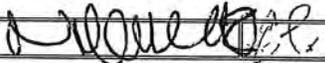




REQUEST: Plat Review; BW Cypress & Powerline Plat

Case Number	PL16007
Applicant	BW Cypress Creek Powerline LLC
Location	900 NW 62 nd Street
Legal Description	A part of the Southeast one-quarter (SE 1/4) of Section 9, Township 49 South, Range 42 East, Broward County, Florida
Property Size	100,265 square feet / 2.3018 acres
Zoning	General Industrial (I)
Existing Use	Vacant lot and gas station
Future Land Use Designation	Employment Center
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
Notification Requirements	47-27.6, Sign Notice 15 days prior to meeting
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by Resolution
Project Planner	Nicholas Kalargyros, Planner II 

PROJECT DESCRIPTION:

The applicant proposes to plat 100,265 square feet (2.3018 net acres) of land located at 900 NW 62nd Street. The parcel is located at the south west corner of NW 62nd Street and Powerline Road and is currently the site of a closed gas station and unused surface parking lot. The applicant is platting the site to allow for future development of a Wawa convenience store with gas station and Chick-fil-a drive-thru restaurant.

The subject plat includes the following plat note restriction:

"This plat is restricted to a convenience store with 18 fueling positions and 4,200 commercial square feet."

There is an associated Site Plan Level IV development application requesting rezoning of the subject site from General Industrial (I) to Business District (B-2) utilizing commercial flex, which is also scheduled on this agenda.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on August 23, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks and lots. The property was previously platted as two parcels, which at the time provided the improvements necessary to build the existing gas station and surface parking lot on the site. The applicant is not proposing new roadways or a new street network with the plat, but rather consolidating the previously platted parcels and improvements to the local street cross sections as part of the "Wawa and Chick-fil-a" project by replacing existing asphalt surface parking areas, gas station and constructing associated site and right-of-way improvements.

If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package.

COMPREHENSIVE PLAN CONSISTENCY:

Staff has determined that the proposed plat, subject to the approval of commercial flex, is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1, which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document. The underlying land use is Employment Center. Convenience stores are a permitted use subject to allocation of commercial flex. There is a concurrent rezoning request for the subject site, rezoning the property from General Industrial (I) to General Business (B-2) through Case ZR16001. If approved, uses permitted pursuant to ULDR Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District could be applied for, including convenience store, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations
ULDR Section 47-25.2, Adequacy Requirements

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. Staff concurs with applicant's assessment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat and Applicant's Narrative Responses to Criteria