



## Legislation Text

**File #:** 17-0572, **Version:** 1

**SP 2017-03, Wawa at Village of Mayfair**, generally located at the south of Pines Boulevard, west of Palm Avenue, site plan amendment. (Joseph)

Dwayne Dickerson agent for property owner Mayfair Land New Development Co. LLC, is requesting approval for the development of a WAWA gas station with associated parking, landscape, traffic circulation and signage; on the Raintree Commercial Shopping Center generally located at the northwest corner of Hiatus Road and Pembroke Road.

The City Planning and Zoning Board at its April 18, 2007 meeting approved the underlying multi-building Villages of Mayfair commercial center site plan for this site. Additional changes to the site have been approved over time. The site is currently still under construction. The proposed WAWA will replace approved building #1 and #2 on the previously approved site plan (SP 2015-01).

The applicant proposes the following buildings / structures on this parcel.

- A 6,119 square foot gas / retail building. The proposed 33'-4" (maximum height) building will be painted the following colors:
  - Main body - Merengue #3085 (Stucco), James Hardie Harris Cream (Fiber Cement Siding)
  - Exterior Stone - Cultured Stone Southwest Blend Ledgestone
  - Trim / Doors - Arctic White (JH10-20), Metal Door/Panels Benjamin Moore White Diamond (BM 2121-60)
  - Metal Awning - Brite Red (Atlas #17)
  - Metal Roof - Coppertone (Atlas #23)

The proposed building includes the addition of 866 square feet of outdoor dining area (7 tables) along the south and east sides of the building. The outdoor dining area will be enclosed by planters.

- A 7,150 square foot gas canopy with 16 gas service positions (8 pumps. 2 service positions per pump). The proposed 25'-4" (maximum height) pitched roof structure will be painted the following colors:
  - Main Body - Bone White #26
  - Column Base - Cultured Stone Southwest Blend
  - Metal Roof - Coppertone (Atlas #23)

The applicant proposes the following signs on the property:

Sign Type	Sign Area	Sign Location	Sign Details
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Monument #1	35.58 sf	Perpendicular to proposed Hiatus Road Entrance	<b>Monument details</b> - RAL 1015 Ivory background, Cultured Stone Southwest Blend LedgeStone sign base. <b>Sign Copy</b> - Red illuminated channel letters with bronze halo lit logo / LED price sign
Monument #2	35.58 sf	Southwest corner of outparcel. Perpendicular to Pembroke Road.	<b>Monument details</b> - RAL 1015 Ivory background, Cultured Stone Southwest Blend LedgeStone sign base. <b>Sign Copy</b> - Red illuminated channel letters with bronze halo lit logo / LED price sign
Attached Building Sign (Primary)	17.7 sf	South Elevation	Red illuminated channel letters with bronze halo lit logo
Attached Building Sign (Secondary)	17.7 sf	North Elevation	Red illuminated channel letters with bronze halo lit logo

Ingress / egress to this site will remain through the shopping center approved full access openings on Pembroke Road and Hiatus Road. The following additional openings are also proposed as a result of this application:

- Right-in access only from Hiatus Road to the WAWA parcel. (Hiatus Road southbound right turn lane will be extended to accommodate stacking)
- Right-in access only to the center from Pembroke Road. This entrance will be to the west of the Wawa parcel.

Parking and traffic circulation within the out parcel has been revised to accommodate the new building and canopy. WAWA will provide 59 parking spaces on site where 39 spaces are required due to proposed uses onsite. Parking areas will be illuminated by a series of bronze LED light fixtures mounted atop 20 foot high concrete light poles. The canopy area will be illuminated by recessed LED lighting.

Garbage service will be provided through a dumpster with enclosure at the northwest corner of the WAWA site. The proposed dumpster location has been reviewed by Waste Pro and they have no objections.

The City Commission at its February 15, 2006 meeting approved the rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion and restrictive covenants. The City Commission at its June 21, 2017 meeting later approved a zoning change request to B-3 (General Business) with amended restrictive covenants (Ordinance #1878) to allow the applicant to build a gas station as proposed. In addition, variances were approved for this site to allow for the following:

- ZV 2017-02: to allow one (1) outparcel on 9.99 acres instead of the allowed one (1) outparcel per 10 acres. (April 27, 2017 - P&Z Approval)

- ZV 2017-03: to allow bollards with no curbing (flush sidewalks) instead of the required concrete curbing or individual six foot long wheel stops for each parking space. *(April 27, 2017 - P&Z Approval)*
- ZV 2017-04: to allow two (2) double-faced monument signs instead of the allowed one (1) double faced monument sign. *(April 27, 2017 - P&Z Approval)*
- ZV 2017-14: to allow an outparcel height to be thirty-nine point eight three feet (39.83') above crown of road instead of the allowed eighteen feet (18') above crown of road. *(May 25, 2017 - P&Z Approval)*

Staff has reviewed the proposed site plan and finds it to be consistent with the underlying zoning, amended restrictive covenants, and all approved variances. Broward County Mass Transit, in their August 1, 2017 memo, requests the widening of off-site sidewalk along Pembroke Road as well as minor changes to the pavement marking plan. Broward County Mass Transit comments are attached to this report. In addition, Environmental Services requests the addition of pedestrian ahead signs at the proposed openings on Pembroke Road and Hiatus Road. The applicant's engineer provided staff a letter concurring with the conditions of this report.

**Staff Recommendation: Approval, subject to the following:**

- 1. Satisfaction of Broward County Mass Transit comments prior to issuance of a certificate of occupancy for the building.**

**The addition of two pedestrian ahead signs at the two proposed right in only openings (Pembroke Road and Hiatus Road) per Environmental Services comments.**