

PETITIONER: Lee Thompson agent for BB&T Bank

HEARING NO.: BA-07-2015

SECTION OF CODE: Section 9.12 (B)

ZONING: TOC-G Gateway

Code prohibits parking to be located in the first lot layer of new developments. Petitioner is requesting permission to build a BB&T Bank Branch that has 14 parking spaces located in the first lot layer.

The applicant has proposed to build a freestanding one-story BB&T Branch Bank 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 9.12 (B)(1) prohibits parking to be located in the first lot layer of new developments in the Transit Oriented Corridor districts. The intent of this restriction is to create a safe and convenient pedestrian area between the fronts of new buildings and the adjacent roadway. When applied properly, this provision does not allow vehicle parking or vehicle movement between structures and the adjacent roadway; rather, the code requirement is to route vehicle traffic behind the buildings. This helps reduce pedestrian and vehicle interactions, ultimately resulting in the reduction of conflicts and unsightly roadway views.

Due to banking center standard requirements and site constraints, the proposed site plan is in conflict with the policies found in the Margate Comprehensive Plan. Policy 13.5 provides, "Additional or expanded standalone 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-through facilities are discourages 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." Policy 13.11 provides that "Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking, and/or reduced ratios)."

The proposed development requires customer parking in front of and adjacent to the bank as much as possible for security and convenience requirements. Staff finds that this variance request is related to variance request BA-04-2015 pertaining to the build-to-line requirement. Also, due to site constraints of the 0.86 acre parcel, the applicant has made improvements to the site plan since the Development Review Committee (DRC) review. These improvements include moving/adding as many parking spaces to the rear of the building as allowed by the small site constraint. Based upon these findings, staff recommends approval based on the condition that the parking along Coconut Creek Park is moved from the first lot layer to along the western sidewalk of the development.

RECOMMENDATION: APPROVE

**APPROVE WITH
CONDITIONS**

DENY


Director of Economic Development

22 DEC 14
Date