



Legislation Text

File #: 19-0564, **Version:** 1

MSC 2019-05, Pines City Center Phase II, south of Pines Boulevard and west of SW 106 Avenue, master outdoor seating plan, miscellaneous request. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: **PROJECT DESCRIPTION / BACKGROUND**

The City Center phase II commercial site is located south of Pines Boulevard and west of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase II site plan (SP 2016-21). The approved City Center phase II site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. At this time Chuy's is the only future perimeter building to gain approval within this center. City Center Phase II and Chuy's is currently going through the building permit process. The final future perimeter building P-8 (Walk-On's) is currently going through the site plan review process.

The applicant seeks miscellaneous plan approval for the creation of a master outdoor dining plan for this property. The applicant proposes outdoor dining in 8 locations throughout the center as indicated in red on the site plan. Should the site plan for P-8 (Walk-On's) change during the review process, the outdoor dining plan will be revised to reflect the changes. The total outdoor dining proposed is 5,341 square feet. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements. The applicant has a note on the plans indicating future compliance with outdoor dining standards.

The proposed outdoor dining plan applies to only the indicated locations in City Center Phase II Commercial. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations within phase II or within the City Center Phase I Commercial property to the east.

PARKING:

The site was approved for 465 parking spaces. Total parking required for this property inclusive of all approved uses and proposed outdoor dining is 463 parking spaces.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.