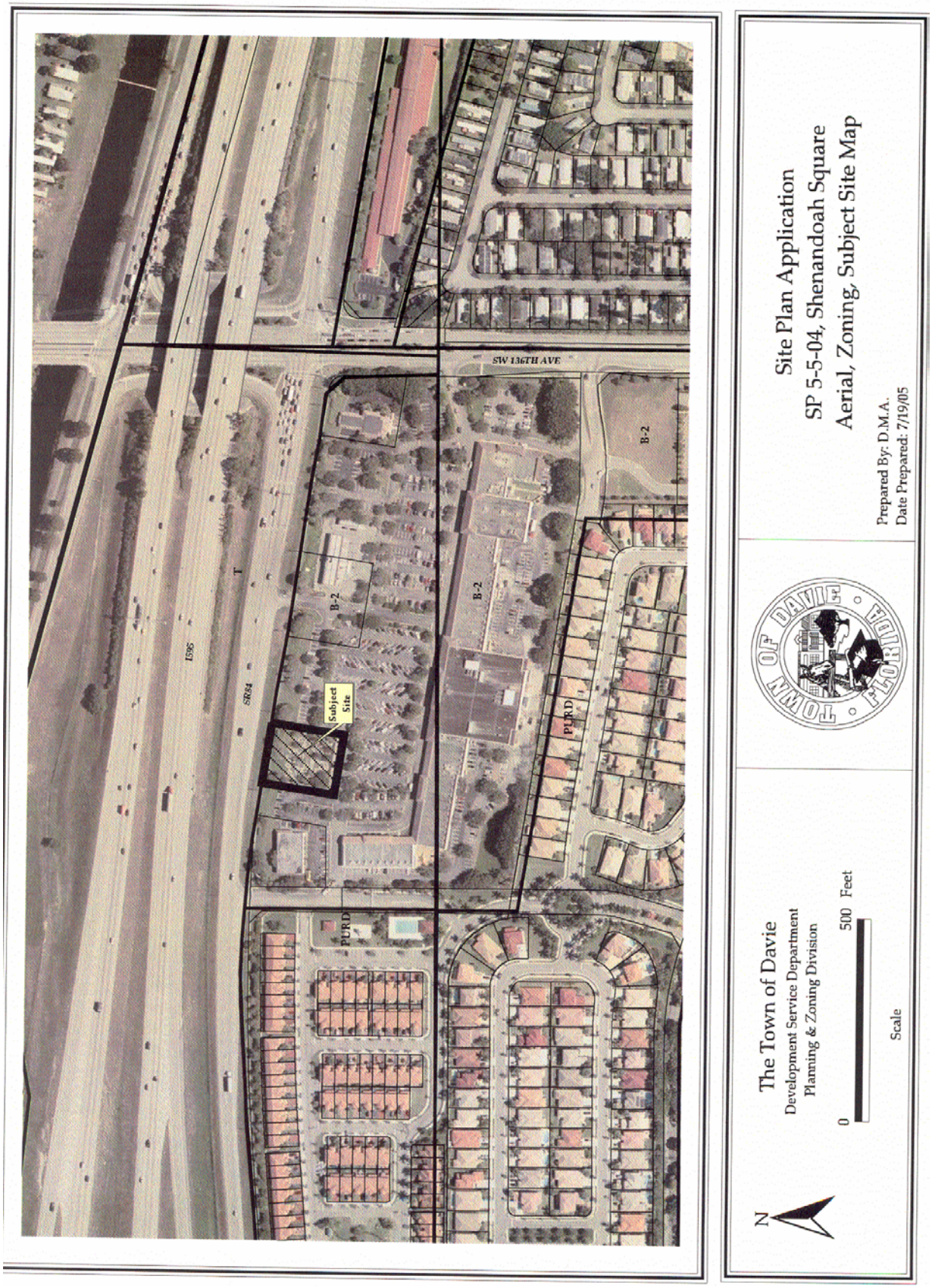
Exhibit 3 (Aerial, Zoning, Subject Site)