

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Conceptual Site Plan

SP 4-02-00/Armadillo Square Walgreens/Armadillo

AFFECTED DISTRICT: Townwide

TITLE OF AGENDA ITEM: ***Walgreens/Armadillo Square
SP 4-02-00 - Conceptual Site Plan***

REPORT IN BRIEF: A site plan for a Walgreens Pharmacy at the southeast corner of Griffin Road and Davie Road was applied for in April 2000. At that time, staff and the Site Plan Committee recommended denial. Staff and the applicant were directed, by Town Council, to work toward a compromise acceptable to both parties. As of this date, staff has prepared a conceptual site plan compromising in the required site lay-out elements relative to road frontage adjacent to rights-of-way, yet maintaining the intent of the Griffin Corridor to provide an enclosed sense of place. The applicant has provided a site plan indicating 90 degree parking and a two-way 26' wide drive aisle. The consultant hired by the Town, Victor Dover, has stated that 90 degree parking spaces and 26' wide two-way drive aisles are appropriate in suburban shopping center developments, not in redevelopment areas striving to create a sense of place. The conceptual site plan submitted is the first new development along the Griffin Corridor. Staff feels that the placement of this building and its relationship to the roads is fundamental to the success of the entire corridor.

PREVIOUS ACTIONS: The Town Council tabled this item at the December 19, 2001 meeting to the February 6, 2002 meeting. Previously, the Town Council tabled this item at the November 7, 2001 meeting to the December 19, 2001 meeting. In addition, the Town Council had previously tabled this item from the October 17, 2001 meeting to the November 7, 2001 meeting. The Town Council tabled this item at the May 16, 2001 meeting, the April 4, 2001, the February 21, 2001 meeting, the January 17, 2001, the December 20, 2000 meeting and the December 5, 2000 meeting.

CONCURRENCES: The Site Plan Committee made a motion to deny the application, as presented by the applicant, at the October 10, 2000 meeting (5-0).

FISCAL IMPACT:

Has request been budgeted? yes no

 If yes, expected cost: \$

 Account Name:

 If no, amount needed: \$

 What account will funds be appropriated from:

 Additional Comments:

RECOMMENDATION(S): Motion to reaffirm the conceptual site plan as prepared by Victor Dover and Partners.

Attachment(s): Staff memo, Attachment A

DEVELOPMENT SERVICES DEPARTMENT
Planning & Zoning Division

MEMORANDUM
PZ 1-30-02

TO: Mayor Harry Venis
Councilmembers
Monroe Kiar, Esq., Town Attorney
Thomas J. Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director
Will Allen, Community Redevelopment Agency Administrator

FROM: Marcie Oppenheimer Nolan, AICP, Planner II

DATE: February 1, 2002

RE: *Walgreens/Armadillo Square*
SP 4-02-00 - Conceptual Site Plan

Summary

Before you tonight, as a discussion item, is the Walgreens at Armadillo proposed master conceptual site plan. This plan was presented to Town Council on November 7, 2001 and staff was not provided an opportunity to review the plan prior to the meeting. Staff has since reviewed this plan.

The Griffin Corridor Ordinance and Griffin Road Architectural Design Guidelines are the regulations which guide the development of this proposal. These regulations are written to allow Town Council the ability to approve waivers to the code based on the requested waivers meeting the intent of the Griffin Corridor District.

Background

A site plan was submitted by the applicant to the Town for review and recommendation on April 2000. Both staff and the Site Plan Committee recommended denial due to the project not meeting either the regulations nor the intent of the Griffin Corridor District. The applicant stated that the site could not be designed to meet the intent of the code.

The CRA and Town staff then retained the firm of Dover Kohl & Partners to prepare a site plan which fulfills the intent of the district, but does not necessarily meet code requirements. This conceptual plan attempted to recognize the corporate needs of Walgreens for parking in the front of the building while staying true to the

intent of the Griffin Corridor Ordinance. This site plan was prepared not just to meet the minimum code requirements, but was, in our opinion, an honest attempt to consider Walgreens corporate needs and meet the intent of the code, as is evidenced by the waivers required. This plan was designed as an acceptable compromise to staff and Walgreens, not as a 1st step in site plan compromises and negotiations. This concept plan was presented to the CRA, Site Plan Committee and Town Council. All three bodies recommended approval.

