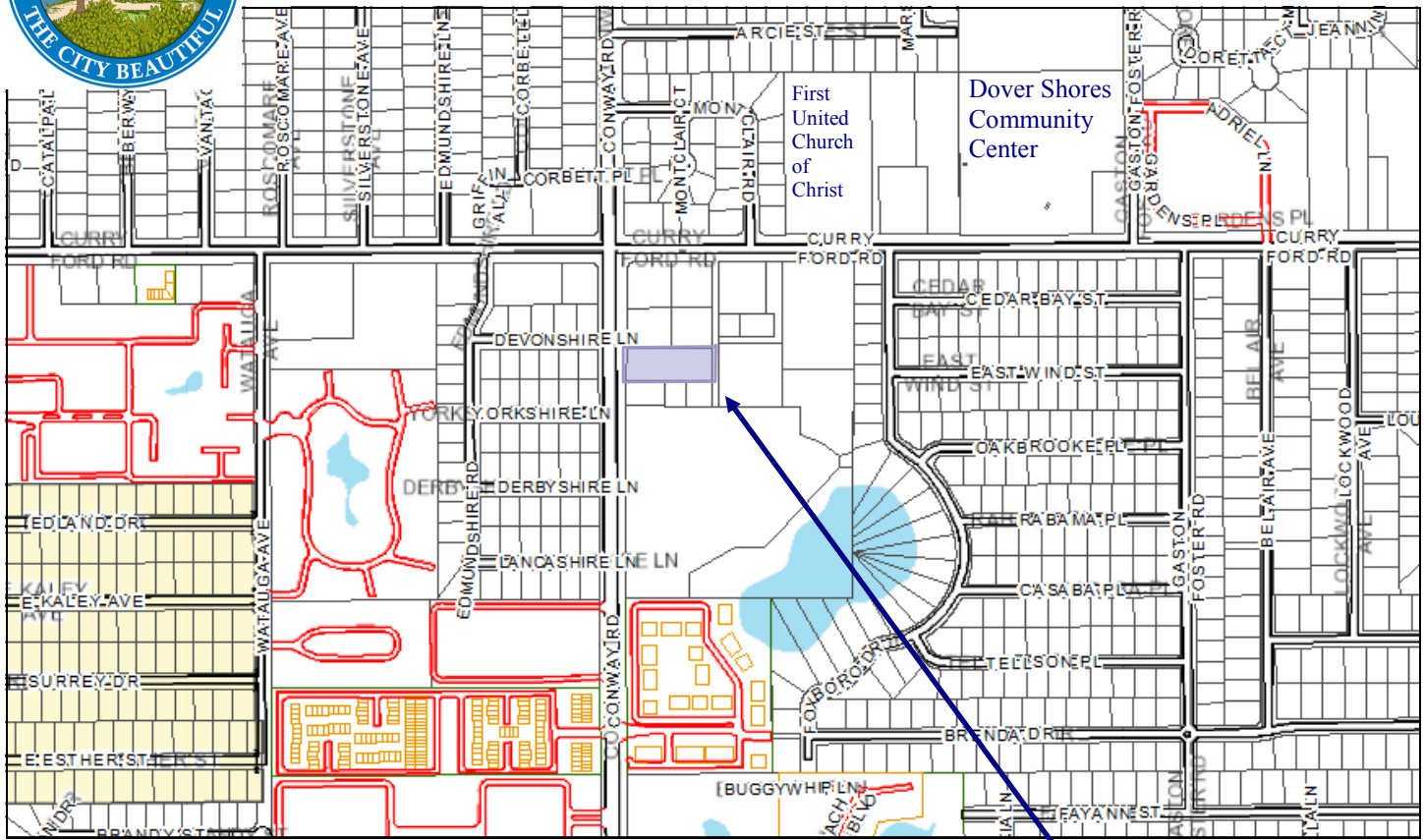




## CONWAY RETAIL 1627 CONWAY ROAD



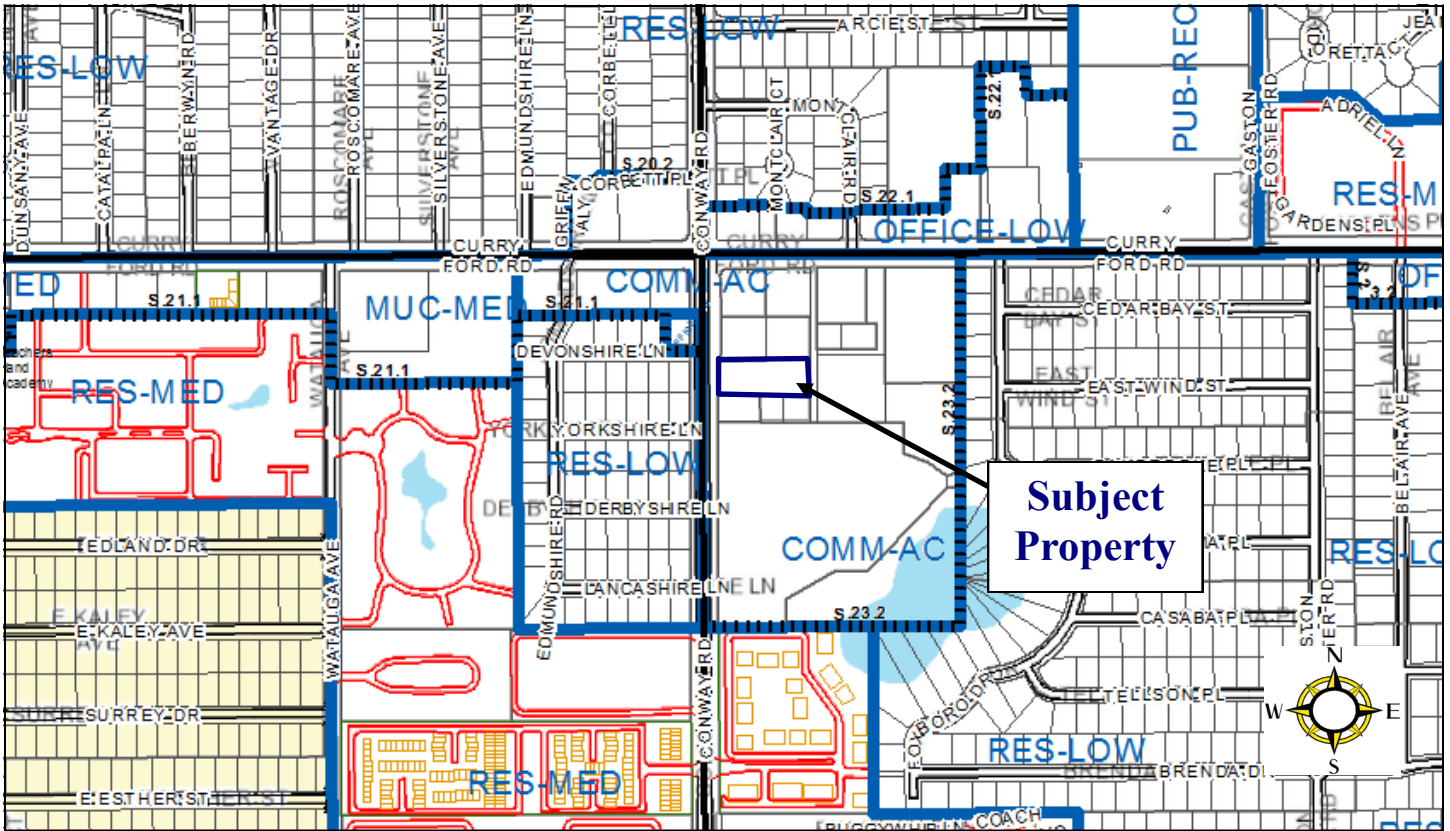
Location Map



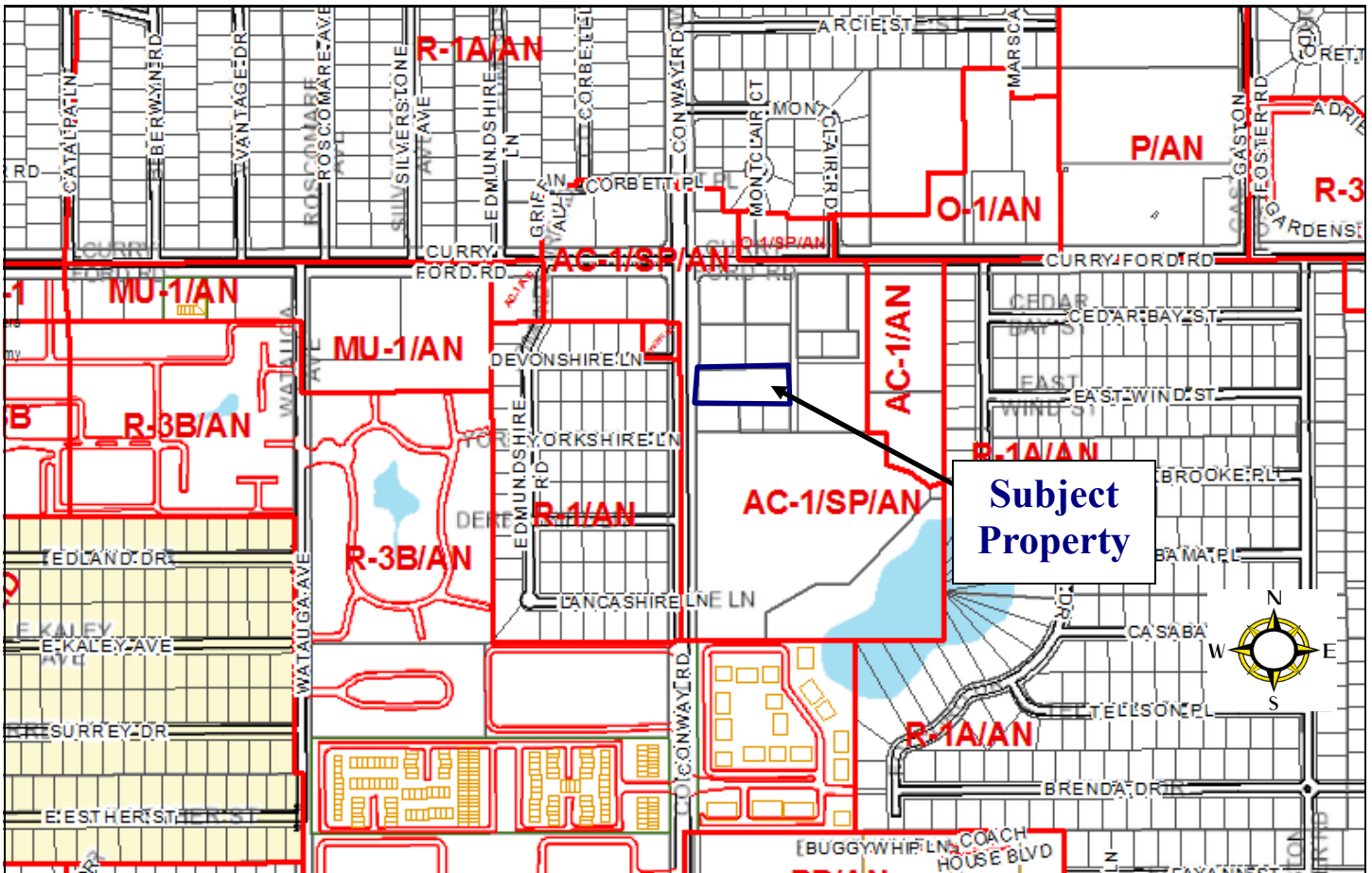
### SUMMARY

<p><b>Owner</b></p> <p>Patrick Olson Conway Investors, LLC.</p> <p><b>Applicant</b></p> <p>Patrick Olson Conway Investors, LLC.</p> <p><b>Project Planner</b></p> <p>TeNeika Neasman</p> <p><b>Updated:</b> April 29, 2015</p>	<p><b>Property Location:</b> 1627 Conway Rd. south of Curry Ford Road, east of Conway Road, and west of Foxboro Drive (±0.93 acres, District 1)</p> <p><b>Applicant's Request:</b> Request for a minor subdivision plat for re-development of the former bank into a Dunkin Donuts (substantial improvement)</p>	<p><b>Staff's Recommendation:</b> Approval of the Minor Subdivision Plat, subject to conditions in this staff report.</p>
