



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/14/2020

PETITION DESCRIPTION

PETITION NUMBER: SPR-2021-04 *Pinnacle Storage at Westlake Landings (Pod H) Site Plan Review*

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 4701 Seminole Pratt Whitney Road. Pod H Parcel E

PCN: 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval of a Site Plan Review of an approximately 107,290 square foot self service storage facility, and a half-acre outdoor area for storage of boats and recreational vehicles. The subject application is located in the Westlake Landings commercial plaza on Pod H, Parcel E.

** The applicant will apply for a separate Master Sign Plan at a later time, this Site Plan Modification does Not include approvals for any signage.*

SUMMARY

The applicant is requesting approval of a Site Plan Review of an approximately 107,290 sq. ft. self service storage facility including 76,510 sq. ft. three (3) story limited access storage building; a 30,780 sq. ft. one (1) story multiaccess storage buildings; and, a 0.71 acres outdoor area for storage of boats and recreational vehicles. The subject application is located in the “Westlake Landings” commercial plaza on Pod H, Parcel E (5.75 acres).

The subject application is part of Phase Two of a 50.826 acres commercial plaza in the Mixed Use Zoning District. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. . *The subject plaza consists of a number of parcels that will be developed according to market driven demand, and subject site plans will be submitted for staff review and approval by the City Council.*

STAFF RECOMMENDATION

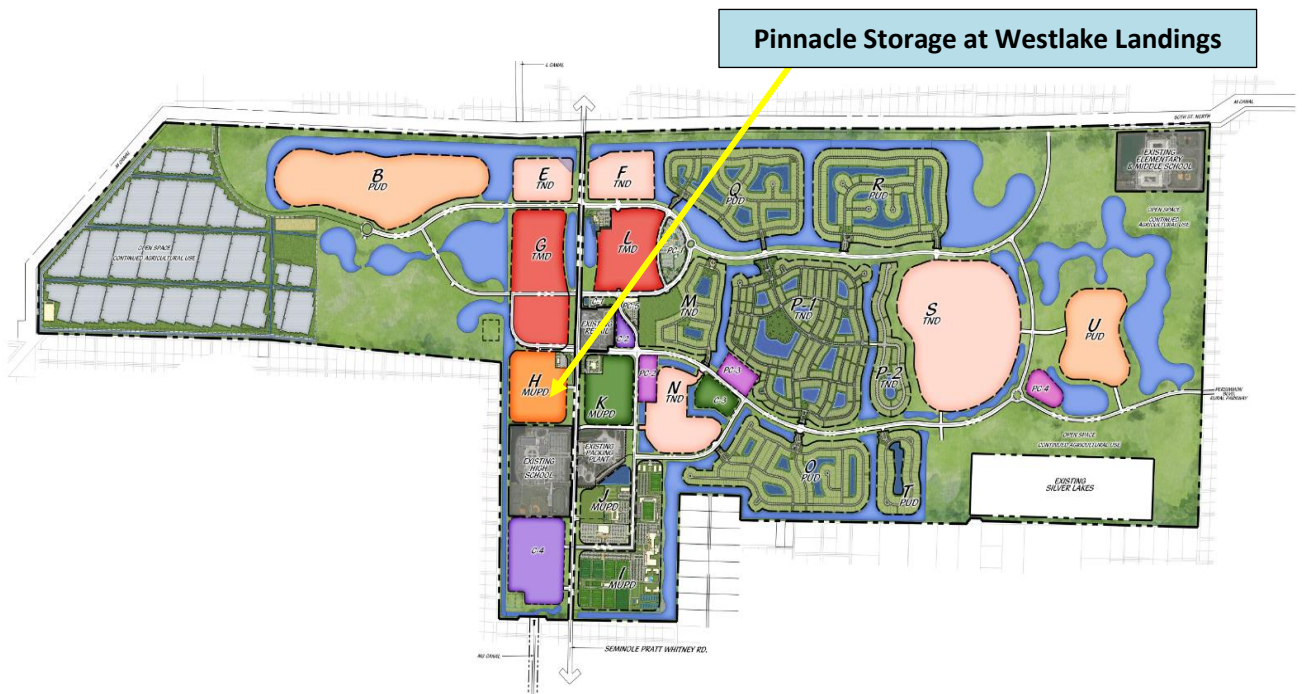
Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application. The **Engineering Department** recommends approval of the above referenced application with the following conditions:

1. Traffic approval is for up to 107,290 square feet of Self Storage and 50 spaces of Outdoor Storage OR up to 140,000 square feet of Self Storage, which is equivalent to 27,000 square feet of Research & Development.

