

SITE PLAN COMMITTEE
APRIL 24, 2012

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, and Casey Lee (arrived 4:06 p.m.). Also present were Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Urban Forester Tim Lee, and Secretary Janet Gale recording the meeting. Harry Venis was absent.

2. APPROVAL OF MINUTES: March 27, 2012
April 10, 2012

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve the minutes of March 27, 2012. In a voice vote with Ms. Lee and Mr. Venis being absent, all voted in favor. **(Motion carried 3-0)**

Vice-Chair Khavanin made a motion, seconded by Mr. Breslau, to approve the minutes of April 10, 2012. In a voice vote with Ms. Lee and Mr. Venis being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 SP 12-42, Nexus Shooting Sports, 2600 Davie Road (RAC)

Chris Longsworth, representing the petitioner, was present. Mr. Abramson summarized the planning report. There were four staff's recommendations.

Mr. Breslau had Mr. Abramson clarify which codes were to be followed in appraising this item. Mr. Abramson believed the project met all requirements and he could quickly check both codes if there were any questions.

Mr. Longsworth indicated that he did not need to add to the planning report and would answer the Boards questions.

Mr. Breslau questioned staff on the location of the dumpster which faced Davie Road and asked that it be relocated. Mr. Abramson responded that staff had initially agreed that it be relocated and deferred to the applicant to explain why it could not be done. Mr. Longsworth explained that due to the road right-of-way, it was easy access for the garbage truck to enter and be able to backup. It did not work at other locations. Mr. Breslau, therefore, advised that the enclosure would need to be landscaped with more than 36-inch hedges since it was about six- to- seven-feet tall. He went on to discuss the materials for the enclosure gate. The details on the plans needed review for Crime Prevention through Environmental Design (CPTED) compliance. It was also noted that the Data Box on the plans needed to be updated so that the correct ratio between parking spaces and building floor space would be reflected.

Upon review of the photometric plan, Mr. Breslau requested a minimum of 1.5-candles for all the drive aisles and Mr. Longsworth agreed to make the changes.

Ms. Lee requested that certain landscape symbols on the plans be identified by Mr. Longsworth in order to efficiently appraise the plans. She suggested that the foliage around the lift station and dumpster enclosure be replaced with five-foot Podocarpus, "two-foot" or the most three-feet on center. Pointing on the plans to a location where two Italian Cypress plants were located, Ms. Lee suggested ground cover for that area and recommended Green Island Ficus. She also recommended that sod be planted from property line to property line and Mr. Longsworth responded affirmatively to her recommendations.

Vice-Chair Khavanin pointed out where curbing was needed at the northeast corner of the parking area for vehicles backing out of the parking spaces.

There was an extensive discussion regarding the parking circulation and how to avoid confusion. It was agreed that there would be additional one-way signage placed at the front entrance and both crosswalks to avoid confusion.

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Vice-Chair Khavanin pointed out a typographical error on page C-5 in the TYPICAL ASPHALT SECTION of the plans which needed to be corrected.

Vice-Chair Khavanin had Mr. Longworth confirm that the entire front of the building would be the color 'F-1' as indicated.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to 1) staff's recommendations two, three and four; 2) this approval was subject to the access easement on the north being granted (if the easement was not granted, then the site plan approval would need to be modified); 3) that the dumpster doors would meet the Crime Prevention Through Environmental Design standard; 4) that the data box would be adjusted to reflect the correct required amount for the proper parking per the size of the floor plan; 5) that there be a minimum of 1.5-foot candles on all drive aisles; 6) to clarify plan codes 'EM' and 'AF' to clearly state what those plants were; 7) on the landscape plan surrounding the lift station and the dumpster, that the three-gallon Cocoplums would be replaced with five-foot Podocarpus, 2- to 3-feet *on center*; 8) that the landscape bed on the northwest corner edge of the building where the Italian Cypress trees were, there would be ground cover added, preferably Green Island Ficus; 9) that the sod on the plans up to the roadway edge, would be planted from property line to property line; 10) to add a curb to the car turn-around back-in area on the east edge of the lot; 11) to provide additional 'one way' signage at the front entrance of the one-way drive at both crosswalks; and, 12) on sheet SS-4, the color of the front of the building would be all 'F-1'. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 4-0)**

Master Site Plans

3.2 MSP 12-54, Restaurant Depot, 3500 Davie Road (RAC-RTE)

Jerry Daws, Joe Handley, Chad Edwards, Blaine Swartz, and Heidi Davis, representing the petitioner, were present. Mr. Abramson summarized the planning report. There were two recommendations made by staff.

Mr. Breslau asked staff if this item had the same Settlement Agreement issues or did it meet current codes. Mr. Abramson responded that it met current code excluding the two design variations that had been part of the application.

Prior to the applicant's presentation, staff clarified the northern egress pattern and that the water and sewer provider would be the Town of Davie rather than Ferncrest.

Ms. Davis used graphic aids to better explain the project. She was in full support of staff's recommendations except for recommendation number one which required that the developer provide the full Oakes Road improvement section, including walkways, for the length of the southern property line. Ms. Davis listed the reasons for not making those improvements and proposed that the improvements to the road be extended only to the southern entry access.

On sheet SP-2, Vice-Chair Khavanin pointed out where a curb needed to be added by the crosshatch area at the entrance of the building. Mr. Hanley explained that there was no curb in order for customers to roll out their carts to their vehicles in the parking lot.

