



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 5-3-00 4190 University Drive

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

TITLE OF AGENDA ITEM: Dry Concepts

REPORT IN BRIEF: The applicant requests approval for a 2,860 square foot single story building addition, parking and landscaping. The site is located to the north of Guardian Pools and to the south of a future restaurant and office project on the east side of University Drive. There are two existing buildings on the site, one 6,398 square foot single story to the front of the property adjacent to University Drive and an 8,479 square foot two story building to the east of the single story. The proposed use will be for rug cleaning facility and office space within the two story building. The existing single story labeled retail/showroom will be renovated as leasable space. The proposed building addition will be used for storage and additional work space for the rug cleaning service. The elevations reflect overhead doors on the north south and east elevations. The south side will be screened with an 8' privacy wall. The height of the addition will be 15'-4" to the roof deck. A raised decorative blue band will esthetically tie the existing and proposed buildings together. The base color for all of the structures will be in a beige tone with white doors. The landscaping has been designed to enhance the appearance of the site as well providing a buffer to the adjacent property zoned residential.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to staff's recommendations changing number six to include that in place of the eight foot concrete wall, a green chain-link fence would be placed along the east and south property lines and that it would be covered with an eight foot hedge comprised of Wax Myrtle, ten foot on center, and the existing landscape detail of canopy trees can be adjusted to be 40 foot on center. (4-0, August 8, 2000, Sam Engle absent).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 5-3-00 subject to the following conditions prior to the issuance of a building permit:*

1. Revising the two landscape islands with the existing trees noted as #27 & 28 along the north property line to provide a minimum 5' green space on each side of the existing tree trunk.
2. Providing a revised site plan identifying the existing trees along the north property line across from the existing Retail/Showroom building and determining where they will be relocated when the drive aisle is widened, also, reflecting any site change that may occur due to the approval of the variance application.
3. Showing all proposed trees from the Value Dining site plan along the north perimeter.
4. Providing a recorded copy of the proposed 8' ingress/egress easement.

Item No.

5. Labeling all office space on the existing and proposed building floor plans and reflecting the revised parking calculation on the site plan.
6. Providing an 8' concrete wall along the east property line and along the southeast portion adjacent to residential zoning.
7. Providing a note on the site plan to state that the existing building adjacent to University Drive will be painted to match the proposed building addition at time of construction.

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

Application #: SP 5-3-00
Dry Concepts

Item No.

Revisions:

Exhibit "A":

Original Report Date: August 4, 2000

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

APPLICANT INFORMATION

Owner:

Name: Hollywood Lincoln Mercury **Name:** Anne & Michael Jatoft

Address: 1700 Sheridan Street **Address:** 11861 Tara Drive

City: Hollywood Fl. 33020 **City:** Plantation Acres, Fl.

Phone: (954) 920-6010 **Phone:** (954) 473-0131

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 4190 University Drive

Land Use Plan Designation: Commercial

Zoning: B-3 (Planned Business Center District)

Existing Use: Two vacant commercial buildings

Site Area: 1.8 acres

Surrounding Land Use:

North: Vacant parcel

South: Commercial on the southwest 1/3 of the property and Residential on the remaining 2/3 to the east.

East: Residential (single family)

West: Residential currently under construction across University Drive

Surrounding Zoning:

North: B-2 (Community Business District)

South: B-3 (Planned Business District)

East: A-1 (Agricultural, 1 du/ac)

West: R-5 (Residential, 5 du/ac)

ZONING HISTORY

Previous Requests on Same Property: A rezoning (ZB1-2-00) from B-3 to B- 2 with amendment to the existing deed restriction was approved by Town Council on March 15, 2000.

