

PETITIONER: Lee Thompson agent for BB&T Bank

HEARING NO.: BA-06-2015

SECTION OF CODE: Section 9.7 (H)

ZONING: TOC-G Gateway

Code requires all new development to occupy a minimum of 70% of the primary frontage. Petitioner is requesting permission to build a BB&T Bank Branch that does not occupy any portion of the primary frontage.

The applicant has proposed to build a freestanding, one-story BB&T Branch Bank on the vacant 0.86 acre parcel at the northeast corner of State Road 7 and Coconut Creek Parkway. The Transit Oriented Corridor land development regulations have identified State Road 7 as a Corridor Roadway and Coconut Creek Parkway as a Regional Arterial Roadway.

Section 9.7 (H) requires all new developments within the Transit Oriented Corridor zoning districts to occupy a minimum of 70% of the primary frontage. The minimum primary frontage build-out is established by Code and dictates the minimum width of new buildings within the Transit Oriented Corridor zoning districts. There may be slight deviations in the design of each new building based on the various types of frontages permitted. The intent of the minimum frontage build-out is to activate the street front and engage the pedestrian realm of the streetscape. When buildings occupy a large portion of the lot frontage, the streetscape becomes more pedestrian friendly by offering a variation in scenery as well as convenient access to buildings. This type of building presence is important in creating an urban, pedestrian-friendly, streetscape and creating memorable and unique place-making architecture.

Due to the daily operations needed at the BB&T Branch Bank, the proposed plan is in conflict with the policies adopted in the Margate Comprehensive Plan. Policy 13.5 provides, "Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; and drive-thru facilities are discourage unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC, preserving the streetscape and consistent with the adopted SR7/441 Corridor Master Plan."

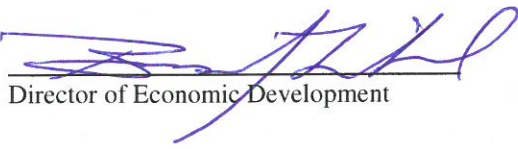
The applicant is proposing a single-story branch bank with drive-thru lanes for the property. In addition, the bank requires the drive-thru operations to be separate from the customer parking for safety and site circulation. Staff finds that this variance request is closely related to variance requests BA-04-2015 and BA-05-2015 – requesting variances from the established build-to-line. Based upon the findings from the aforementioned variance requests and the practical difficulty of proper on-site traffic circulation with a drive-thru facility, staff recommends approval of this variance request.

RECOMMENDATION:

APPROVE

APPROVE WITH
CONDITIONS

DENY


Director of Economic Development

22 DEC 14
Date