



Legislation Text

File #: 19-0953, **Version:** 1

SP 2018-12, Arby's Pembroke Commons, generally located west of University Drive between Pines Boulevard and Johnson Street, site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Robert Ziegenfuss, agent for owner RTM Operating Company LLC., submitted a site plan application for the construction of an Arby's restaurant outparcel with drive-thru, associated parking, landscape, traffic circulation, lighting, and signage within the Pembroke Commons Shopping Center; generally located west of University Drive, between Pines Boulevard and Johnson Street.

The Planning and Zoning Board at its May 10, 1990 meeting approved the development of Pembroke Commons Shopping Center located on the subject 31.5 acre tract. The 1990 approval included the development of 319,500 square feet of building and over 1,500 parking spaces. The Shopping Center is currently constructed. The shopping center currently includes three outparcels (Chili's Bar and Grill, Wells Fargo Bank, and Chase Bank).

The Planning and Zoning Board at its May 24, 2018 meeting voted to approve the following variances on the Pembroke Commons property:

- ZV 2018-02) allow 160 lineal feet of open space between outparcels except on adjacent properties where there may be 300 lineal feet between buildings when separated by a roadway of sorts;
- ZV 2018-03) allow four (4) outparcels on a total site area of 30 acres instead of the required one (1) outparcel for every ten acres of total site area;
- ZV 2018-04) allow 293.75 lineal feet of street frontage per outparcel instead of the required 500 lineal feet of street frontage per outparcel.

The Planning and Zoning Board at its June 27, 2019 meeting voted to defer this item at the request of the applicant to tonight's meeting.

BUILDINGS / STRUCTURES:

The proposed 19'-0" high, 2,320 square foot building will be constructed over an existing parking field at the southeast corner of the existing Shopping Center. The proposed main building entry will face University Drive. The building includes a walk-in cooler/freezer at the northeast corner of the restaurant which will be accessed from inside the building.

The applicant proposes the following color selections for the building which are match the colors of

the min building:

- Base Color - Pure White (SW 7005), Rockwood Dark Brown (SW 2808)
- Base Brick - Belden Brick (Alaska White), Belden Brick (Rockwood Dark Brown)
- Trim - Stop Red (SW 6869)
- Popout Features - Belden Brick (Alaska White)
- Roof Screen - Pure White (SW 7005)

ACCESS:

Access to this site will be through existing shopping center driveways off of Johnson Street and University Drive. Access is also available to the south through a connecting driveway with the adjacent University Mall (Lowes) Shopping Center.

The proposed restaurant drive-thru lane will be accessed from the north side of the proposed restaurant building. Drive-thru orders will be taken to the west of the Arby's building. Drive-thru pickup will occur at a window along the proposed south elevation of the restaurant. The applicant provides a total of 9 stacking spaces (5 inbound, 4 outbound) throughout the drive-thru area. The drive-thru, as proposed, meets Code requirements.

ADA access will be provided as per Federal requirements. These improvements include new ramps / striping / sidewalk connecting the building to University Drive.

PARKING:

The applicant proposes 28 parking spaces on site where 23 parking spaces are required based on Code. Parking consists of 90 degree parking (18 standard parking spaces) and angled parking (8 standard parking spaces + 2 handicapped spaces).

SIGNAGE:

The following attached signs are proposed as a result of this application:

Sign: Arby's Logo

Area (SF): 17.7

Copy Color: Red and White

Location: East Elevation

Sign: Arby's Lettering (2)

Area (SF): 9.43 each

Copy Color: White

Location: North and East Elevation

Sign: Arby's Monument Sign

Area (SF): 23.4

Copy Color: Red and White (Silver Background)

Location: Northeast Corner of Outparcel

Total 59.96

In addition to the building signs on site, the applicant proposes a 32 square foot menu board to the west of the building, east of the drive-thru lane.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 22 trees, 9 palms, and 409 shrubs is proposed on the property. Primary species of trees include Gumbo Limbo and Dahoon Holly. Primary specie of palms is Cabbage Palm. Primary species of shrubs include Emerald Goddess Liriope, Coco Plum, and Japanese Yew.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures (4,000K) mounted upon 30 feet high foot high tapered concrete poles. Additional lighting will be located on the building at varying heights (7.5 feet, 8.5 feet, and 12 feet). All lighting will comply with the City's lighting Code.

Two trash dumpsters with enclosures will be located at the southwest corner of the restaurant outparcel. The applicant provides a letter from WASTEPRO approving the dumpster locations. Dumpster enclosure will be painted to match the building.

A bike rack will be placed near the northeast corner of the proposed building.

STAFF RECOMMENDATION;

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