Zoning History: A variance is currently in review and scheduled for Planning and Zoning Board on August 9, 2000. The variance will address three (3) site issues: 1. To reduce the landscape buffer from 10' to 3.75' for approximately 115' of the south property line. 2. To reduce the required separation between the south property line and the parking aisle from 5' to 0' for approximately 115'. 3. To reduce the required separation between the south property line and the drive aisle from 5' to 0' for approximately 115'. The said variance approval will be subject to the dedication of a 5' easement on the Value Dining property to the north.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval for a 2,860 square foot single story building addition, parking and landscaping. The site is located to the north of Guardian Pools and to the south of a future restaurant and office project on the east side of University Drive. There are two existing buildings on the site, one 6,398 square foot single story to the front of the property adjacent to University Drive and an 8,479 square foot two story building to the east of the single story. The proposed use will be for rug cleaning facility and office space within the two story building. The existing single story labeled retail/showroom will be renovated as leasable space.
2. *Building:* The proposed building addition will be used for storage and additional work space for the rug cleaning service. The elevations reflect overhead doors on the north south and east elevations. The south side will be screened with an 8' privacy wall. The height of the addition will be 15'-4" to the roof deck. A raised decorative blue band will esthetically tie the existing and proposed buildings together. The base color for all of the structures will be in a beige tone with white doors.
3. *Parking and access:* There are 51 parking stalls required with 71 provided on site. Access will be from University Drive at the northwest corner of the site.

4. *Landscaping:* The landscaping has been designed to enhance the appearance of the site as well as provide buffering to the adjacent property zoned residential. A landscape berm, Sabal Palms, Mahogany trees and accent flowering trees will be planted along University Drive adjacent to the existing building. All of the existing canopy trees along the north and south perimeters will remain with additional Sabal Palms, Cypress, and Callophyllum trees. The interior canopy trees in the existing 5' parking islands will remain with the applicant agreeing to widen the islands to 10'. Thirty five percent open space has been provided.
5. *Signage:* Signage will be reviewed at a later date.
6. *Drainage:* On site drainage will flow to the retention areas at the rear of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 5. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The commercial development along University Drive is upscale in character and comprised of retail stores and office parks.

Broward County Land Use Plan: The subject site is governed by the plat titled "Small Fry Inc." with no restrictive note.

Staff Analysis and Findings of Fact

The proposed site plan is consistent with the development and use standards of the Town of Davie Development Code.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 5-3-00 subject to the following conditions prior to the issuance of a building permit.*

1. Revising the two landscape islands with the existing trees noted as #27 &28 along the north property line to provide a minimum 5' green space on each side of the existing tree trunk.
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Site Plan Committee