At the scheduled public hearing before Town Council on November 7, 2001, a modified version of the concept plan was presented by the applicant. Staff had not reviewed the site plan shown to Town Council and was asked to review it for a later meeting. Staff has reviewed this plan, in detail, and prepared an outline of the two (2) proposals and the waivers required for both (see attachment A).

Analysis

Staff has reviewed the submitted site plan in accordance with the Griffin Corridor Ordinance and Design Guidelines. Section 12-32.320 allows for incentives and waivers for landscaping and the placement of buildings and open space, only when such deviations are consistent with the intent of the regulations and in the best interest of the residents of Davie. This information is presented in its entirety as Attachment A.

Staff has evaluated all the requested waivers for the applicant's plan and the Town sponsored plan for their consistency with the waiver and incentive section of the Ordinance. Some of the waivers requested, by both plans, are material to the integrity of the district. These waivers are presented to Town Council in two separate categories for their ultimate approval and/or denial.

Conclusion

In conclusion, staff recommends that the previously approved conceptual site plan be reaffirmed.

Should any other site plan be approved, it must be consistent with the intent of the Griffin Corridor District. At a minimum staff recommends the following revisions to the site plan, as submitted by the applicant. These items, if not provided, compromise the integrity of the Griffin Corridor District.

1. Eliminate the cantilever parking area on the south side of the street.
2. Move the building closer to the road right-of-way, 50 feet is required by code. At issue is the one-way drive aisle and its relationship to the building placement along the roadway frontage.
3. Provide a one-way drive aisle. This will accomplish the objective of moving

the building closer to the street.

4. Provide either parallel or 60 degree or less angled parking.
5. Provide a minimum 10 foot wide covered sidewalk (colonnade) abutting the building.
6. Provide additional building massing adjacent to both drive-aisles. For example, the 36' wide drive-aisle may be reduced and the three (3) drive-thru lanes can be reduced.
7. Provide transparent storefront windows with floor to ceiling height for visual merchandising and surveillance. The plan, as submitted, does not clearly indicate if the windows are transparent and the Walgreens architect has stated that they are not transparent, as their floor lay-out needs internal merchandise display.
8. Provide a true second story porch with functioning doors allowing access to the porch.
9. Provide a minimum of 50% of the wall area as transparent windows. Staff is willing to allow for some flexibility as long as the intent, windows being transparent to provide visual interest into the store, is achieved.
10. Provide wood or metal doors at the entrance to the building. Sliding doors are allowed only in the rear.
11. Provide columns spaced no further apart than they are tall. Along Davie Road there are less columns to accommodate parking under the building. Additionally, if there is parking under the building it is to be screened from view.

The following items also require waiver approval by Town Council, but staff feels that the requirements can be waived without sacrificing the intent of the Griffin Corridor District.

1. Waiver of 20 foot landscape buffer abutting drive-aisle.
2. Waiver of 1 intermediate island per 12 consecutive parking spaces.

General note: The plan submitted by Walgreens, as conceptual in nature, does not provide details such as building materials and colors.

Attachment A

TOWN OF DAVIE CODE COMPARISON

WALGREENS PLAN AS SUBMITTED TO TOWN COUNCIL
AND
CONCEPT PLAN AS DESIGNED BY DOVER-KOHL AND PARTNERS

	<u>WALGREENS</u>	<u>TOWN OF DAVIE</u>
12.32.307 Access	YES	YES
12.32.308 15% open space req.	YES (20.82%)	YES (27.52%)
12.32.309(A) 48' max. height req.	YES (34')	YES (34')
12.32.309(B) 2 floors, 30' min. height req.	YES	YES
12.32.310 Building placement		
12.32.310(A)(4) Streetside building placement 50' from R-O-W	<p>WAIVER 17.5' (67.50 Griffin)</p> <p>WAIVER 4' (50.00 Davie)</p>	<p>WAIVER 4' (54' Griffin)</p> <p>WAIVER -13' (37' Davie)</p> <p>building brought forward to the roadway, meeting Intent section #10</p>
22' Landscape Buffer	<p>YES - 22' Griffin</p> <p>WAIVER 8' Davie</p> <p>additional two foot vehicle overhang</p>	<p>YES 22' Griffin</p> <p>WAIVER 5' Davie</p>
One way drive aisle	WAIVER	YES
Parallel parking	WAIVER 90 degree	WAIVER 45 degree

