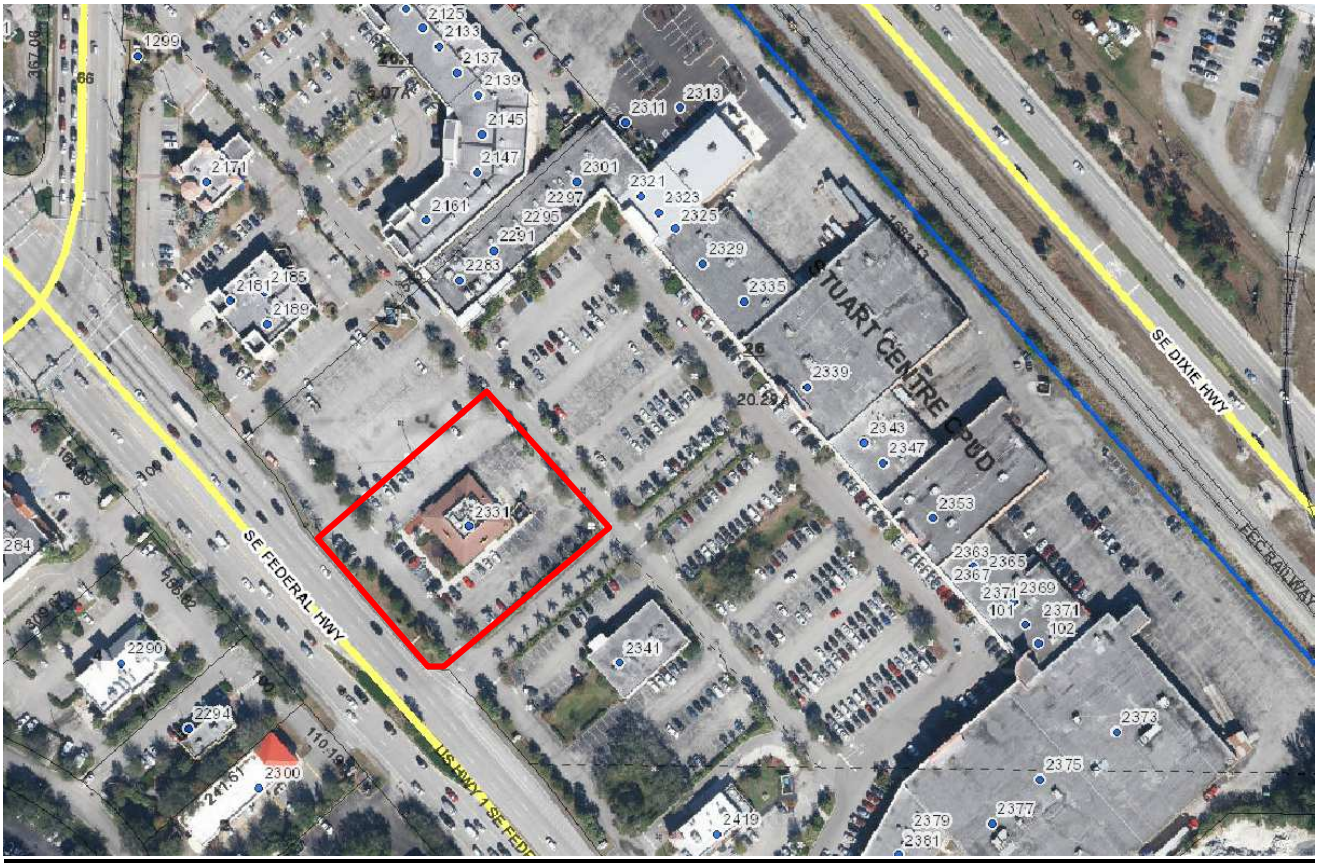
CITY OF STUART
City Commission
November 13, 2018

Project Name: Stuart Centre Minor Amendment to create an outparcel and construct a PDQ	**Property Owners:** Stuart Centre Investors, LLC
Project No.: Z18080001	**Applicant/Petitioner:** PDQ, INC.
Resolution No: 113-2018	**Agent:** Leah Fitzpatrick, Vanasse, Hangen, and Brustlin, Inc.
PCN: 10-38-41-000-000-00260-8	**Case Planner:** Stephen Mayer
Location: 2331 SE Federal Highway	

