



## Municipal Planning Commission / Design Review Commission

Meeting Date: October 21, 2019  
Subject: Application for Site Plan approval  
Lake District, Phase 1, Outparcel Lot 7 (Starbucks)  
Applicant: Yehuda Netanel, Lake District LLC  
David Smith, A2H, representative  
Staff Contact: Forrest N. Owens, Planning Director

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### **REQUEST**

The applicant is seeking approval of the Final Site Plan for Phase 1, Outparcel Lot 7 of the Lake District mixed use development. The proposed user is a Starbucks Coffee shop.

### **BACKGROUND**

The Lake District Outline Plan was approved by the MPC/DRC on 5/19/2016 and by the BOC on 6/9/2016. The Preliminary Development Plan (PDP) was approved by MPC/DRC on 10/18/2018 and BOC on 11/8/2018. The construction plans for Phase 1 infrastructure were approved on 9/4/19. Final Development Plan (Final Plat) and Final Site Plan approval for Phase 1, Area A was granted by MPC on 9/19/19.

### **ANALYSIS**

#### General Site Plan Notes

The Lake District, Phase 1, Outparcel Lot 7 is .72 acres located at the northern entrance to the Lake District. The property is zoned C-2 with a PD Overlay. The lot has two front yards and is setback accordingly.

#### Bulk Regulations

The proposed structures meet the setback, height and bulk standards specified in the PDP.

#### Parking

The parking provided is 28 spaces. The overall parking required is based on number of employees at largest shift plus number of seats (or building capacity whichever is larger). 10 employees plus 78 seats equals 25 min. required spaces. Bike parking provided is 6 spaces which meets the requirement of the LDR.

### Landscape Plan

The Landscape Plan provided with the site plan application appears to comply with the Landscape Requirements/Conditions of the PDP. An irrigation plan will be required prior to construction plan approval.

### Exterior Lighting

A lighting plan has been submitted as part of the site plan application which appears to meet the requirements of the PDP and Section 13 (Site Lighting) of the Lakeland Land Development Regulations. The applicant has confirmed that the lighting plan does meet the LDR/PDP requirements.

### Garbage Collection Area and Utilities

Dumpster location has been provided on the site plan. The dumpster enclosures shall be 6' (Per the LDR) and shall be constructed of materials that match the building. The dumpster pad shall be concrete.

### Architecture and Materials

The proposed buildings are classified as a Commercial Type building per the Lakeland Development Regulations and the PDP Design Guidelines. Materials proposed include brick (Acme Torrington Heritage Texture), Stone (Eldorado Stone Limestone – San Marino Color), with architectural shingles (GAF Timberline – Weathered Wood).

Color elevations of the proposed building have been provided. A sample board of materials shall be provided.

### Signage

A Sign application was not included with this submittal. No signage is requested from the MPC/DRC at this time.

## **STAFF COMMENTS**

1. The applicant has provided a Parking Data Table which includes the following:
  - a. Parking Required & Provided (include # of seats and employees)
  - b. HC spaces Required/Provided
  - c. Bicycle Parking Required/Provided
  - d. Stacking spaces Required/Provided
  - e. Pervious/Impervious surface ratio
2. The applicant shall provide an explanation of the pervious/impervious ratio/requirements of the site and as it relates to the overall PD pervious/impervious ratio.
3. The applicant shall provide an explanation of the concept behind the chimney and its scale in relation to the rest of the building.
4. Dumpster elevations shall be provided which match the materials design of the building.



## **Municipal Planning Commission / Design Review Commission**

5. The building elevation plans have materials specified by name/type/color/brand. The applicant shall confirm that the façade transparency conforms to the minimum 20% as required in the PDP and that the front façades have no rectangular area greater than 30% of the façade without transparency.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

Proposed Motion: To approve the application for Site Plan approval for the Lake District PD, Phase 1, Outparcel Lot 7, subject to the Commission's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.