PETITION FACTS

- a. Total Gross Site Area: 5.75 acres
- b. Building Data: 107,290Sq. Ft. for self-service storage
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed use	Mixed Use
EAST	Mixed Use & Civic	Mixed Use
WEST	Mixed Use	Mixed Use



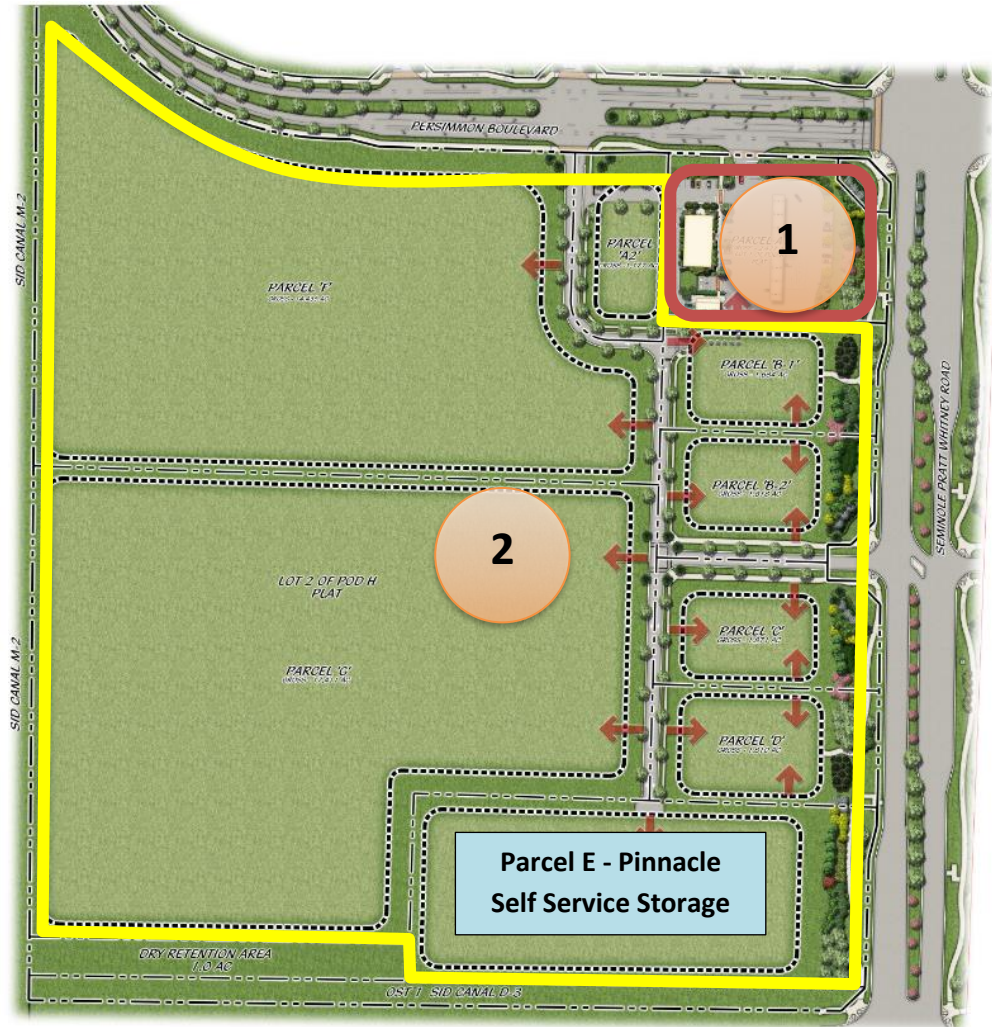
STAFF ANALYSIS

The subject application is part of Phase Two of a 50.826 acres commercial plaza in the Mixed Use Zoning District. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of a number of parcels that will be developed according to market driven demand and subject site plans will be submitted for staff review and approval by the City Council.