Vice-Chair Khavanin believed that there may be a safety issue regarding the columns which were located by parking spaces and which supported the canopy. A debate ensued between him and Edwards to which Vice-Chair Khavanin responded that it would be up to the Town Council to decide. Mr. Daws explained that the plans were similar to hundreds of restaurant depots throughout the country and that they had worked well. Another point was that the people who patronized their stores were not the general public, but professionals of the trade purchasing supplies five or six times a week.

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Vice-Chair Khavanin pointed out that on page C-6, a valve needed to be added at the end of the fire line; additionally, on manhole number three, to extend a “stub out” to the south to the outside of the pavement if recommended by the Town’s Utility Department. He also suggested that a “left turn” sign be changed to a “U-turn” sign for the time being since a left turn cannot be made presently. Mr. Handley understood about the signage and agreed to make the change.

Ms. Lee disclosed that she had spoken with the landscape architect and had been given the plans at an earlier date in order to review them thoroughly. She questioned the use of Geiger trees at a specific location and Mr. Handley explained his rationale.

Mr. Breslau asked that the fence used to contain equipment be changed from a chain-link fence with slats to PVC-slat fencing. Mr. Swartz agreed to change the fencing.

Mr. Breslau asked about the storage of shopping carts since he could not find any provision for them on the plans. Mr. Swartz advised that the carts were kept in the building overnight. Mr. Breslau was concerned about the carts during the hours of operation because it was his experience that customers did not bring carts back to the store and they were left all over the place. Following a discussion, it was decided that the petitioner would create four storage corrals with rails, two in front of the building and one on each side.

There was a note “SIGN REQUIRED” on sheet SP-3 and Mr. Breslau commented that this Committee did not approve signage. As the petitioners could not explain why it was on the plans, it was removed.

The petitioners provided a color board for the Committee’s review. A discussion ensued regarding the façade of the building and the columns. Mr. Breslau proposed that the two front main columns which supported the main fascia to be clad in some applied feature such as brick or stone which was consistent with the architecture and staff’s approval. The petitioner understood and agreed.

Mr. Breslau noted that the photometric lighting plans had “zero” foot-candles in the parking lot and advised that it needed to be corrected in order to meet Code.

Chair Crowley advised that he had agreed with the applicant about staff’s recommendations number one and only improving the northern half of Oakes Road to the point of the entrance into the project and not beyond. He asked if the petitioner would agree to a Developer’s Agreement, and Ms. Davis responded affirmatively.

The petitioner was asked about providing a sidewalk to the truck entrance and Ms. Davis responded that she believed it would be a safety issue having a sidewalk to nowhere. Mr. Breslau asked that if in the next ten years there would be something to connect the pedestrian sidewalk to, that the petitioner would agree to that by stating so in a Developer’s Agreement.

Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to 1) staff recommendation number two with the addition that in the developer’s agreement, the applicant would agree that at any future date that the Town installs the eastern portion of Oakes Road beyond the applicant’s property line with either the road or the pedestrian connectivity that creates a gap in the sidewalk from their west entrance, that within a ten-year period from their certificate of occupancy, the owner of the property would go back in and add the sidewalk on the north side of their property of the Oakes Road driveway; 2) on page C-6 add a valve at the end of the fire line, additionally, on manhole number three, extend a “stub out” to the south to the outside of the pavement if recommended by the Town’s Utility Department; 3) on page C-10, change the ‘left turn’ sign to a ‘U-turn’ sign; 4) on SP-2, the chain-link fence and slats around the equipment located on the north side of the property, should be replaced with a PVC-slat fence, the color to be consistent with the design of the building; 5) the applicant would add four permanent cart corrals to be anchored, two in the front, one on each side of the property to be coordinated with staff; 6) on page SP-3, detail 10, the words “sign required” was to be removed; 7) the applicant would clad the two main columns on the front canopy feature with materials that were either brick or stone, or brick-like and stone-like materials, to be selected by the applicant and coordinated with staff; and 8) the photometrics would be fixed so that the north side would not have “zeros” on the large areas as currently shown, and the

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applicant would reduce the hot spots under the main awning to be consistent with the Code. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 4-0)**

3.3 MSP 12-55, Elan at College Crossings, 6200 Reese Road (RAC-RTE)

This item is taken from the secretary’s notes as the recorder stopped recording.

Robert Lochrie, Joaquin Vargas, Joe Handley and Jim McCullik, representing the petitioner, were present. Mr. Abramson summarized the planning report which had one recommendation to remove the stop sign and bar eastbound on Reese Road at the main entrance to the residential community.

Mr. Lochrie provided graphics to better explain the project. He had disagreed with staff’s recommendation and explained his rationale.

Ms. Lee asked Mr. Handley if he would exchange the Mahogany trees for Gumbo Limbo trees in the parking areas. She explained about the nuts falling on vehicles from the Mahogany trees. Mr. Handley agreed to it. All in all, Ms. Lee indicated it was a very good landscape plan.

Vice-Chair Khavanin was concerned about line-of-sight issues for vehicles backing out of their garages. Since the drive aisles were up against the curb, there was no recovery area for vehicles. There was no action taken by the Committee members.

Vice-Chair Khavanin made a motion, seconded by Ms. Lee, to approve subject to: 1) leaving the three-way stop signs as shown on the plans; and 2) on L-3 of the plans, replace the Mahogany trees in the parking area with Gumbo Limbo or others and coordinate with staff. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

Mr. Breslau requested that the aerial maps attached to the site plan packets be made larger. He provided an example.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:14 p.m.

Date Approved: _____

Chair/Committee Member