

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 30, 2014
Re: Staff Report for Burger King – Development Plan

Item #2 – Burger King - Development Plan

(PID #201404210018)

Application: Development Plan
Location: 3462 Broadway
Applicant: Jim Clarke
Zoning: C-1
Use: Restaurant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to redevelop the existing Burger King located 3462 Broadway. Proposed improvements include razing and reconstructing the primary building along with completing other site improvements. The proposed structure will be 2,995 square feet, approximately 400 square feet larger than the existing building. The site's traffic circulation is not being amended and will not affect the operation of the existing drive-thru facility. Additionally, no changes are proposed to the existing curb cuts on Broadway or Addison Drive.

In accordance with section 1136.03 any new development or reconstruction exceeding 60% of the assessed valuation of the structure prior to the project shall be required to comply with all requirements of chapter 1136 for the entire property. With the razing of the existing and construction of a new building this code section becomes effective. As such, proposed improvements and existing conditions were reviewed for compliance with Chapter 1136. Please note the chapter 1136 outlines landscaping, screening and parking lot setback requirements.

Site Plan

Access to the site and circulation are not proposed to be affected with the proposed development plan. The site will remain accessible from the two existing curb-cuts on Broadway and the single curb-cut on Addison Drive. The drive-thru will remain on the north side of the building with stacking wrapping around the east side of the building.

Building

The proposed new structure will be 2,995 square feet, approximately 400 square feet larger than the existing facility. The new building will be reconstructed in the same general location as the existing footprint on the lot. Due to the buildings larger configuration and minimal shift to the north a large sidewalk area will be created on the south side of the building, adjacent to the main customer parking area.

The majority of the structure will be finished in brick and be between 16.5 and 18 feet in height with a raised brick and decorative metal parapet to screen roof-mounted mechanicals. The decorative metal parapet is assumed to be lit as noted on the architectural plan sheet however no details were provided for any lighting fixtures. Architectural features over the drive-thru windows and entrances will be 20' tall and finished in stone. A two foot stone water table will wrap the bottom of the building. Revised color elevations were not submitted with revised plans and should be submitted before the application is reviewed by City Council.

The dumpster will be relocated from its existing position between the structure and the drive-thru to the southeast corner of the lot, near the Addison Drive curb-cut. The dumpster screening will be finished in thin set brick to match the primary structure. The wood gate should be stained to match the brick utilized on the structure.

Parking

Parking on the site is not proposed to be amended with this application. 22 spaces are required based on the square footage of the proposed new seating (non-kitchen) area; however the applicant wishes to keep all existing 40 spaces. The existing parking lot is currently set back approximately two feet from the east property line, and the applicant is not proposing any adjustments to the parking configuration. Code requires at least a 20 foot setback with screening and supplemental landscaping, as the parking lot is adjacent to a residential district (the Willowood Apartments). The applicant has submitted a request for a variance from the BZA to infringe into this setback area; however staff does not support this request.

Staff would be supportive of reducing the setback to ten feet to allow for the removal of the existing head-in spaces and replacing the spaces with parallel parking spaces. Although the recommended reconfiguration will require a variance, as they will remain within the required 20' setback, staff believes the additional space gained will allow for adequate landscaping as well as allow the property owner to only lose approximately eight parking spaces from the existing count, in place of the thirteen spaces that would be lost if the parking were to be entirely removed to meet the setback requirement, and maintain the access drive to the property to the north.

Landscaping

Section 1136.03 requires that any new development or reconstruction exceeding 60% of the assessed valuation of the structure shall be required to comply with all requirements of chapter 1136 for the entire property. Currently the site does not have adequate landscaping along the parking lot fronting Addison Drive or along the east property line, as discussed previously regarding the parking lot setback adjacent to the apartment complex. Although new landscaping is shown to screen the parking lot from Addison Drive, the plans should be amended to state that landscaping will be 36" at installation to create proper screening.

New trees are proposed to be installed throughout the site; however an additional tree should be added to plans to meet the perimeter landscaping requirements (section 1136.09(a)(2)). Furthermore, in lieu of adding additional sidewalk area on the south side of the building, staff recommends this area be designated for decorative landscaping. Additionally, staff recommends landscaping be incorporated into the curbed drive-thru island to break up the mass of the northern building elevation. The landscape plan states that menu, preview, and directional signs will be set in landscaped areas, however details for these areas were not provided.

Lighting

The applicant is proposing to install one new parking lot light pole in addition to the two existing site lighting poles. Five wall fixtures are shown around the building. Combined, the site lighting and building lighting do not provide 0.5 footcandle lighting levels in all vehicular and pedestrian areas. Additional fixtures should be added to meet this requirement, and a revised photometric plan should be provided showing the updated lighting levels.

Signage

Wall signs are proposed on the north, south, and west elevations. Additional signage is proposed on the awning on the south elevation, for a total of approximately 112 square feet of signage on the building. The existing pylon sign is also proposed to be replaced with a monument sign; however plan sheets are not consistent in the treatment of the pylon sign. Plan sheets should consistently state that the pylon sign will be replaced with the proposed monument sign, with a brick or stone base to match the primary structure.

Because the property is located in a C-1 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Page one of the development plan application shall be signed by the property owner and submitted to the Development Department.
2. Planning Commission support a variance from Section 1136.06(c) – Rear and Side Yards Adjacent to Incompatible Use Districts, to permit a 10' parking setback along the east property line for the installation of parallel parking spaces as well as code compliant screening and supplemental landscaping.
3. Revised color renderings (11x17) should be submitted to the Development Department prior to City Council review.
4. Sheets C-2 and C-3 should remove reference to the existing pylon sign remaining. The pylon sign shall be replaced with a monument sign with a brick or stone base to match the primary structure.
5. The dumpster gate and parking lot screen fence shall be stained to match the color of the brick utilized on the primary structure.
6. Additional site lighting fixtures shall be installed to ensure that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum.
7. Details (cut sheets) for all new exterior site and building lighting (including the parapet light band) should be submitted. All parking lot lighting shall be cut-off type fixtures.

8. Decorative landscaping should be installed along the south side of the structure.
9. Boxwoods along southern parking area fronting Addison Drive shall be 36" at installation.
10. An additional tree shall be planted on the site to comply with section 1136.09(a).
11. Landscaping shall be installed within the landscape island on the north side of the drive-thru lane.
12. Menu, preview, and directional signs are to be set in landscaped areas. Details are to be reviewed and approved by the Urban Forester prior to installation.