

CITY OF GREENACRES

Council Agenda Memo
2016.01TL3.028

TO: Mayor and City Council

FROM: Thomas J. Lanahan, Acting City Manager

SUBJECT: **SP-15-05**
Site Plan for Family Dollar
City Council Agenda Item for 02-01-16

DATE: January 25, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: SP-15-05

Background:

Thomas Engineering Group, as agent for the owners, G.P. and Louise C. Suggs and Inshan and Radica Hosein of four parcels of land totaling approximately 1.636 acres, is requesting a site and development plan approval for a retail building. The parcels are located along the north side of 10th Avenue North between Walker and Jackson Avenues, including 609 Jackson Avenue. Currently, the parcels have future land use designations of Mixed Use (MU) and Residential-Medium Density (RS-MD), are zoned Mixed Use Development – Original Section (MXD-OS) and Residential Medium - 1 (RM-1), and are mostly vacant with one single family residence. Requests for abandonment of a portion of the City's alley (AB-15-01), a comprehensive plan amendment (CPA-15-07), and a zoning change (ZC-15-07) are being processed concurrently.

Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 6-0 at their meeting on January 6, 2016.

Analysis:

The petition is for site and development plan approval to construct a one-story 8,687 square foot retail building. The building is located along 10th Avenue North in the southwest corner of the site. The parking consists of 37 parking spaces including two (2) handicap spaces and it has a two vehicular access points, one each from Jackson Avenue and Walker Avenue. There is a 6 foot high masonry wall proposed for the north and a portion of the east and west property lines where adjacent to residential zoning.

The applicant has provided architectural elevations showing the use of Florida Vernacular elements in keeping with the MXD-OS architectural theme and the proposed landscape plan is also in keeping with the theme for 10th Avenue North. The site plan layout satisfies the TND criteria for the commercial zone of the MXD-OS as listed in Section 16-581: the building has been located close to 10th Avenue North and Walker Avenue; pedestrian access includes entries on 10th Avenue North, Walker Avenue and Jackson Avenue; and vehicular access is from the side streets of Walker Avenue and Jackson Avenue.

Financial:

N/A.

Legal:

The site and development plan has been reviewed in accordance with applicable City Code requirements.

Staff Recommendation:

Approval of SP-15-05, subject to the conditions of approval listed in the Staff Report.

Thomas J. Lanahan
Acting City Manager

Attachments:

1. Staff Report
2. Aerial Location Map
3. Site and Development Plans