

Popeyes Louisiana Kitchen Special Exception

July 3, 2019
City Commission

Tonight

- I. Purpose
- II. Application
- III. Review Criteria
- IV. Recommendation

TOC-C Corridor Zoning District

- Restaurant = permitted by right
- Drive-through facilities = special exception use
- Limited Access Self Service Storage Facility = special exception use
- LASSSF: Planned Commercial Development

“Special exception uses may be deemed appropriate to provide a complete distribution of commercial uses within the City, but because of their operational characteristics or area requirements need to be given individual consideration with respect to their location, access and relationship to adjacent properties and public rights-of-way, and conformity with the City’s current and future redevelopment efforts.”

Section 2.2 Terms defined, Margate Zoning Code

DEFINITION OF SPECIAL EXCEPTION USE

Planned Commercial Development

- All SSSF's shall be located as part of a planned commercial development containing at least three (3) acres. No more than fifty (50) per cent of the subject property shall be occupied by the SSSF, including all required driveways, landscaping and parking areas; and
- The exterior colors, facades, windows, roof, architectural treatments and features, and building materials of all structures shall be compatible and complimentary with the character of the surrounding area

Special Exception Process

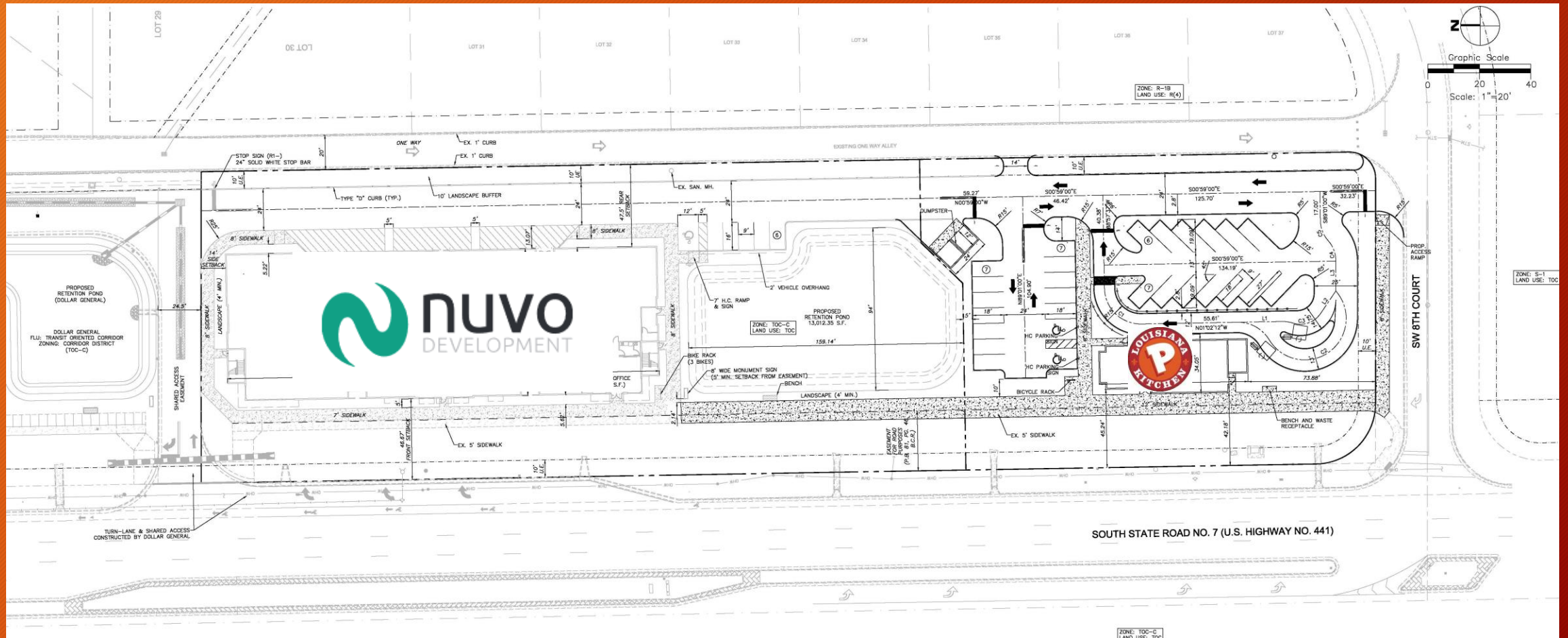
(effective 8/23/2017)



