

# *City of Lauderdale*

## Development Review Report

Special Exception Application No.16-SE-010

### ***I. APPLICANT INFORMATION***

#### PETITIONER

We Financial Credit Union

#### STATUS OF PETITIONER

Owner

### ***II. BACKGROUND INFORMATION***

#### Requested Action

Request for a Special Exception Use General Development Order for three drive-through lanes.

We Financial Credit Union is proposing to construct a one-story freestanding bank building with three drive-through lanes on a 1.15± acre site in the General Commercial (CG) zoning district located on West Oakland Park Boulevard east of the Lauderdale Police Station.

#### Applicable Land Development Regulations

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

Article IV, 4.3 B. Existing zoning provisions and uses.

### ***III. SITE INFORMATION***

#### Location/Legal Description

Baytree of Inverrary a replat of a portion of a 30' right of way in section 22 and a portion of tracts 13 & 14 in section 23, Township 49 south, Range 41 East, Fort Lauderdale Truck Farms, as recorded in Plat Book 4, Page 31, of the public records of Broward County Florida and more commonly known as Folio #4941-23-22-0024 West Oakland Park Boulevard, Lauderdale, Florida

Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	Commercial
Zoning Designation	CG

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Commercial	CG
South	City of Sunrise		
East	Commercial	Commercial	CG
West	Commercial	Commercial	CG

#### ***IV. ZONING HISTORY***

Existing Special Exceptions

None

Violations

None

Existing Variances

None

#### ***V. PLANNING ANALYSIS***

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

The potential noise may be minimal as the site does not abut residential development and is located on W. Oakland Park Boulevard. Any noise incompatibilities can be addressed through design (e.g., buffer area between uses) and operations. Noise attributable to teller communication equipment can be mitigated through the placement of the equipment and the maximum decibel levels.

As the proposed use is not located adjacent to residential zoning and is located fronting onto an arterial road, the PZD concludes that the drive-through use may be suitable in regard to its location.

The addition of three drive-through lanes shall add to the economic viability of the financial institution from the efficiency of design and improved customer service.

Based upon its review, staff finds the proposed additional drive-through lane to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

## **VI. RECOMMENDATION/ACTION**

Planning and Zoning recommends approval of the Special Exception Use application for the modification of the existing drive-through to add a side by side dual drive-through.

Recommend approval of the special exception development order with the following conditions:

1. This special exception use development order for three drive-through lanes is specifically granted to WE Financial and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this special exception use development order shall automatically expire and become null and void if any person other than WE Financial operates the drive-through lane.
2. The drive-through is limited to the three one-way lanes as depicted on the proposed site plan. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location.
3. The days and hours of operation are restricted as follows:

Monday through Friday:	8:00 a.m. to 5:00 p.m
Saturday:	9:00 a.m. to 1:00 p.m.
4. Lighting associated with the drive-through must be shielded from the residential district.
5. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended, or modified based on the grounds stated therein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

## ***VII. ATTACHMENTS***

- A. Site Plan
- B. Architectural Elevation
- C. Floor Plan
- D. Site Plan Application
- E. Location Map
- F. Affidavit

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City Planner

Date: February 13, 2017