



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 6-6-99

Project Name: I-75 Commerce Park

Location: 15712 SW 41 Street

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

TITLE OF AGENDA ITEM: I-75 Commerce Park

REPORT IN BRIEF: The applicant proposes a single story, 99,770 square foot office/warehouse facility, landscaping and associated parking. The subject site is located on parcels B and D within the Pointe West Commerce Center Master Plan between the new Home Depot store and Interstate 75. The proposed building will have a contemporary design with an elevated roof line and extruded facades extending from the building wall near exterior entrances. The front facade will face I-75 with all overhead loading doors to the rear of the building adjacent to the back of Home Depot. Building colors are tones of light beige and gray with white accent banding. Building materials will consist of painted tilt up concrete stucco walls, tinted green glazing, and white overhead metal doors. Landscaping has been proposed to meet town code.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee approved subject to the planning report (motion carried 4-0, January 11, 2000 Wayne Arnold absent).

RECOMMENDATION(S): Motion to **Approve** subject to the following conditions to be satisfied prior to the issuance of a building permit.

1. Providing revised calculations to reflect the correct square footage of the building area and green space area.
2. Providing the color scheme on the building elevations.
3. Providing a note on the landscape plans for the landscape architect to submit a letter of approval to the town prior to final sign off.

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



Application #: SP 6-6-99
I-75 Commerce Park

Item No.

Revisions:

Exhibit "A":

Original Report Date: January 11, 2000

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

APPLICANT INFORMATION

Owner:

Agent:

Name: Home Depot, c/o Altman, Kritzer

Name: Butters Construction & Dev.

Address: 6400 Powers Ferry Road

Address: 1166 Newport Center Drive

City: Atlanta, GA 30339

Phone: (954) 570-8111

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 15712 SW 41 Street

Land Use Plan Designation: Commercial

Zoning: BP (Business Park)

Existing Use: Vacant parcels

Proposed Use: Office/Warehouse

Parcel Size: 7.36 acres

Surrounding Land Use:

North: Commercial

South: Commercial

East: Lake/Interstate I-75

West: Commercial

Surrounding Zoning:

North: BP (Business Park)

South: BP (Business Park)

West: BP (Business Park)

East: T (Interstate 75)

ZONING HISTORY

Previous request on the same property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces:* Access will be provided through two ingress/egress openings; one off of Pointe West Drive on the southwest corner of the site and the other from SW. 41st Street on the northwest corner of the site.
 2. *Open Space information:* 10% open space is required by the approved Master plan with 13% provided.
 3. *Site plan:* The applicant proposes a single story, 99,770 square foot office/warehouse facility, landscaping and associated parking. The subject site is located on parcels B and D within the Pointe West Master Plan between the new Home Depot store and Interstate 75.
 4. *Building:* The proposed building will have a contemporary design with an elevated roof line and extruded facades extending from the building wall near exterior entrances. The front facade will face I-75 with all overhead loading doors to the rear of the building adjacent to the back of Home Depot. Building colors are tones of light beige and gray with white accent banding. Building materials will consist of painted tilt up concrete stucco walls, tinted green glazing, and white overhead metal doors.
 5. *Landscaping:* The landscape plan indicates Live Oaks and a continuous cherry hedge along the south, north and east perimeters. The west perimeter proposes Crepe Myrtle and Wax Myrtle trees with a 5' hedge of Myrtifolia due to overhead power line constraints. Adjacent to the building will be Foxtail palms to accent the entrances, Crepe Myrtle trees, Roebilnii palms and masses of foundation plantings.
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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 and the provision of the settlement agreement pertaining to the ICW Plat.

Comprehensive Plan Considerations

Planning Area: The proposed project is within planning area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots. A substantial FPL transmission corridor exists in this planning area that runs parallel with I-75, through residential land.

Broward County Land Use Plan: The approved boundary plat titled ICW North, is restricted to Parcels Band D and a portion of A (A-2) are restricted to 137,000 square feet of light industrial use; Parcels C, G and a portion of A (A-1) are restricted to 225,112 square feet of commercial use. Commercial/retail uses are not permitted within the light industrial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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 6-6-99 subject to the following conditions;*

1. Providing revised calculations to reflect the correct square footage of the building area and green space area.
 2. Providing the color scheme on the building elevations.
 3. Providing a note on the landscape plans for the landscape architect to submit a letter of approval to the town prior to final sign off.
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Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to the planning report (motion carried 4-0, January 11, 2000 Wayne Arnold absent).