Subject Property - 830 S State Road 7

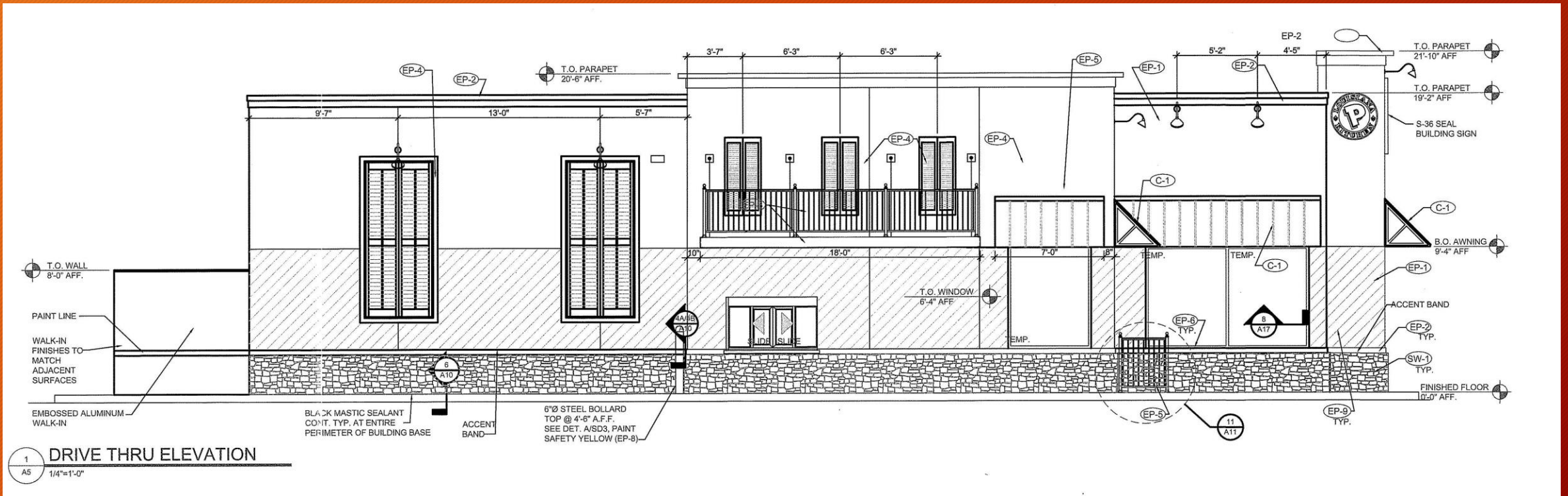


Proposed Site Plan

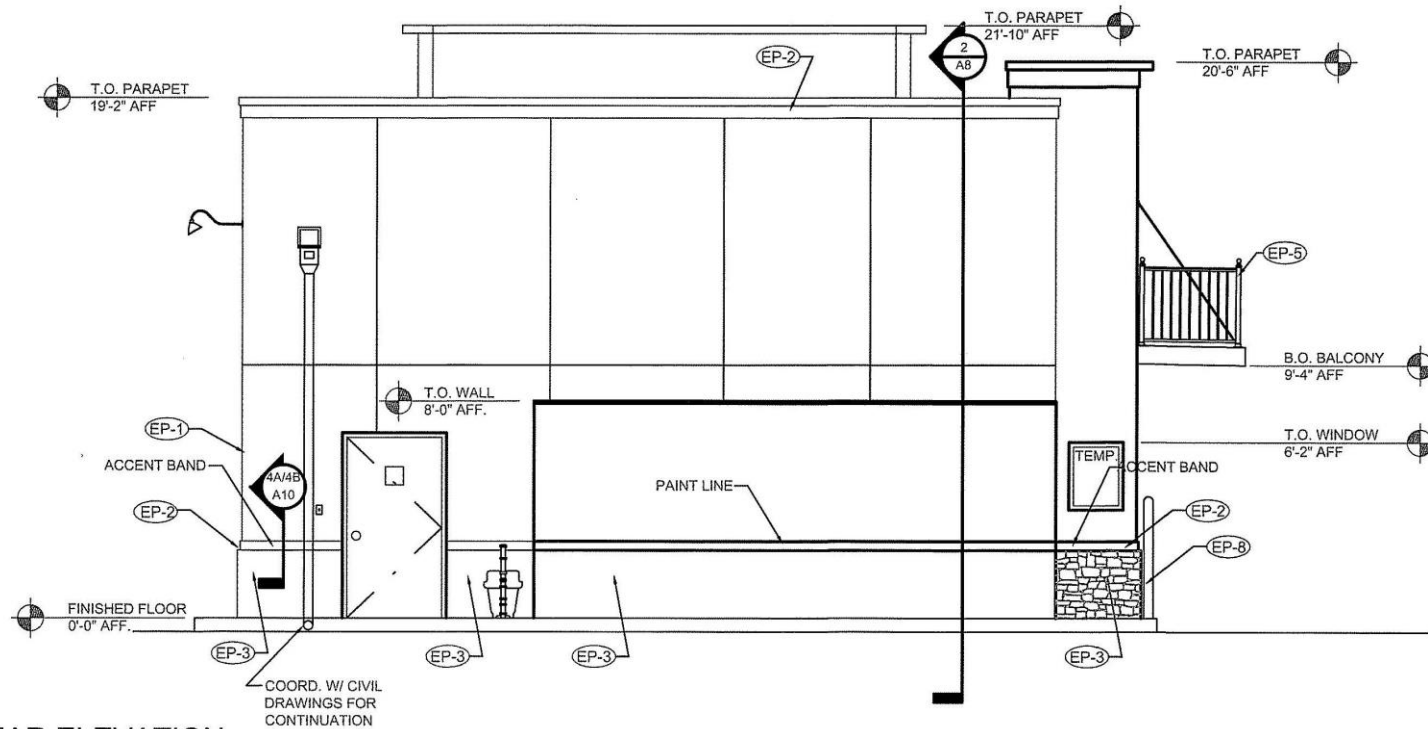


[illegible]