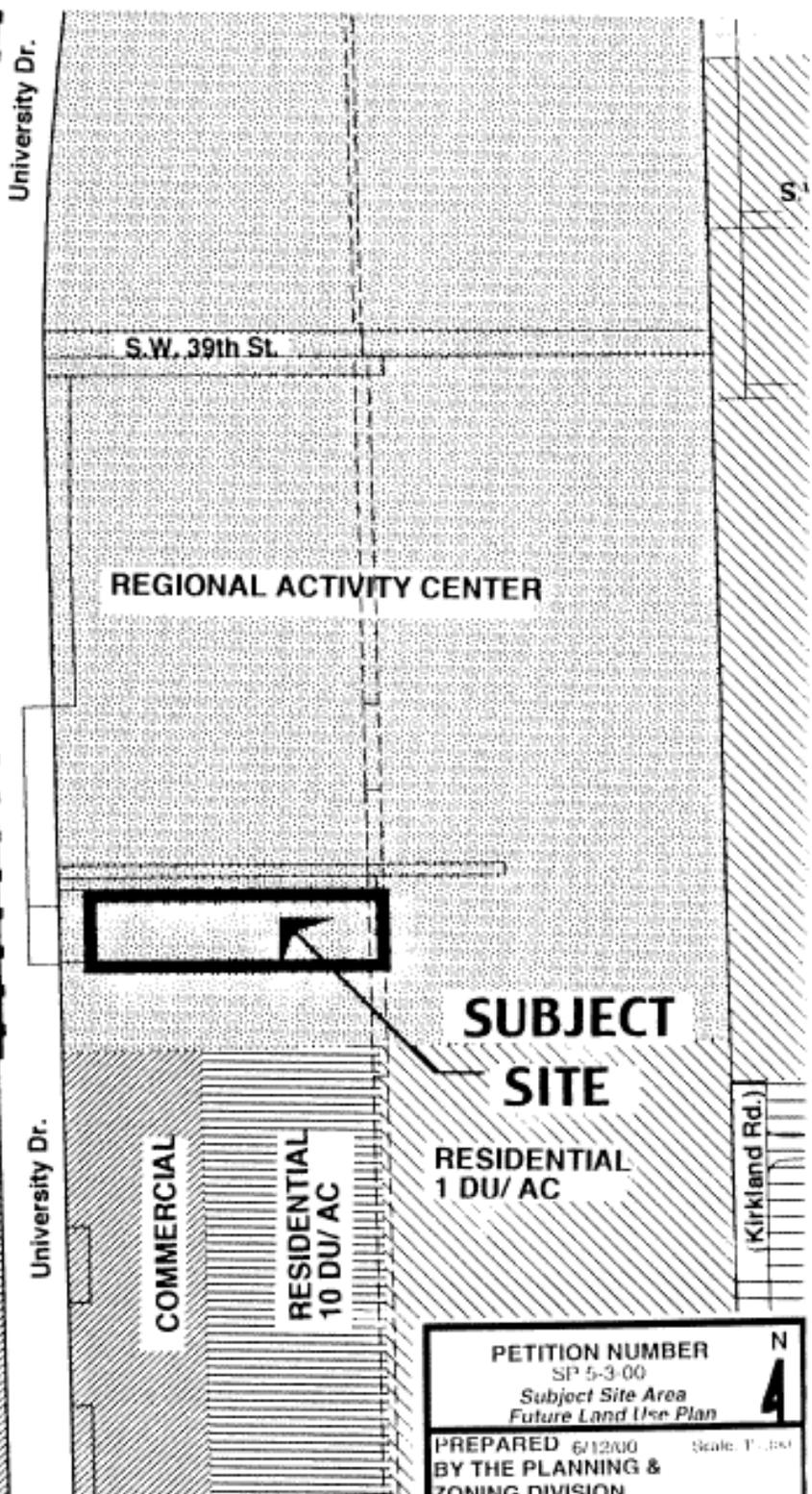
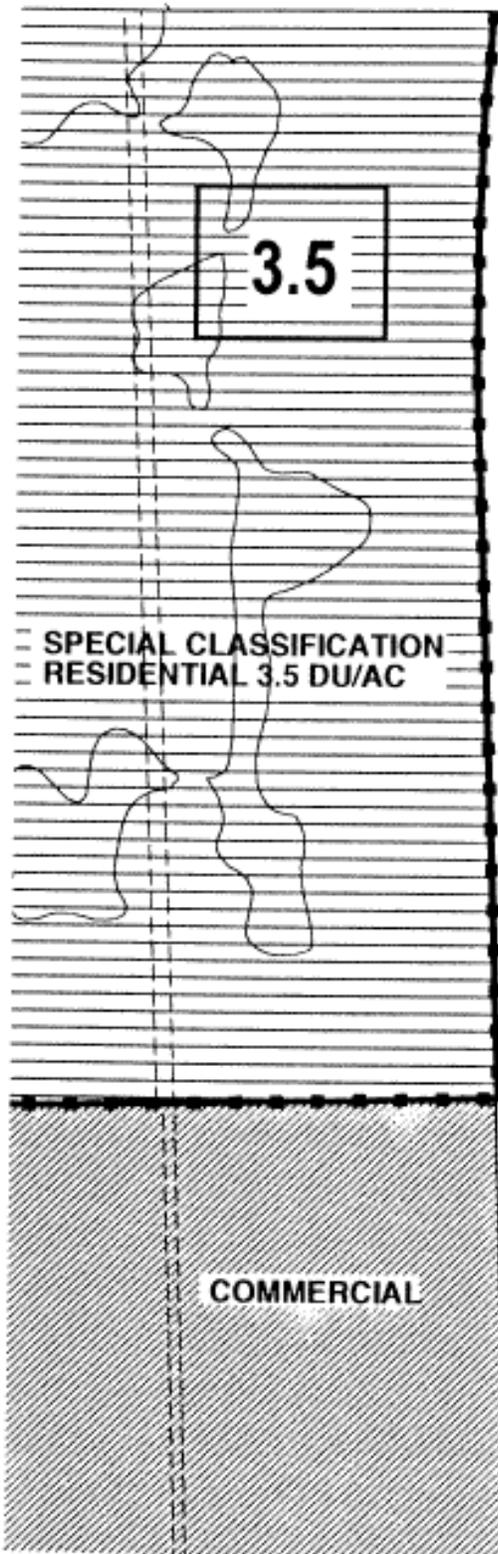
Site Plan Committee Recommendation: Motion to approve subject to staff's recommendations changing number six to include that in place of the eight foot concrete wall, a green chain-link fence would be placed along the east and south property lines and that it would be covered with an eight foot hedge comprised of Wax Myrtle, ten foot on center, and the existing landscape detail of canopy trees can be adjusted to be 40 foot on center. (4-0, August 8, 2000, Sam Engle absent).

