



MEMORANDUM

To: City Commission

From: Jason Chockley, Acting Community Development Director

Date: August 8, 2023

Re: Petition # SPA 5-2-23
Site Plan Amendment for Monterra Parcel C-2 – Shoppes of Monterra Commons

LOCATION: Southwest corner of University Drive and Monterra Boulevard

SIZE/ACRES: 6.99 acres

OWNER/AGENT: Monterra Investments, LLC/Craven Thompson and Assoc., agent

FUTURE LAND USE PLAN DESIGNATION: Commercial

ZONING DESIGNATION: PMUD, Planned Mixed Use Development District

ANALYSIS: This petition is being presented for a site plan amendment to add outdoor seating to the 1st Watch restaurant building on the North portion of the center.

The subject site is located at the southwest corner of University Drive and Monterra Boulevard. It borders the previously approved Monterra Apartments senior living facility to the west. The plans reflect 43 seats under the 585 sq/ft covered area on the east side of the building. The 1st Watch restaurant received an administrative review/approval for 20 outdoor dining seats, however code requires anything more than 20 seats to submit a site plan amendment request and to provide additional parking for the outdoor seating area.

The original site plan provided 310 parking spaces which included 9 spaces dedicated to community assembly uses. In order to provide sufficient parking for this outdoor dining area, 1 additional space was added to the site plan adjacent to building 5 and the 9 spaces dedicated to community assembly uses were reallocated and applied to this seating area.

Safety bollards are being installed to provide a barrier between the adjacent parking stalls and the dining area. The covered area is also fully fenced in with a decorative aluminum rail fence with signage indicating the limits for alcohol consumption by restaurant patrons.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The Site Plan Amendment petition has been reviewed by the DRC for conformance with the applicable zoning district regulations and Design Guidelines and is in conformance with those provisions. The DRC recommends approval of the Site Plan Amendment petition as safety precautions have been taken and the required parking is being provided.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of July 10, 2023, **unanimously recommended Approval** of the proposed SPA 7-0