Proposed East Elevation

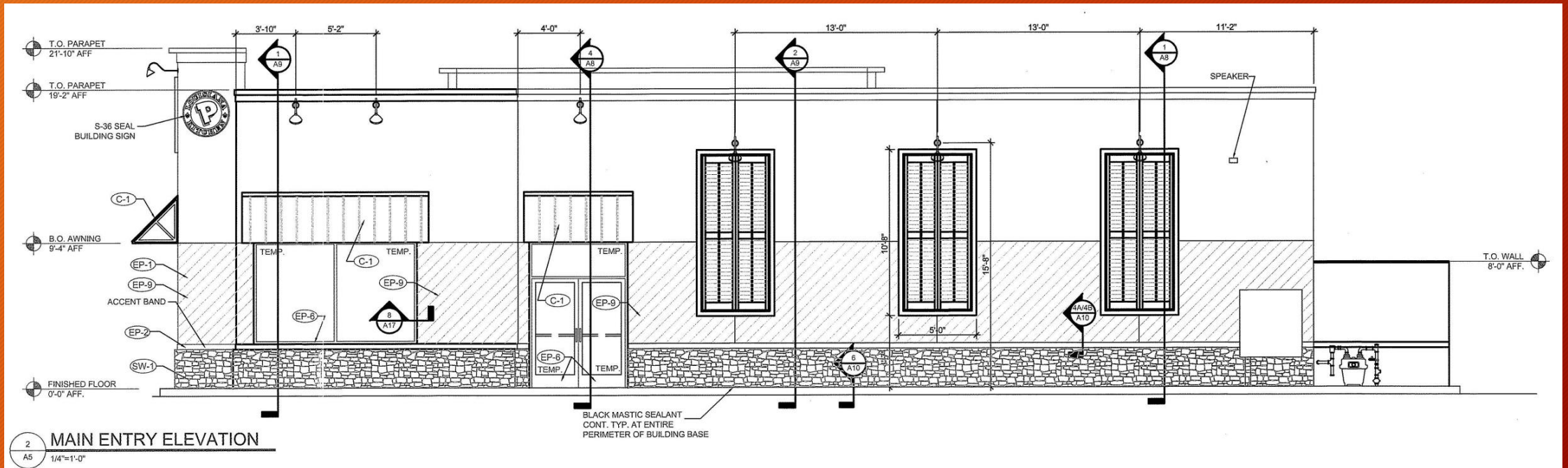


Proposed South Elevation



2
A5
REAR ELEVATION
1/4"=1'-0"

Proposed West Elevation



Typical Popeyes

(provided by applicant)

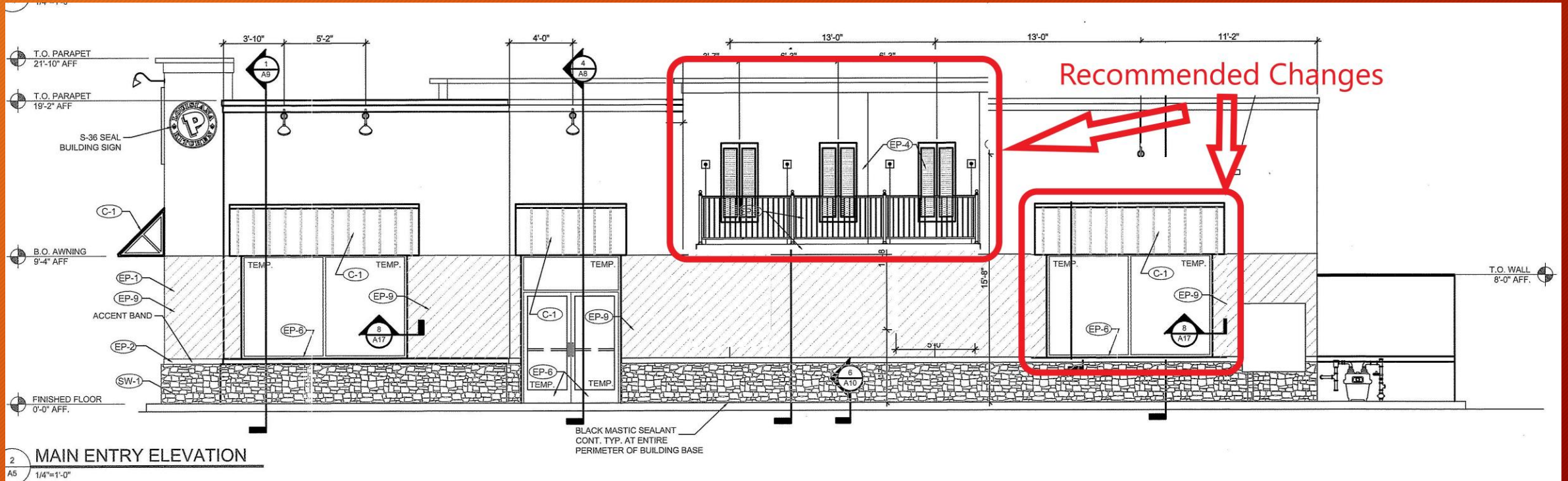


Nuvo Storage Elevation





Recommended State Road 7 Elevation



Section 31-54(c) General Standards of Review

10 Criteria

- 1) Comp Plan Policies
- 2) Public health, safety, and welfare
- 3) Genuine need, avoid excessive proliferation
- 4) Compatibility
- 5) Level of Service
- 6) Safe access and minimize traffic congestion
- 7) Parking and loading
- 8) Shall not impede surrounding properties
- 9) Design shall minimize adverse effects
- 10) Best interest of City