Exhibits

1. Land Use Map, Subject Site Map, Aerial

Prepared by: _____

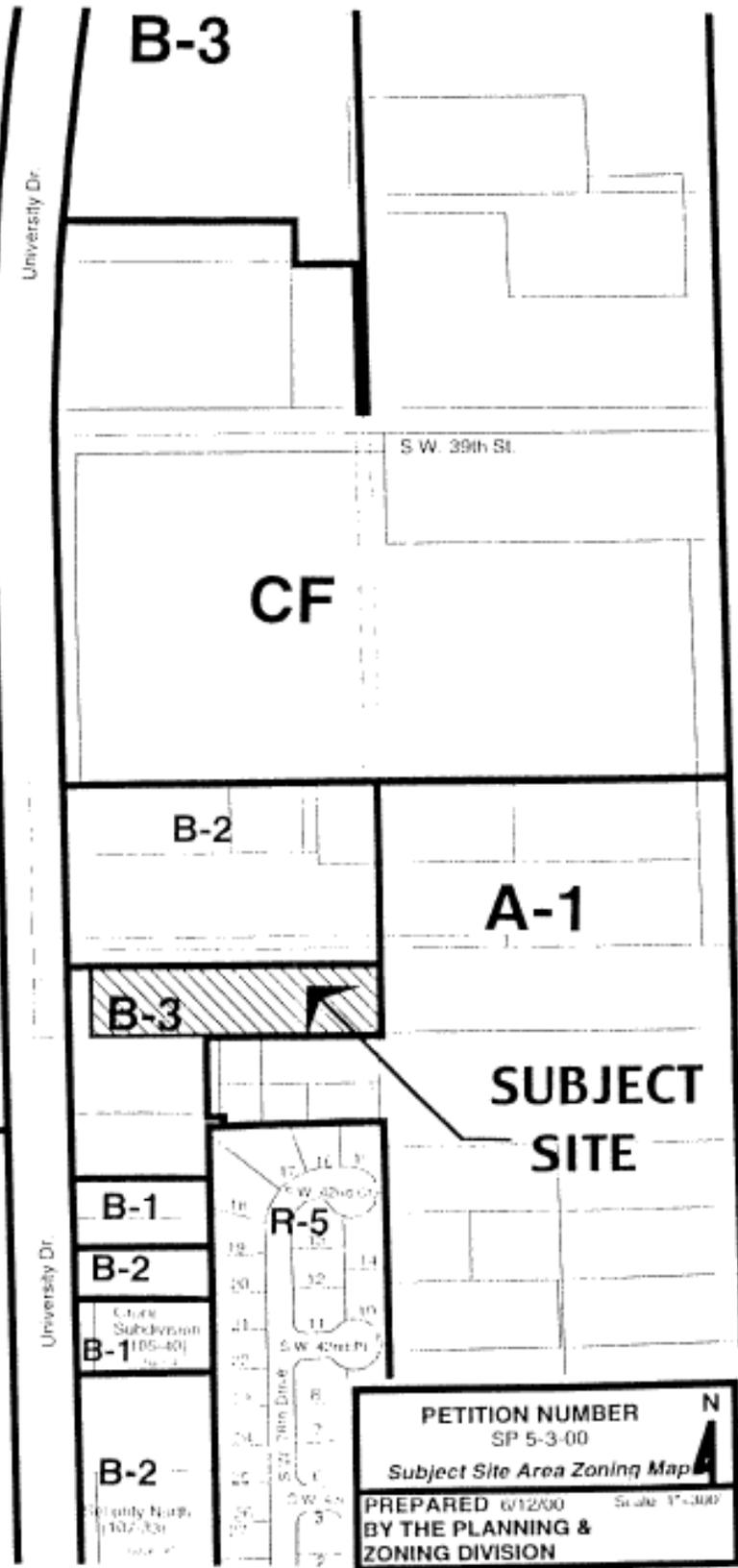
Reviewed by: _____

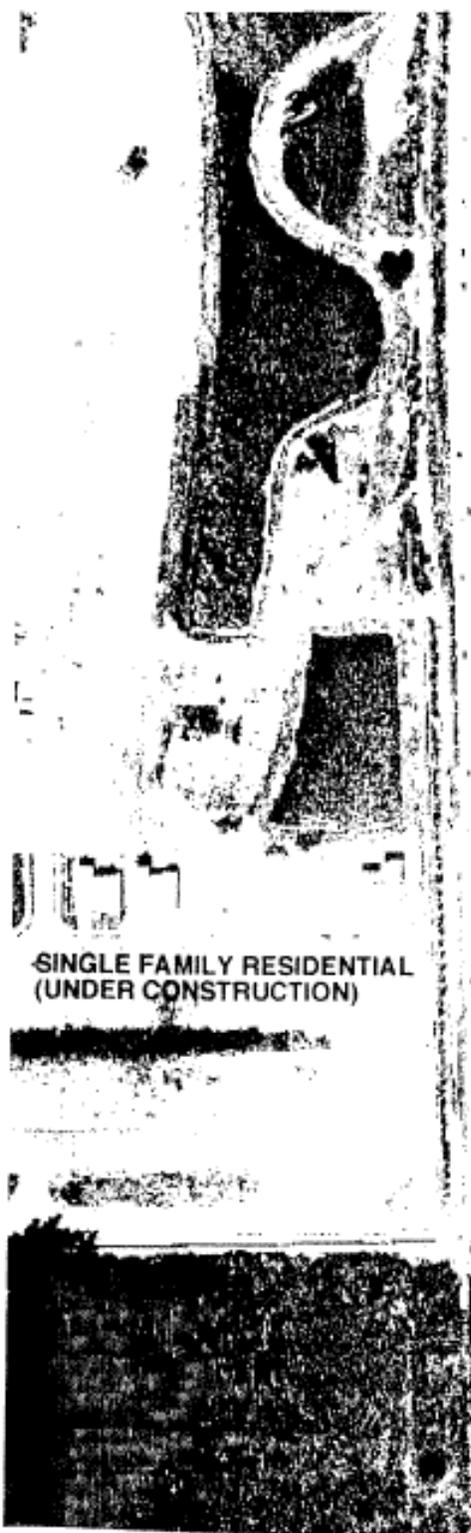


PETITION NUMBER
SP 5-3-00
Subject Site Area
Future Land Use Plan

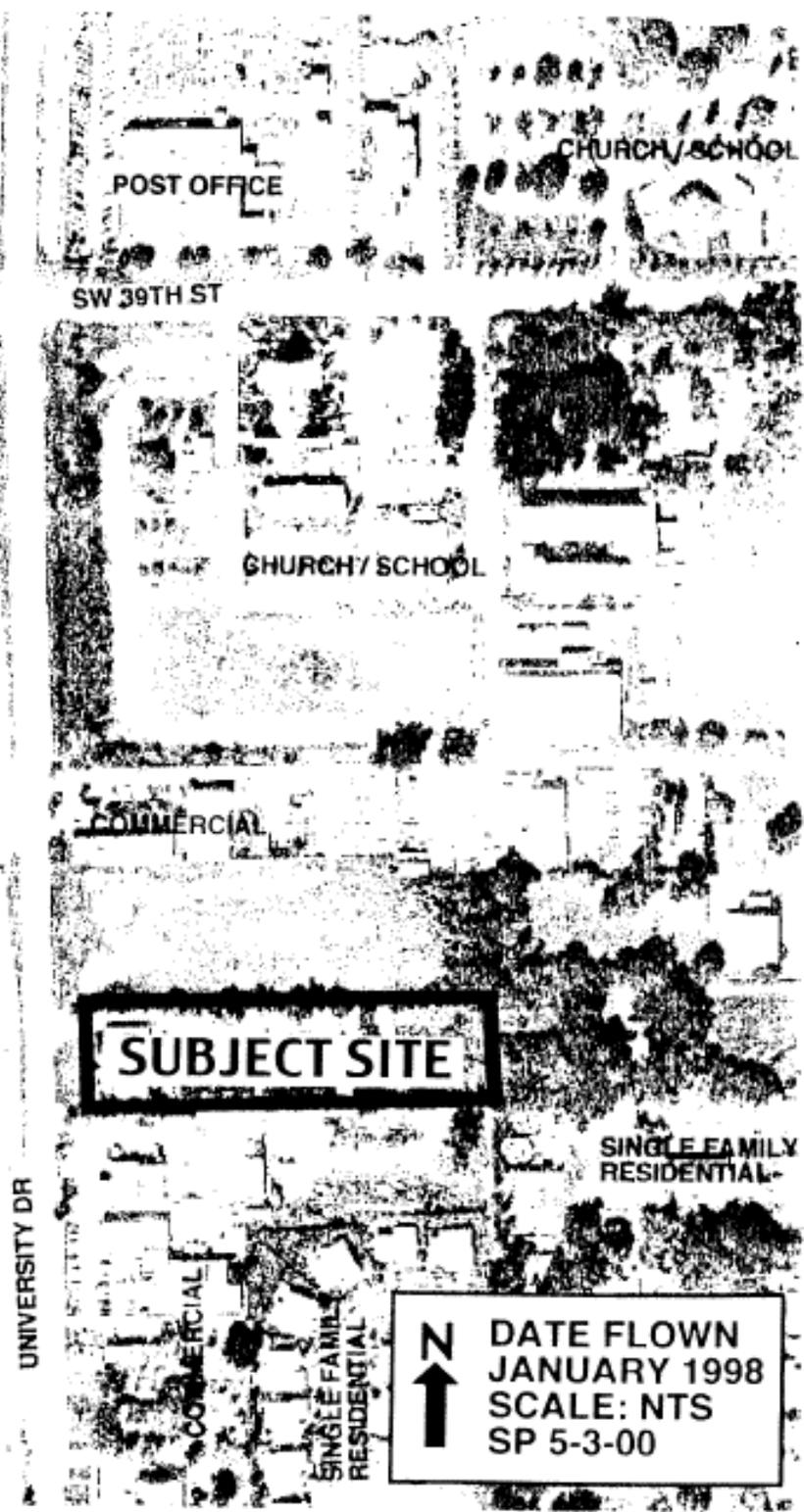
PREPARED 6/12/00 Scale: 1" = 100'
BY THE PLANNING &
ZONING DIVISION

N
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SINGLE FAMILY RESIDENTIAL
(UNDER CONSTRUCTION)



POST OFFICE

CHURCH/SCHOOL

SW 39TH ST

CHURCH/SCHOOL

COMMERCIAL

SUBJECT SITE

SINGLE FAMILY
RESIDENTIAL

UNIVERSITY DR

COMMERCIAL

SINGLE FAMILY
RESIDENTIAL

N
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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 5-3-00