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YES - indicates meets code
WAIVER - indicates does not meet code, waiver approved by Town Council required

10' Sidewalk

WAIVER 8' Griffin
WAIVER 6' Davie

YES
YES

12-32.310 (B) Min. rear yard setback - no min. YES
12-32.310 (C) min. side setback - no min. YES

12-32.311(A) 20 Landscape Buffer abutting drive-aisle (ROW) YES 22' Griffin
WAIVER 8' Davie (12')

12-32.311(E) Grade of buffer area site to be filled to street grade but not stated on plans, only verbally agreed to.

12-32.311(G) 1 tree 40 Lineal Foot No detail of this section for both

Landscaping

12-108(C) (1) Min. landscape dimension of 10' landscape area YES (10+)
WAIVER (6')

12-108(B) Min. Terminal island 10' x 18 2 YES 1 WAIVER 4 YES 2 WAIVER

12-108(C) Landscape areas No submitted landscape plans for either, conceptual plans submitted for approval only

12-108(C) (3) same as above under (B)

12-108(C)(5)(B) 1 intermediate island per 12 consecutive spaces WAIVER 3 intermediate islands needed
WAIVER 2 intermediate islands needed

12-32.312 Mixed uses OK - does not apply

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YES - indicates meets code
WAIVER - indicates does not meet code, waiver approved by Town Council required

12-32.313 All power lines along Griffin & Davie shall be moved underground.
Power lines - not addressed on either plan

12-32.314 Parking
60 required
YES 75 provided
82 required
YES 89 provided

12-32.315 Building Massing
SW 63rd/ Griffin Road
Davie Road
WAIVER (36' wide drive aisle)
YES
WAIVER Too many drive-thru's
YES
YES

12-32.316 Sidewalks/brick pavers
YES
12-32.317 Signage
Not provided with details for either
One freestanding sign shown on the Walgreens plan, Freestanding signs are prohibited

12-32.318 Dumpster location
Need details of screening for both
12-32.320 **Waivers & Incentives**
Waivers are as indicated in bold throughout
In order to approve waivers,
must be consistent with the intent and in the best interest of the residents.

**Town of Davie
Griffin Corridor Architectural Design Manual**

	<u>WALGREENS</u>	<u>TOWN OF DAVIE</u>
Architecture	Need material details for Walgreens	YES
Siding /Stucco	YES, with further details needed	YES
Roof	YES	YES
Windows	WAIVER, must be true display windows	YES
Porches	WAIVER - need true porch 2nd story with doors.	YES
Projecting element as required Colonnade to be 10' deep	WAIVER, not 10' wide	YES
10' clear height -	YES	YES
length 75 - 100% -	YES	YES
Awrting to provide protection from sun and rain and color	NO (Not required)	YES
Building Walls	Walgreens need material details, color and type	YES
Expression line	YES	YES
Cornice	YES	YES

YES - indicates meets code
WAIVER - indicates does not meet code, waiver approved by Town Council required

	Walgreens need material details, color and type	YES
Finish materials		
Opacity and Facades:		
Transparent store front windows at 50% wall area	WAIVER	YES
Blank walls prohibited	Walgreens need 2 sides of elevations	YES
Doors to be wood or metal, sliding doors only allowed in rear	WAIVER	YES
Roof	YES	YES
Windows	WAIVER, must be true display windows	YES
Columns to be spaced no further apart than they are tall	WAIVER on Davie Road	YES
Landscaping buffer - need more detail from both as shown - both do not indicate the material		
Parking		
Parking in front parallel only	WAIVER	WAIVER
Parking under a building shall be screened from view	WAIVER	N/A
Lighting	not on either plan, as conceptual	
Signs	not on either plan, as conceptual but Walgreens shows monument sign on Davie/Griffin which is not allowed	
Paint color	not shown	YES

YES - indicates meets code
 WAIVER - indicates does not meet code, waiver approved by Town Council required