



Legislation Text

File #: 19-1443, **Version:** 1

SP 2019-09, Cheddars Scratch Kitchen, generally located on the southeast corner of Pines Boulevard and Dykes Road (160 Avenue), site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Linda Nunn, agent for tenant Cheddars Scratch Kitchen, requests site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a new restaurant perimeter building (Perimeter Building 3) on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development.

The 16000 Pines Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. On November 14, 2016, the City Commission approved a site plan (SP 2016-14) for a portion of this property consisting of the development of a main shopping center building, a post office building, and a perimeter building with associated parking, landscape, traffic circulation and lighting. Several grassed areas were included on the site plan which were to be the site of future perimeter buildings.

The Planning and Zoning Board at its April 25, 2019 meeting approved an amendment to the 16000 Pines Market site plan (SP 2018-08) to allow for the development of two new perimeter buildings on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development. In addition, the façade of the main shopping center anchor tenants have been updated to reflect the branding of the future tenants.

The 16000 Pines Market is currently under development.

BUILDINGS / STRUCTURES:

The applicant proposes one restaurant perimeter building as part of this submittal. This building will be located just south of Pines Boulevard and east of the shopping center central entry drive. The building will be 26 feet tall (highest point) and 8,263 square feet in size. The Cheddars Scratch Kitchen building will utilize the following colors / materials which are generally compatible with the main shopping center building:

Proposed Perimeter Cheddars Scratch Kitchen perimeter building colors / materials:

- **Exterior Color: Hyacinth** (SW 0046)
- **Base Brick: Knox** (Gray Mortar)

- **Popout Feature / Columns:** Cream Limestone (BBCO Brae Barton)
- **Roof:** Black Oak Shingles (GAF - Grand Canyon Style)
- **Trim:** Mississippi Bronze Enamel (SW BRZ8)

A dumpster enclosure will be located to the west of the proposed building as depicted on the site plan. The dumpster walls and metal gate will be painted to match the building. The dumpster location has been reviewed by WASTEPRO and found to be acceptable for trash pickup service.

ACCESS:

Primary access to this project will continue to remain through the approved access drives on Dykes Road (2) and access drives on Pines Boulevard (2).

PARKING:

Parking for the site had been previously approved with the original site plan for the shopping center. The applicant will need to modify the parking and traffic circulation slightly adjacent to Cheddars in order to accommodate the building layout. Modifications include the following:

- The placement of the proposed dumpster along the west side of the building pad will result in the modification of parking spaces from the previously approved plan.
- The drive aisle on the west side of the building pad has been increased in width from 22' to 26' to accommodate large garbage trucks.
- The parking spaces adjacent to the building pad have been reduced to 16 feet and length and will utilize 3 feet in overhang as permitted by Code. A type D curb will substitute for wheel stops for these spaces.
- The parking spaces on the east side of the building will be shifted slightly to accommodate the restaurant main entrance.
- 2 short term parking spaces will be designated directly to the south of the Cheddar's building.

The overall shopping center provides for 607 parking spaces where 605 spaces are required based on proposed uses. The 2 short term parking spaces will account for the remaining spaces available.

SIGNAGE:

No signage is being considered within this proposal. All signs shall be compliant with the previously approved uniform sign plan for this shopping center.

LANDSCAPING:

Landscape for this site has been previously approved and is being modified slightly from the originally approved plan in order to accommodate the proposed building and parking modifications.

Landscape for Cheddars site consists of the following:

- Installation of 8 palms, and 1,027 shrubs is proposed along the perimeter of the building.

Primary specie of palms is Montgomery Palm. Primary species of shrubs include American Crinum Lily, Gold Mound Duranta, and Nora Grant Ixora. This landscape is in addition to the trees and shrubs required that are provided in the 16000 Pines Market landscape plan.

OTHER SITE FEATURES:

The lighting for the overall shopping center was approved with the original site submittal. The applicant is requesting to modify the approved lighting by moving certain light poles near the proposed Cheddar's building. The following lighting changes are proposed as a result of this application:

- The approved light pole to the west of the proposed Cheddar's building has been shifted slightly to accommodate the new garbage enclosure.
- Three light poles were repositioned to the south of the Cheddars pad as depicted in the attached photometric plans.
- Three light poles we repositioned to the east of the Cheddars pad as depicted in the attached photometric plans.

The lighting plan, as proposed, meets Code requirements.

The applicant will also be providing benches on the east side of the building as depicted within the site plans.

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

STAFF RECOMMENDATION:

Approval.