



Legislation Text

File #: 21-0913, Version: 1

SP 2021-05, Proposed Grocer, 11470 Pines Boulevard, site plan amendment. (Cole)

SUMMARY EXPLANATION AND BACKGROUND:
PROJECT DESCRIPTION / BACKGROUND:

Bohler Engineering, agent, is requesting approval of site, architectural, lighting, parking, landscape and signage modifications to an existing building at Best Buy Plaza to accommodate a new grocer tenant. The existing building was formerly occupied by Bed Bath & Beyond and Party City. The subject property is generally located south of Pines Boulevard and west of SW 114 Avenue. Best Buy Plaza was approved through Site Plan application SP 96-61. The most recent modifications to the approved site plan took place in 2014 with the adoption of a Uniform Sign Plan (SN 2014-04).

BUILDINGS / STRUCTURES:

The following modifications are proposed for the site:

- Installation of a new trash compactor located in the existing truck well to the southeast of the building.
- Installation of a new dumpster enclosure located to the southeast of the building.
- Construction of a temporary generator concrete pad located to the southeast of the building. A 10' chain link fence with privacy screening and landscaping is proposed to screen the temporary generator from residential community to the south.
- Removal of 6 parking islands within the parking field in front of the proposed grocer. One will be converted to a parking space and the other 5 will be replaced with cart corrals.
- Installation of two level 2 Volta electric vehicle charging stations. The two electric vehicle charging units (level two) will be located in an existing parking lot landscape island directly in front of the entrance. City Code section 155.614(D)(2)(e) allows a maximum of five electric vehicle charging stations per shopping center when offered as an amenity. The 7'-1" tall stainless steel colored charging units will include 9 square feet of changeable copy signage on each side of the unit. City Code section 155.614(D)(2)

(b)(ii) allows up to a maximum of ten square feet of changeable copy signage on each side, not to exceed twenty (20) square feet of total signage per unit.

- ADA Improvements including new striping, crosswalks, ramps and handicap parking spaces throughout the site as required by the engineering division.
- Upgrade of existing site lighting to LED fixtures. All lighting shall be angled at 90 degrees, have full cut off fixtures and not exceed 4,000k
- Addition of full cutoff 3,000k wall black wall sconces on the front entry columns.
- Installation of bicycle racks adjacent to the proposed grocer to the west of the store entrance.
- Installation of a 400 square foot outdoor dining area under the store entryway to the east of the entrance. The outdoor dining area shall be enclosure by planters.
- Installation of cart storage adjacent to the storefront to the east of the entrance.

The applicant proposes the following to colors and materials for the proposed grocer tenant bay formerly occupied by Bed Bath and Beyond:

- Main Body: Preweathered Galvalume
- West Elevation Main Body: SW 7661 (Reflection)
- Entryway Feature: Phenolic Panels (Fashion Gray 5619-CB and Graphite Spectrum 6726-AB)
- Canopies: Bone White Kynar
- Canopy Accent: SW 6921 (Electric Lime), Black Kynar
- Parapet Coping: Clear Anodized and Charcoal

The following modifications are proposed for the adjacent tenant bay, which was formerly occupied by Party City and currently occupied by Conviva Care:

- Removal of the square aluminum architectural elements.
- Paint the façade the following colors.
 - Main Body: SW 7661 (Reflection)
 - Pop out entryway: SW 9572 (Warm Pewter)
 - Trim: SW 7006 (Extra White)

No modifications are proposed for the Best Buy building.

All buildings within Best Buy Plaza will share a gray base color to maintain architectural compatibility.

ACCESS / CIRCULATION:

Minor modifications are proposed to the existing truck well and adjacent curbing to

accommodate the proposed grocer's delivery trucks.

PARKING:

Currently 414 parking spaces are existing on site. 411 parking spaces are proposed as a result of the proposed modifications. Based on current and proposed use, 366 parking spaces are required.

The applicant is proposing 20 parking spaces to be reserved as short term parking spaces. Code allows up to 1% of parking spaces be reserved for short term parking Zoning variance, ZV 2021-10 being heard concurrently at tonight's meeting is to allow the shopping plaza a total of 20 short term spaces throughout the site. Should the variance be granted the site will still exceed parking requirements by 25 parking spaces.

LANDSCAPING:

The following additional landscaping is proposed for Best Buy Plaza:

- Installation of 108 trees consisting of the following species: Live Oak, Silver Buttonwood, Dahoon Holly and Japanese Pivet.
- Installation of 3532 shrubs consisting of the following species: Elephant Ear, Coleus Henna Cooper, Golden Pathos Vine Small Leaf Clusia, Rep Tip Cocoplum, Flax Lily, Blue Daze, Sweet Viburnum and Varigated Arboricola.

SIGNAGE:

The applicant proposes to remove and replace the existing monument sign in the main entrance on Pines Boulevard. The new 9.5 tall monument sign shall consist of 48 square feet of copy distributed among 3 tenant panels. All panels shall feature push-thru copy. The colors of the sign shall be as follows:

- Main Body: SW 7661 (Reflection)
- Base and Top: SW 9572 (Warm Pewter)

Wall signage for the tenant bay is regulated through the shopping centers Uniform Sign Plan.

All wall signage shall be reviewed through the building permit process.

STAFF RECOMMENDATION:

Approval