The applicant is requesting approval of a Site Plan Review that includes part of the Rural Parkway Easement along with the following structures (total sq. ft. 107,290) and site improvements located in 5.75 acre site (Parcel E).

- 1. 76,510 sq. ft. three (3) story limited access storage building;
- 2. 30,780 sq. ft. one (1) story multiaccess storage buildings;
- 3. 0.71 acres outdoor area for storage of boats and recreational vehicles.

Pod H “Westlake Landings” Master Site Plan includes Phase One and Two (which includes Parcel E) as shown on graphics.



The following table presents compliance with applicable zoning code:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 20'	97.2'	<i>In compliance</i>
Rear	Main Structure: 10'	545.7'	<i>In compliance</i>
Side Yard - South	Main Structure: 10'	32.4'	<i>In compliance</i>
Side Yard - North	Main Structure: 10'	77.6'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	23.14%	<i>In compliance</i>
Building Height	120 ft. max	3 story / 43'	<i>In compliance</i>
Parking	Required parking: 1/240 SF = 9 spaces, 1 ADA	18 provided, 1 ADA	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	51.38%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 1	4 provided	<i>In compliance</i>

Rural Parkway Easement and Pervious Calculations

Per the Mixed Use Zoning District, the minimum required pervious area is 25%. Parcel E contains 51.38% of pervious area including part of the Rural Parkway Easement (RPE) as shown on below graphic.

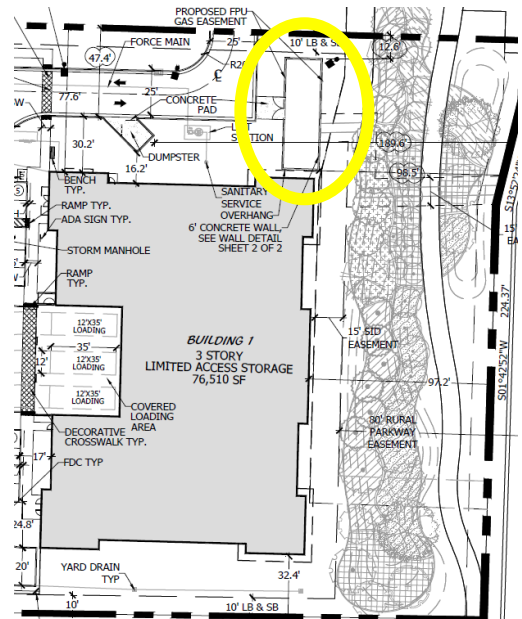


information regarding pervious calculation is included on the Site Plan drawing:

PERVIOUS AREA	SQ.FT.	AC.	%
LANDSCAPE AREA	116,860.51	2.68	46.64%
PERVIOUS GRAVEL STORAGE	11,863.11	0.27	4.74%
SUB TOTAL	128,723.62	2.96	51.38%

FPU Proposed Easement and Facility

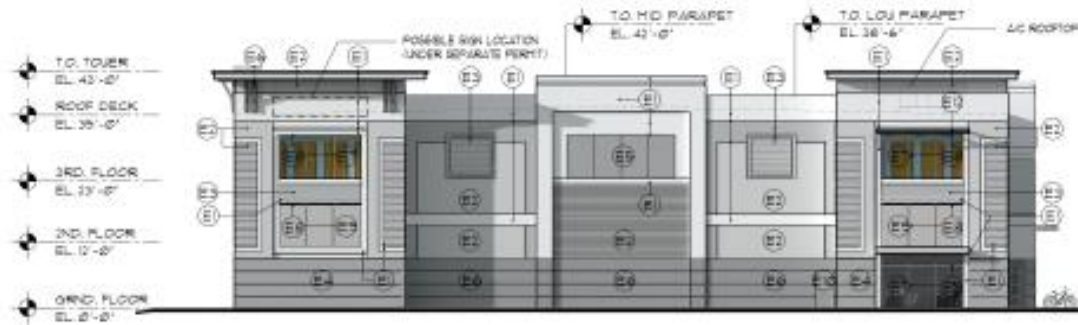
The subject site (Parcel E) includes a gas facility and easement owned by FPU as shown on this graphic. Since the facility is fronting Seminole Pratt Whitney Road the review included further considerations for aesthetics. The facility will be screened by installing a wall fence and landscaping. Also, the facility will be additionally screened by the berm and landscaping located in the Rural Parkway Easement.



