



## Legislation Text

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**File #:** 20-0633, **Version:** 1

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**SP 2019-04, 16000 Pines Market P-4 (Regions Bank),** 16000 Pines Boulevard, site plan application. (Joseph)

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

Dynamic Engineering Consultants, agent for owner, 16000 Pines Retail Investments, LLC., requests site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a bank perimeter building (Perimeter Building 4) with associated drive-thru banking, parking, landscape, and signage. The proposed site plan revises the building layout and design contemplated under original shopping center site plan (SP 2016-14).

The 16000 Pines Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. This property formerly housed the United States Postal Service (USPS) Distribution facility and is being redeveloped at this time.

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 the subject perimeter building (Perimeter Building 4) 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 (Perimeter Buildings 1 and 2) 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.

On January 9, 2020, the Planning and Zoning Board approved the Cheddars Scratch Kitchen (Perimeter Building #3) restaurant site plan (SP 2019-19).

### **BUILDINGS / STRUCTURES:**

The applicant proposes a bank perimeter building for Regions Bank be located at the northeast corner of the shopping center. The proposed bank building will be 15'-3.5" tall (highest point) and 3,026 square feet in size. The building will utilize the following colors / materials which are generally compatible with the main shopping center building:

**Proposed Regions Bank building colors / materials:**

- **Exterior Color:** Sherwin Williams Snowfall (SW 6000), Sherwin Williams Turkish Coffee (SW 6076)
- **Trim** - Reynobond Scottish Oak (Wood look)
- **Night Depository Area / ATM Areas** - Reynobond Regions Green
- **Aluminum Coping:** Sherwin Williams Turkish Coffee (SW 6076)
- **Base Tile:** Rosa Gres Serena Ocra
- **Canopy, Storefront Metal:** Clear Anodized Aluminum

The applicant proposes a dual ATM drive-thru banking area to the east of the bank which includes two canopies at 11'-6" high. A 7'-4" high mechanical equipment screen will be located near the southeast corner of the building. Colors to match the building.

**ACCESS:**

Primary access to this project will continue to remain through the approved access drives for this shopping center 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. As part of this application, the applicant will modified the parking field and traffic circulation to Regions Bank in order to accommodate the building layout and dual drive-thru. The overall shopping center provides for 617 parking spaces where 596 spaces are required based on proposed uses.

**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 and will be reviewed at time of building permit.

**LANDSCAPING:**

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

Landscape for this Regions Bank consists of the following:

- Installation of 3 trees and 417 shrubs and ground covers are proposed on the property. Primary species of trees include Gumbo Limbo and Pigeon Plum. Primary species of shrubs and ground covers include Parson's Juniper, Small Leaf Dwarf Pitch Apple, and Yellow Dwarf Ixora.

**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 Regions Bank building. The following lighting is proposed for the bank and parking area:

**Parking Lot:**

- 2 poles at with single luminary fixture mounted 30 feet high on west side of Regions parking lot.
- 4 poles with double luminaires mounted 30 feet high to the west, south and east of the proposed Regions building.
- 1 pole with triple luminaires mounted at 30 feet high at the south end of the Regions parking lot.

**Building:**

- 2 under canopy lights at drive up canopies.
- 1 ATM light.

**STAFF RECOMMENDATION:**

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