Location Map



PROJECT SUMMARY		
Property Size (area)		1.14 Acres
Present Use		Restaurant (Denny's)
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Industrial and Commercial (FPL and Stuart Centre North)
	South	Industrial (Tarmac Florida)
	East	Martin County General Institutional (Martin County Grumman Aerospace and Witham Field)
	West	Commercial
Subject Property Zoning		Commercial Planned Unit Development (CPUD)
Adjacent Zoning	*North*	B-4 and CPUD (FPL and Stuart Centre North Parcel)
	South	Industrial (Tarmac Florida)
	East	Martin County PAF (Martin County Grumman Aerospace and Witham Field)
	West	B-2
Proposed Zoning District		CPUD
Proposed Use		Fast Food Restaurant with drive thru (PDQ)
City Approvals		Building Department – No comments at this time. Fire Department – Conceptual site plan approval Public Works – Conceptual site plan approval Police Department – Conceptual site plan approval
Brief Explanation:		The applicant is requesting a minor PUD amendment to the Stuart Centre CPUD, in order to create a 1.14 acre outparcel within the shopping center where the existing Denny's is located. The applicant further requests to allow the demolition of the 4,729 square foot Denny's and construction of a 2,845 square foot PDQ.
Staff Recommendation: Staff recommends approval of Resolution No. 113-2018, consisting of a minor amendment to the Stuart Centre CPUD (Commercial Planned Unit Development), which includes the creation of an outparcel, a final site plan for the construction of a PDQ and conditions of approval including a timetable of development.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for a minor amendment to a CPUD have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

B. Site Posting Date: October 19, 2018

C. Mail Notice Postmark: October 19, 2018, to property owners within 300 feet

D. Publication Date: 10 days prior to the adoption hearing, Section 11.01.06

II. PUD minor amendment and Site Plan Approval, Resolution. (Attachment A)

III. APPLICATION (Attachment B):

The applicant is requesting a minor change to a PUD, as defined by a net decrease in square footage and minor changes to the parking and landscaping. Pursuant to the City of Stuart's Land Development Code, any minor changes in or amendments to a PUD master development plan, a PUD final development plan or PUD agreement approved as part of a rezoning to a PUD district shall be processed as a new application for a PUD district zoning. Minor changes or amendments shall include:

- A change of two percent or less in the area of any land use designations shown on the final development plan;
- An increase in residential density of less than five percent;
- An increase in nonresidential building square footage of less than ten percent;
- An amendment to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the city commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A one-time timetable extension of 180 days may be granted by administrative variance in accordance with Section 8.05.08 and does not require a new traffic concurrency review in accordance with section 4.02.03 of this Code.

IV. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property is a proposed 1.14 acre outparcel of the existing 20.25 acre shopping center known as Stuart Centre. The proposed outparcel consists of the 4,729 square foot Denny's building and the immediate parking lot area surrounding the building. The property will need to be platted to ensure proper access easements are recorded for the benefit of the cross access throughout the Stuart Centre CPUD.

B. Project Description

The applicant is requesting a minor PUD amendment to the Stuart Centre CPUD, in order to create a 1.14 acre outparcel within the shopping center where the existing Denny's is located. The applicant further requests to allow the demolition of the 4,729 square foot Denny's and construction of a 2,845 square foot PDQ.

Landscaping & Tree Mitigation

The applicant has provided a conceptual landscape plan, which demonstrates the ability to comply with current Land Development Code (LDC). The request is a conversion of a parking lot that currently does not conform to the City's LDC, specifically to the landscaping required within the parking area. The applicant intends to provide a final landscape plan that brings the outparcel only to conformity with the City's landscape code, prior to site permit approval. The applicant is not required to mitigate tree replacement, but must ensure that any relocated trees survive or are replaced with like to like tree replacement.

Access and Parking

The property will have four points of vehicular access, which are all existing access points to the location. Since the request is to create an outparcel, the applicant, including the Stuart Centre PUD, will be required to plat the property to ensure cross access throughout the PUD and the PDQ outparcel.

The applicant is providing a total of 56 parking spaces. The required parking is 33 parking spaces, based on parking per service area of 1 space per 100 square feet plus 15 employees. Although the applicant is providing additional parking above the code, which would normally require additional landscaping, the request is to redevelop an existing 4,729 square foot restaurant with 81 parking spaces. The applicant is reducing the number of parking spaces by 25 spaces, adding brick paver crosswalks, and adding landscape islands pursuant to code to an existing parking area that is not conforming to our current landscape code.

Signage

All signs within the outparcel, shall have a consistent treatment as signs throughout the Stuart Centre CPUD and shall comply with Section 6.11.00 of the City of Stuart's Land Development Code. The applicant has identified a location for the outparcel's monument sign, located in the existing landscape area at the southwest corner of the property, and near the shopping center entrance from Federal Highway.

Architecture

The applicant has provided a one sided (front façade) rendering of the architecture. The applicant has pledged that the four sided architecture shall meet the City's Land Development Requirements for commercial architecture. The rendering that was provided does demonstrate significant compliance with the commercial architectural requirements.

C. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff recommends approval of Resolution 113-2018, with the conditions of approval therein.