Exhibits

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

Prepared by: _____

Reviewed by: _____

Weston Road (SW 150 Ave)

AG

Plan-
Sub. No.

S.W. 36th St.

AG

21
28

LAKE
PARCEL 3

T

A-1

BP

PARCEL G

I.C.W. NORTH
(163-48)

LAKE
PARCEL 2

PARCEL E

PARCEL F

SW 41 St

SUBJECT
SITE

PARCEL A

PARCEL D
PARCEL B

LAKE
PARCEL 1

POINTE WEST DR
ICW SOUTH

PARCEL C

U

S. New River Canal

Quinn Rd.

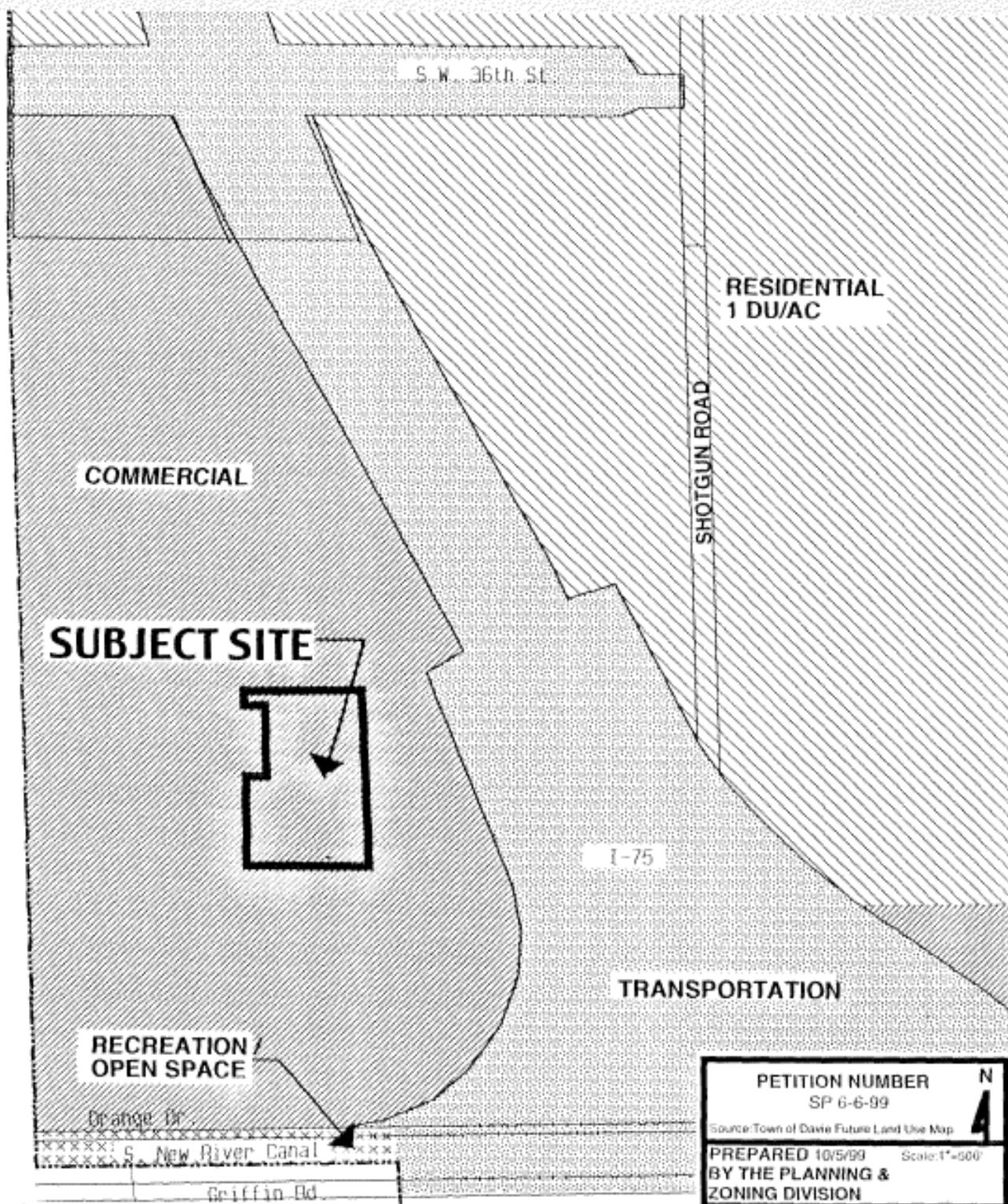
15.00 11.00 9.41