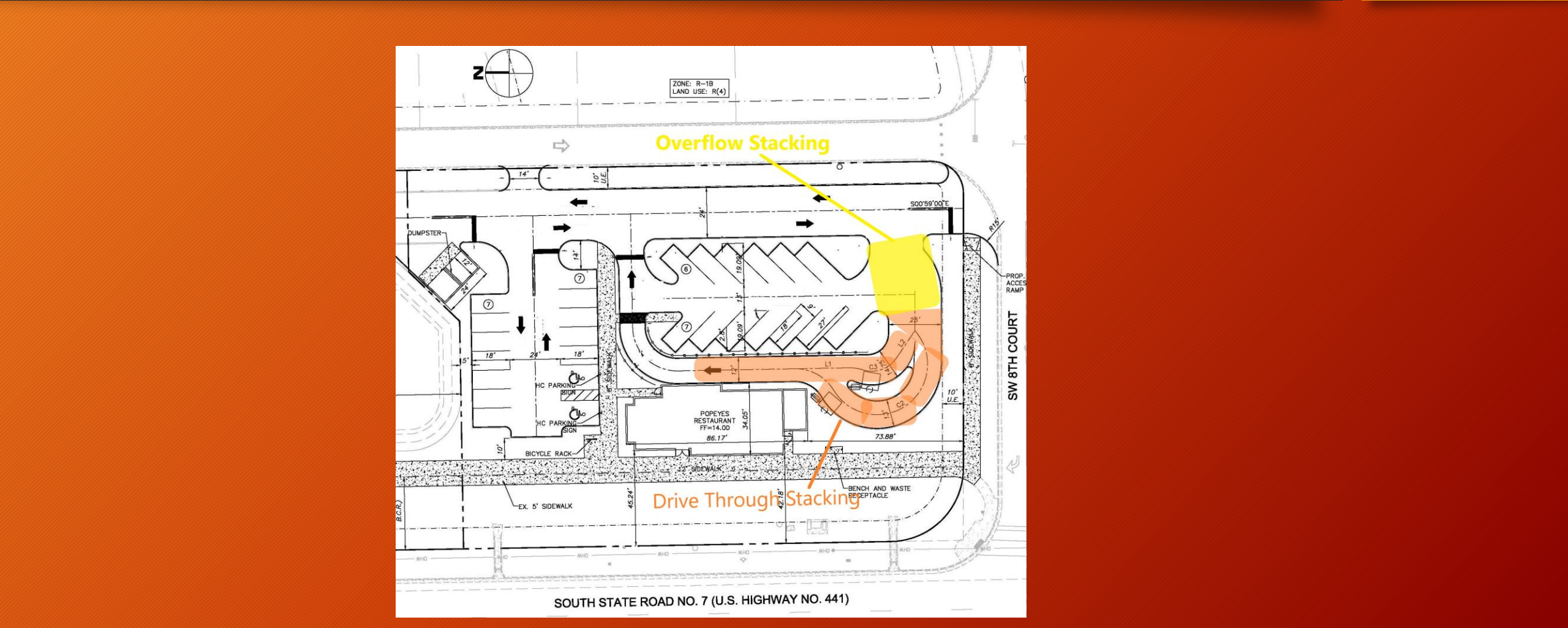
Criterion #1 - Comp Plan Policies

Policy 13.5

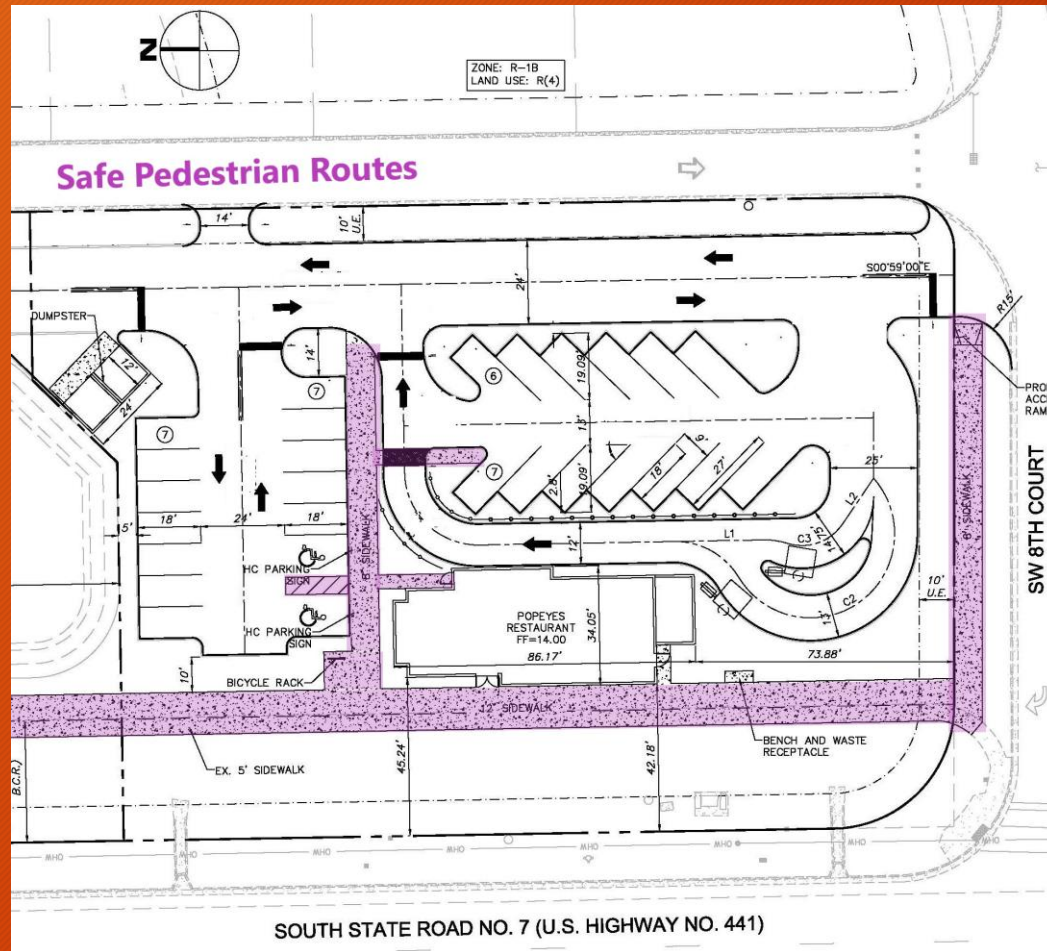
- Drive-through facilities shall be discouraged unless designed in a manner to encourage pedestrian and transit usage or located interior to the TOC.

Policy 13.6

- Development within the TOC shall ensure that all parcels of land have sidewalk connects leading to transit stops.



Encourage Pedestrian Usage



Sidewalk Connects Leading to Transit



Comp Plan Policies

Policy 13.8

- Development within the TOC is encouraged to provide amenities to support transit stops and riders.