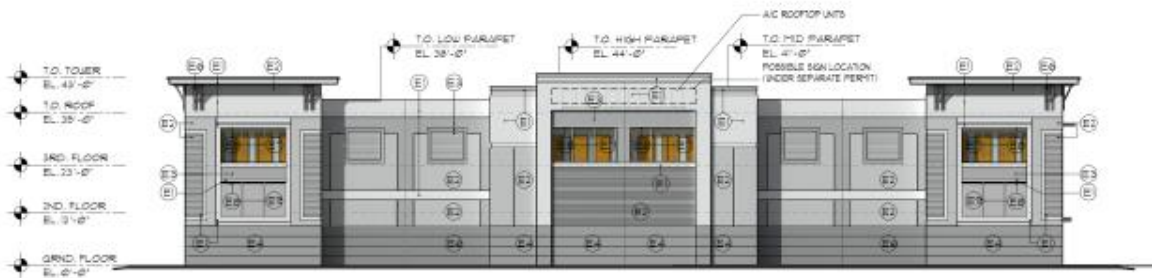
Architectural Elevations

Design and aesthetics are paramount to the vision and goals of the City of Westlake. Since the subject application is fronting Seminole Pratt Whitney Road, aesthetics of the primary building were carefully considered.

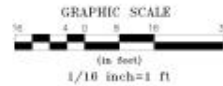
Principal Building Façade facing North



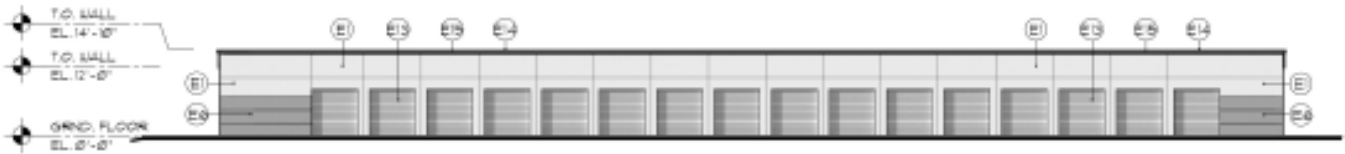
Principal Building Façade facing Seminole Pratt Whitney Road



3 BUILDING 1 - EAST ELEVATION
A5.3 1/8"=1'-0"



One (1) story multiaccess storage building elevation located on the rear of the property



Landscape

The proposed landscape includes buffer and foundation plantings in accordance with City Land Development Regulations. The buffering along the east side of the property will be accomplished through the 80-foot wide Rural Parkway Easement along Seminole Pratt Whitney Road.

Drainage

It is proposed that exfiltration trenches will be used to provide the 0.5” pretreatment prior to discharging into the master drainage system for positive legal outfall. The discharge into the master drainage system is in accordance with the master plan for the Westlake Landings reviewed under application MPA-2021-01.

Traffic

Westlake was previously approved under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code. The specialty uses in this parcel were not specifically analyzed in the originally approved Westlake traffic study. Under this application, an equivalency analysis was conducted to demonstrate that the trips for proposed uses do not exceed the trips for the approved uses. The information was reviewed and found to be acceptable in accordance with the City LDRs.

Roadway Connections

Entry and exit points onto Persimmon Blvd. are approved for the configuration of Town Center Parkway that was presented in this application. If the Town Center Parkway configuration is altered during the Land Development Permit process, applicant will be required to modify the site plan for consistency. Further details about phasing of the work in this application as it relates to the Town Center Parkway construction will be reviewed at the time of Land Development permits.

Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

FINAL REMARKS

SPR-2021-04 will be heard by the City Council on June 14, 2020. The public hearing was advertised in compliance with the City’s code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application. The **Engineering Department** recommends approval of the above referenced application with the following conditions:

- 1 Traffic approval is for up to 107,290 square feet of Self Storage and 50 spaces of Outdoor Storage OR up to 140,000 square feet of Self Storage, which is equivalent to 27,000 square feet of Research & Development.