S. W. 11th St

PETITION NUMBER

SP 6-6--99

N
4

PREPARED 10/5/99 Scale: 1"=500'
BY THE PLANNING &
ZONING DIVISION



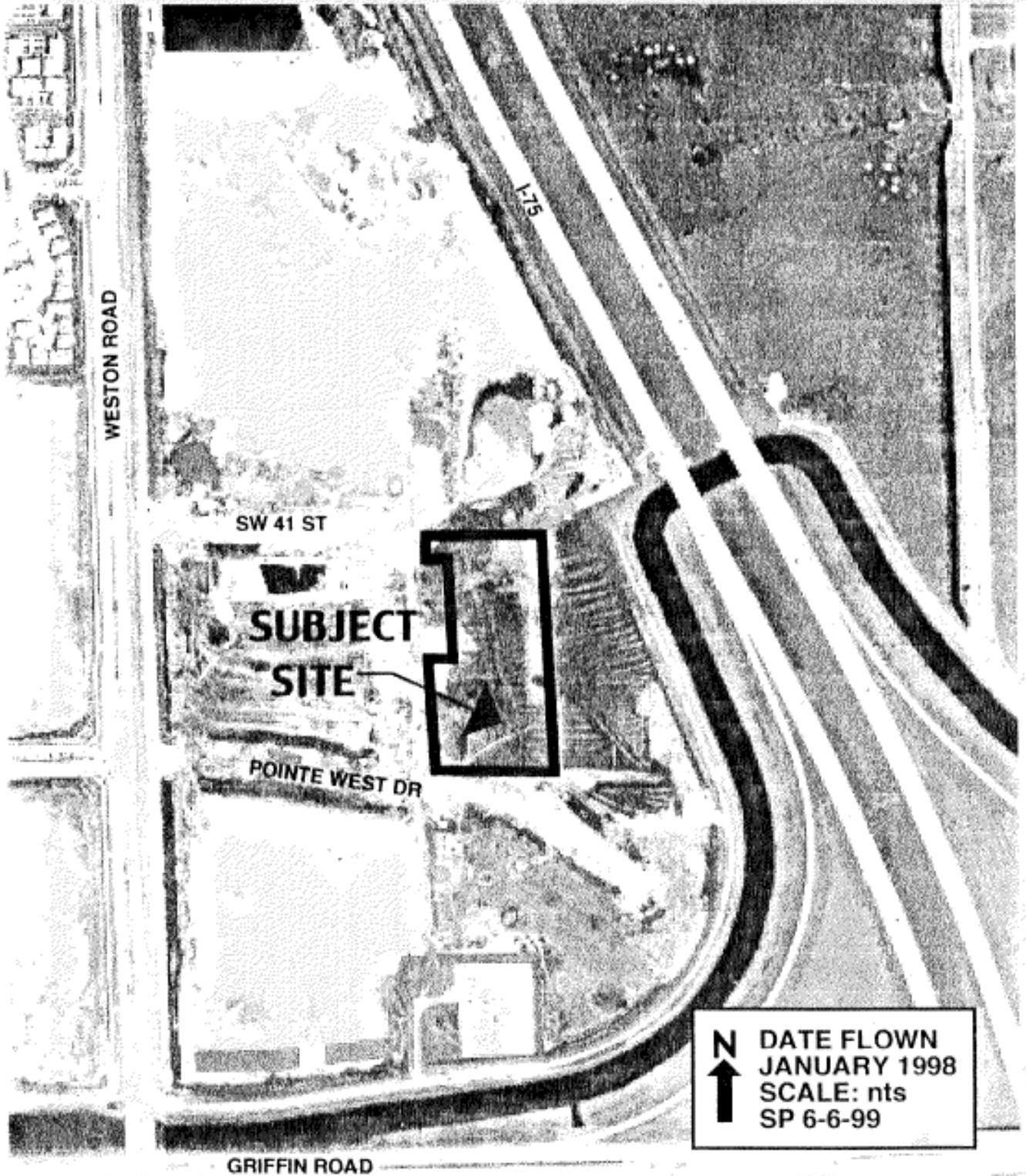
PETITION NUMBER
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Source: Town of Davie Future Land Use Map

PREPARED 10/5/99 Scale: 1"=500'

BY THE PLANNING & ZONING DIVISION

N
4



WESTON ROAD

1-75

SW 41 ST

SUBJECT SITE

POINTE WEST DR

GRIFFIN ROAD

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 6-6-99