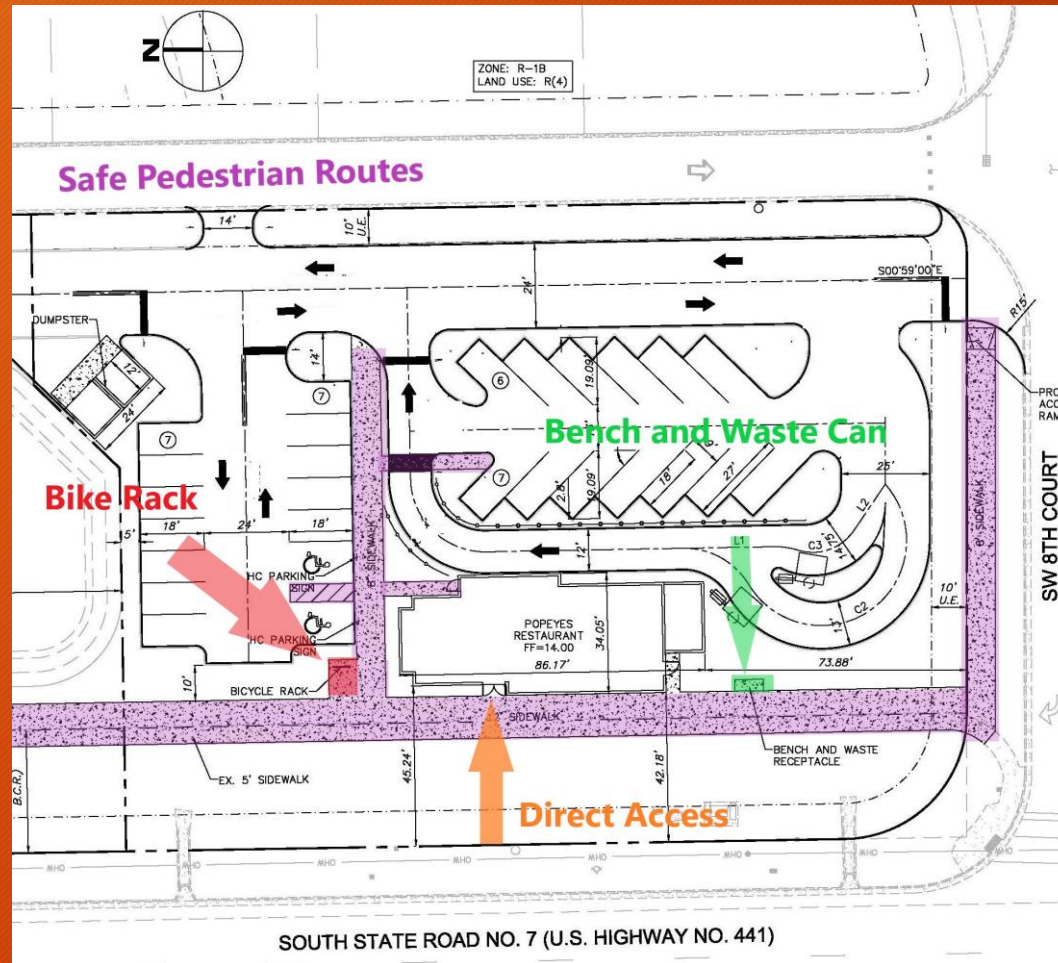
Policy 13.11

- Design features shall be required that promote and enhance pedestrian mobility

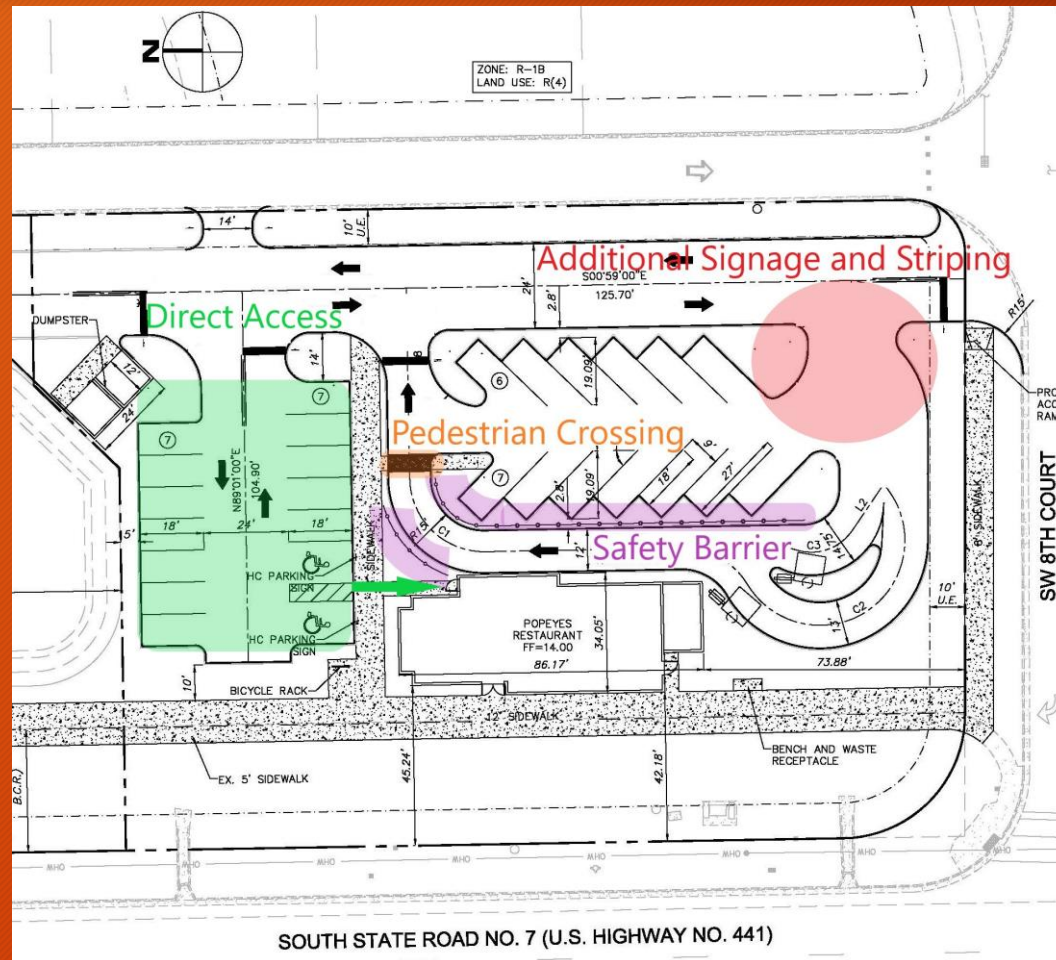
Policy 13.12

- The City shall require internal pedestrian and transit amenities.

