



Legislation Text

File #: 18-0695, **Version:** 1

MSC 2018-06, Starbucks - Flamingo Falls, 2000 N Flamingo Road, signage with architectural tower feature and addition of outdoor seating and remodeling the drive thru, miscellaneous request. (Christian)

Stephen Kirby, agent, has submitted a miscellaneous application request to modify an existing tenant bay for an outbuilding at the Flamingo Falls Shopping Center, generally located south of Sheridan Street and West of Flamingo Road.

Starbucks currently operates on the north side of the existing outbuilding. Starbucks plans to relocate to the southern end of the same outbuilding. The relocation will allow Starbucks to utilize an existing drive-thru area. The subject tenant bay was previously occupied by a bank tenant. As result of the proposed conversion, the applicant proposes the following work:

- Remove the existing night drop box and awning from the existing façade.
- Convert the existing three drive thru lanes south of the building to one, the other two lanes will be blocked off with impact bollards for safety and planter boxes for aesthetic appeal. Pavement markings, traffic signage will be provided accordingly for vehicular circulation.
- Remove concrete along the rear of the building for the creation of a landscape island with groundcover and shrubbery, where a 20.16 SF menu board, digital order screen with speaker, a clearance bar will be installed for the drive thru.
- Remove two parking spaces directly in front of the tenant space to accommodate a 300 S.F. paved outdoor sitting area with periphery SOD, protected by patio railing where green color umbrellas will be provided for patrons comfort.
- Patch and paint of the façade to match existing colors; similarly, applicant proposes to upgrade the color of the southernmost tower feature with a lighter brown (SW 0045) for identity, the northernmost tower feature will be color matched.
- Signage for the tenant is controlled by the shopping center's uniform sign plan standards.
- Applicant has confirmed the parking provided will go from 941 parking spaces to 939 parking spaces where 815 parking spaces are required per code based on the existing uses.

Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the City Code of Ordinances.

Staff Recommendation: Approval subject to the fulfillment of the proposed color for the tower feature to be applied to the most northern tower feature and building base through to the entire outbuilding.