



Legislation Text

File #: 20-0739, **Version:** 1

ZC 2020-01, the purpose of this item is to transmit a recommendation to the City Commission, for an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, 16000 Pines Retail Investments, LLC., requests consideration to update a previously approved Pines Village Market MXD design guidelines with associated allocation of 45 residential flexibility units. The adoption of the proposed design guidelines and flexibility unit allocation will allow the applicant to potentially build up to 170 townhouse units on site. This application reflects the first step in the approval process relating to the development of these townhomes. The City will also be reviewing a plat note change for this property as well as a site plan at a later date.

The Pines Village Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. This property formerly housed the 347,000 square foot United States Postal Service (USPS) Distribution facility which operated 24-hours a day. The previous USPS mail distribution facility has since been demolished and the site is currently under construction.

On November 14, 2016, the City Commission approved the rezoning of the subject +/- 27 acre property to its current zoning of Mixed Use Development (MXD) which contemplated the development of a commercial shopping center on the northern half of the property as well as the

development of single family homes on the south half. The City Commission at the same date approved a site plan (SP 2016-14) for the commercial 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 City Commission at its June 19, 2019 meeting approved the latest (fourth amendment) amendment to the purchase and sale agreement which provided for the following:

- Provided for the development of up to 182 townhome units by allocation of reserve units.
- Clarified thresholds to close the phase II real estate transaction.
- Established that the southern buffer including a berm, fencing and landscaping would be installed prior to vertical construction.
- Established that the Buyer will contribute \$500 per site plan approved unit to the City's Affordable Housing Trust Fund, due prior to the issuance of the first building permit.

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). The Planning and Zoning Board later approved an amendment to building #4 to allow for the development of a Regions Bank (SP 2019-04) on September 17, 2020.

DETAILED REQUEST:

The applicant proposes the following changes of significance to the MXD guidelines:

- Page 2 - The change in development from 125 single family homes to 170 townhouse units on block 5 of the plan. Block 5 uses shall comply with TH-12 zoning standards unless otherwise modified within the guidelines.
- Page 3 - Walkways for residential uses shall be a minimum 4 feet wide. Change to street furnishing requirements to apply to Commercial parcels only.
- Page 4 - Internal building setbacks standards to apply to commercial buildings.
- Page 5 - Offstreet parking spaces required per residential unit has been raised from 2 to 3. Residential driveway minimum parking space dimensions have been raised from 8'x18' to 9'x18' in size. Accessible parking spaces for residential units will be a minimum 12' x19' in size. Parallel parking spaces in residential shall be no less than 9'x 25' in size. A provision has also been added restricting recreational vehicles in townhouse development.
- Page 7-9 - Residential setbacks / separations have been revised. The following minimum setbacks / separations are now required:
 - 20 feet of separation between sides of buildings.
 - Minimum side yard of 22 feet between the side of a townhouse and the rear of another townhouse.
 - 0 setback between units within a building.
 - Minimum 18 feet of setback and a private street right of way (to accommodate the driveway).
 - Minimum of rear yard of 10 feet per unit. A minimum of 24 feet separating rear of one building to the rear of another building.
 - Minimum of 3 feet between a street and a private street or visitor parking area.
 - Minimum net lot size has been reduced from 2,750 to 1,700 square feet.
 - Minimum floor area has been reduced from 1,700 square feet to 1,400 square feet of air conditioned space.
 - Residential streets require 24 feet width of clear pavement.
 - No accessory structures other than privacy fences and screen enclosures over builder installed patio will be permitted.
 - Landscape and irrigation plans shall comply with Chapter 153 of the Code of Ordinances.
- Page 14 - Garages / Fencing
 - Garages shall not be used as storage space or converted to livable area.
 - Wooden shadowbox fencing shall be maintained on all residential lots.

In addition to the changes above, minor grammatical, formatting changes, and removal of conflicting regulations were made to the document.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North - Pines Boulevard - General Business (B-3) / Commercial

East -Planned Unit Development (PUD), General Business (B-3) / Irregular Residential, Employment Center Low

South - Planned Unit Development (PUD) / Irregular Residential

West - Dykes Road - Planned Unit Development (PUD), *General Business (B-3)* / Irregular Residential, Commercial

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this application and finds that the update of the guidelines to reflect future development of townhomes, as proposed, is compatible with the adjacent Las Verdes residences within the Grand Palms Planned Unit Development directly east of this site. Staff notes that there is currently single family residential built to the south and west of the proposed townhomes. The homes to the west are separated from the proposed townhomes by a major roadway (Dykes Road) while the homes to the south will be buffered by the Pembroke Shores Mitigation area.

Residential Density

Per the latest version of the Planned Unit Development Guidelines for Grand Palms, the 13.13 acre Las Verdes residences currently contains 104 garden apartments and 65 townhomes. By comparison, the proposed 170 townhomes will be located on a parcel 13.175 acres in area. Both properties result in a residential density of +/- 12.9 units per acre. It should be noted that typical TH-12 regulations typically restricts development to a maximum 12 units per acre.

Trip Generation

The applicant provided the City with a traffic study performed by TrafTech Engineering, Incorporated which concludes that the traffic generation the proposed 170 townhome units, “....are projected to generate less trips during critical morning and afternoon peak periods when compared against the approved 125 single family homes.” The study does however conclude that the proposal of 170 townhouse units will result in a slight increase in overall daily trips (64 additional daily trips per day) compared to the previously contemplated 125 single family units.

The TrafTech Engineering study calculates that the total proposed development on the 16000 Pines Market (Commercial and residential) properties generating significantly less traffic (6,392 daily trips less) and less AM peak hour (-503) and PM peak hour (-512) trips than the former USPS (+345,000 square foot) facility.

Engineering Division reviewed the proposed Trip Generation plan and has no objections.

Compatibility with Comprehensive Plan Policy

The applicant provided a letter (Greenspoon Marder - March 20, 2020) identifying the following comprehensive plan policies in which the proposed design guidelines and flexibility allocation comply:

Policy 1.1 - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 7.4 - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications and acquisitions, and adequate access for service and emergency vehicles.

Policy 12.4 - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

Policy 18.2 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and Non-residential uses.

Staff reviewed the design guidelines and flexibility allocation request against the stated comprehensive plan policies listed and finds the submittal to generally comply with the stated comprehensive plan strategies.

STAFF RECOMMENDATION:

Staff has reviewed the proposed zoning change application and finds that the proposal meets code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application, inclusive of assignment of 45 residential flexibility units, to the City Commission with a favorable recommendation.