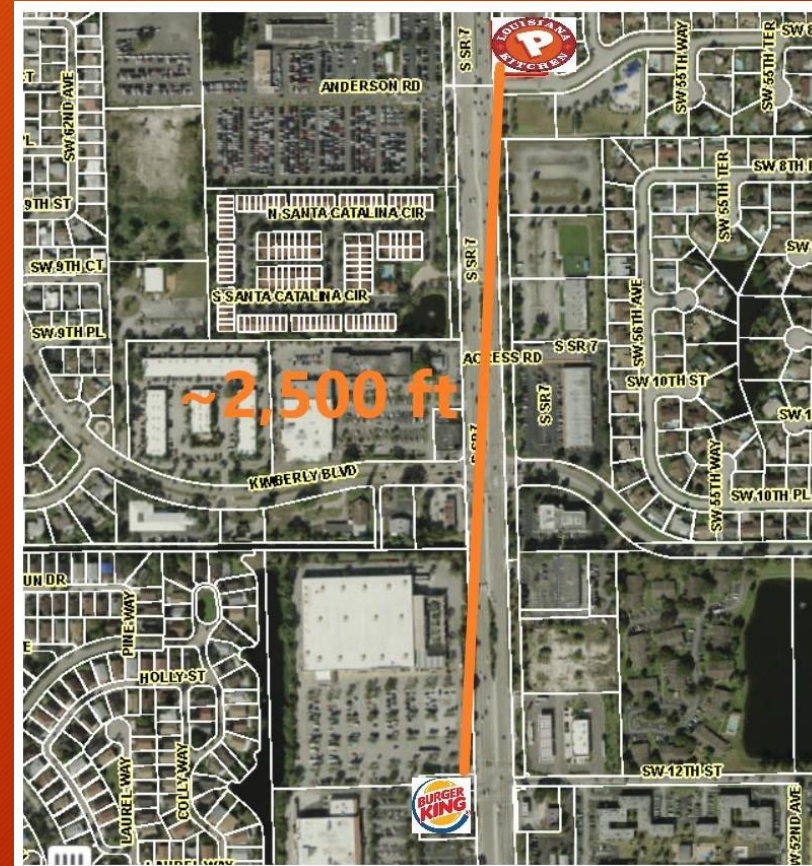
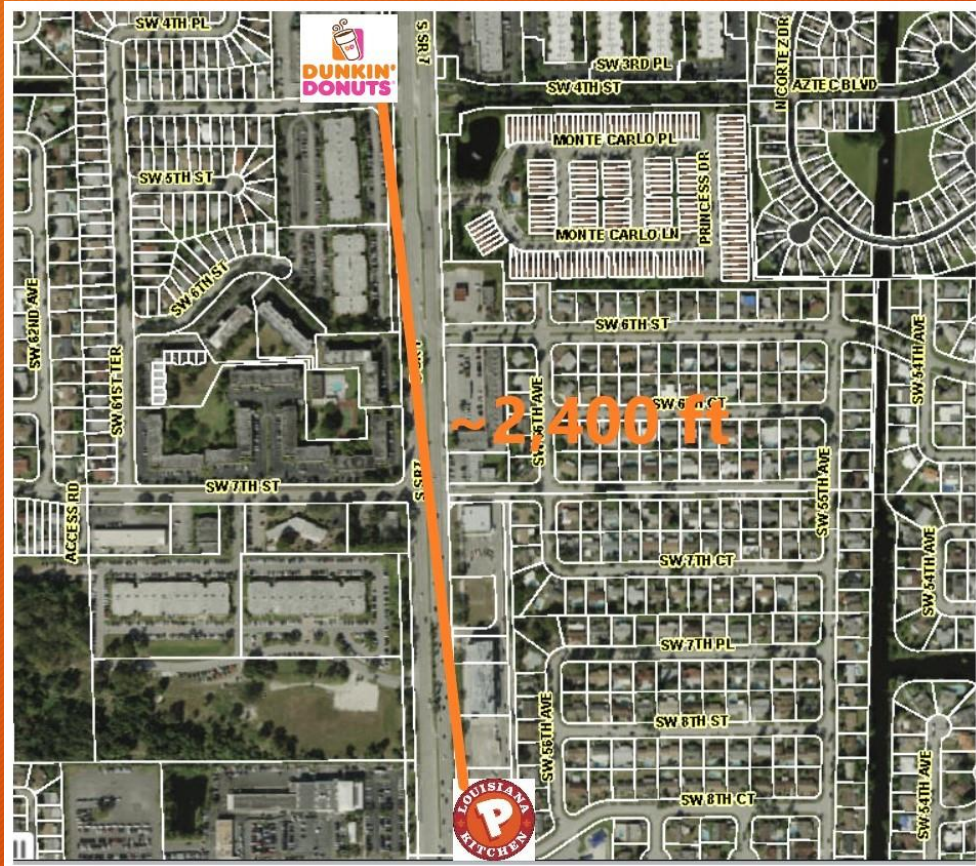
Pedestrian Amenities



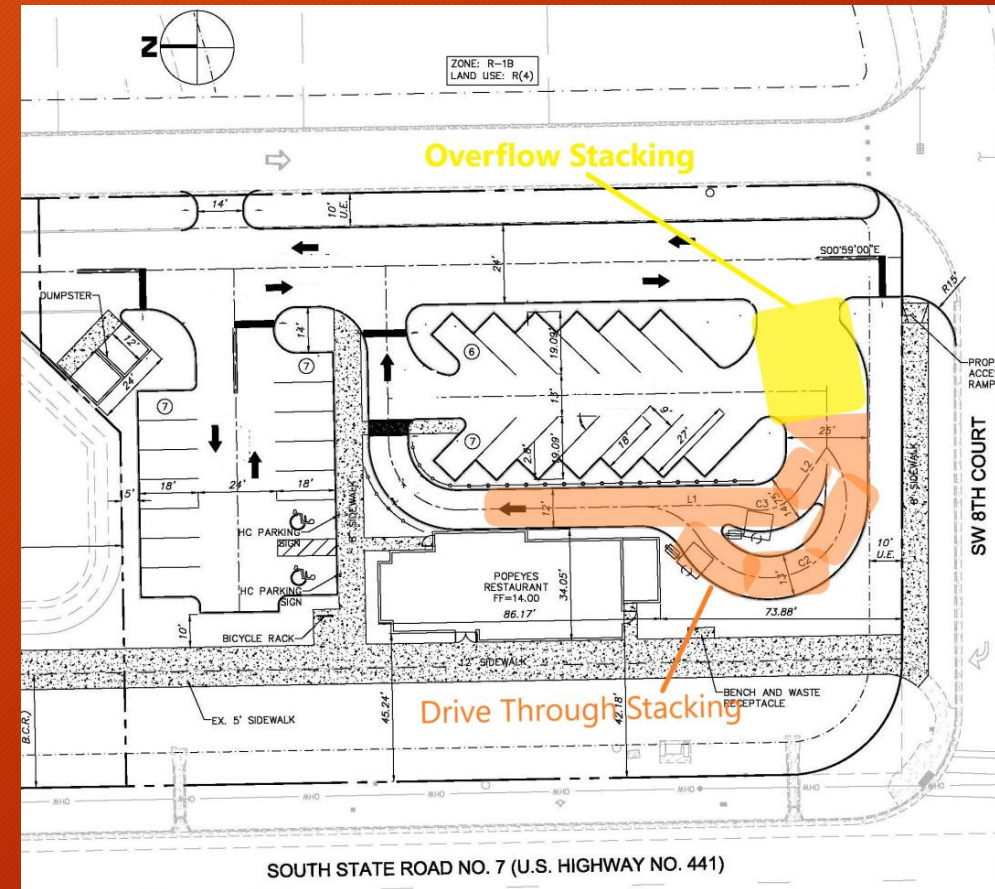
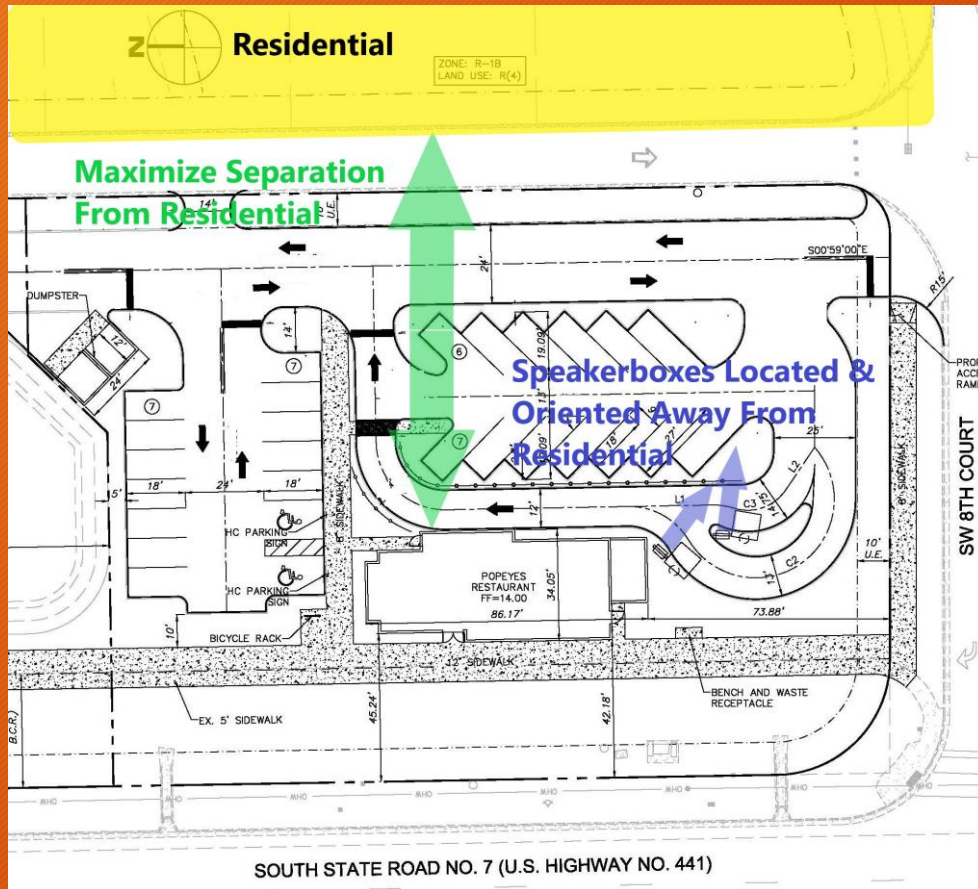
Criterion # 2 - Public Health, Safety & Welfare



Criterion # 3 - Genuine need



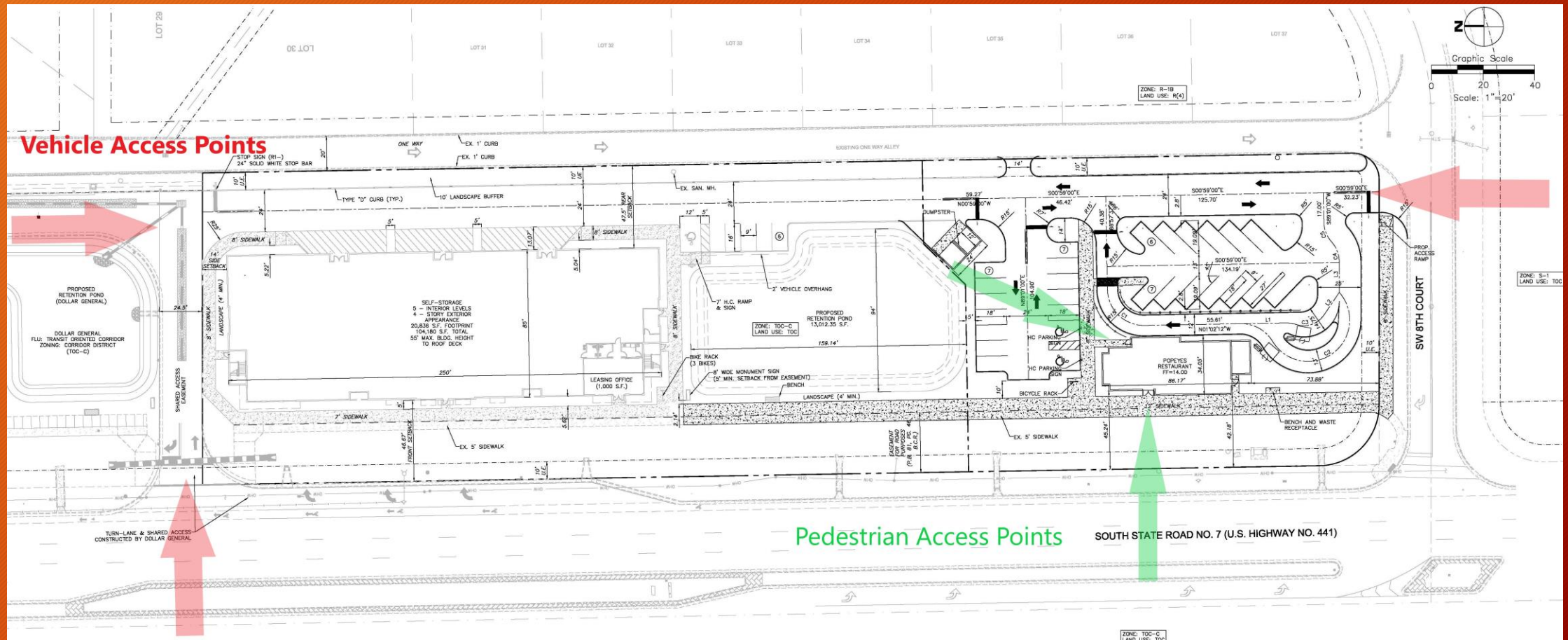
Criteria # 4 & 9 - Compatibility & Adverse Effects



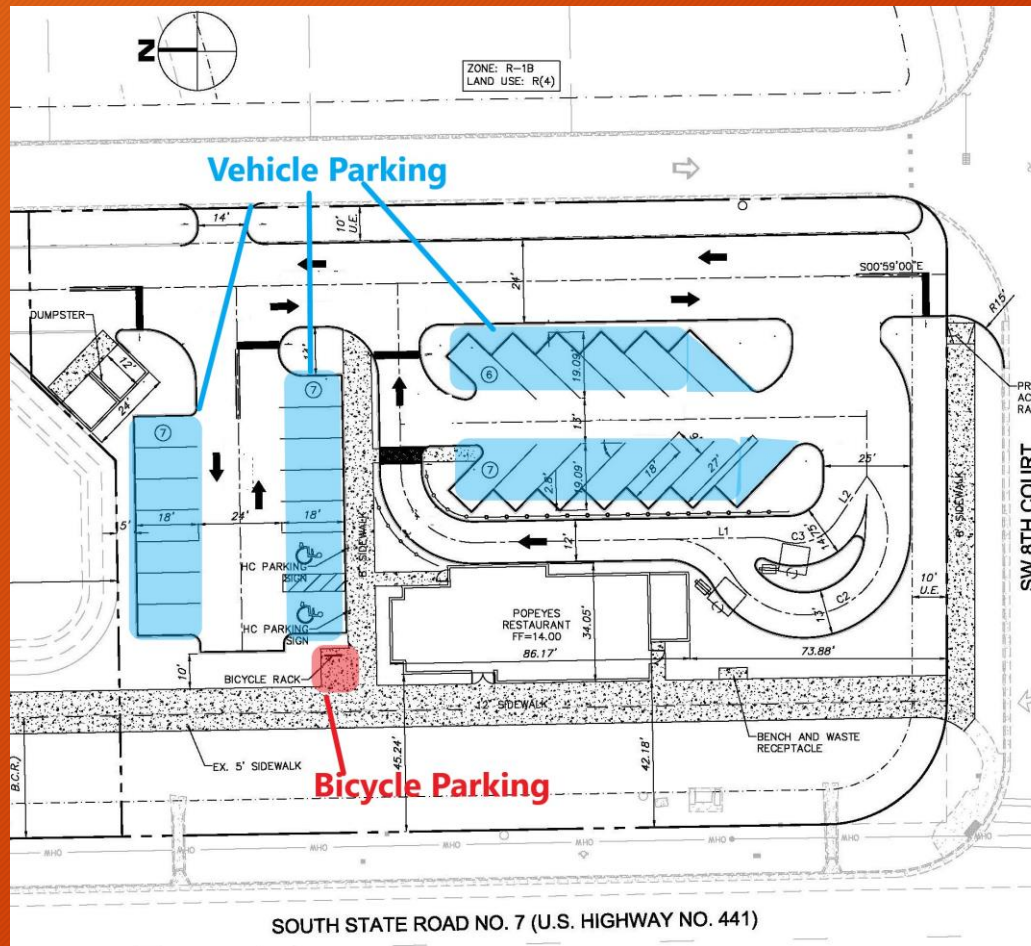
Criterion #5 - Level Of Service

- Utilities, Police, and Fire - ✓
- Traffic - Westbound traffic on SW 8th Ct:
 - LOS B -> C during PM Peak Hour ✓

Criterion # 6 - Safe Access/Minimize Traffic



Criterion # 7 - Parking and Loading



Criterion # 8 - Shall Not Impede Surroundings



Criterion # 10

“The City Commission finds that the granting of the application will be in the best interest of the City.”

The Alley...

- Plat dedication - 1974
- 20ft wide
- Separates residential from non-residential
- Paved w/ drainage
- Historically blocked off
- Dollar General - opened one-way



The Alley

Resident Access



Utility Access



The Alley

Elevation



Parking Concept

- May require retaining wall

Planning & Zoning Board

- Recommended denial at June 3, 2019 hearing

STAFF RECOMMENDATION

Conditional Approval

- 1) Satisfy remaining DRC comments
- 2) Apply recommended changes to architectural design
- 3) Increase plantings along between drive thru and property lines
- 4) Limit hours of operation to 10pm
- 5) Alley improvements (Commission to decide w/ PZ recommendation)

Staff Recommendation #4