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# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to re-plat the site into one commercial lot for redevelopment of the former bank building into a commercial and eating and drinking establishment. The property is zoned AC-N and is located in the Conway neighborhood. The subject site is located at 1627 Conway Road, south of Curry Ford Rd., north of E. Michigan St., west of Foxboro Dr., and east of Conway Rd. The site consists of ±0.93 acre with a 4,110 sq. ft., single story commercial bank building and drive-through. The site is zoned AC-1/AN/SP (Community Activity Center in the Aircraft Noise and Special Plan Area Overlay District– Conway Road) with a consistent future land use designation of COMM-AC (Community Activity Center).

The site includes six covered concrete drive-through lanes and 24 on-site parking spaces. The property is accessed through two curb cuts off Conway Road and two cross access points to the property located on the east. The applicant is proposing to renovate the existing 3,994 sq. ft. banking building into three retail units (2,000 sq. ft. Dunkin Donuts, a 1,253 sq. ft. commercial unit, and a 857 sq. ft. commercial unit). The existing covered drive-through lanes will be removed and replaced with a single drive aisle to the drive-through window. Additional parking will be added on the east side of the property. The property will be reduced to one curb cut off Conway Road and one cross access point to the property on the east. The site work will be completed in one phase and the existing pole sign will remain.

**Table 1 - Project Context (AC-1/AN/SP zoning)**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	(Across Curry Ford Rd.) OFFICE-LOW RES-LOW PUB-REC-INST	(Across Curry Ford Rd.) O-1/SP/AN O-1/AN R-1A/AN P/AN	Single Family Homes Office Commercial Dover Shores Elementary School
East	(Across Foxboro Dr.) COMM-AC RES-LOW OFFICE-LOW	(Across Foxboro Dr.) AC-1/SP/AN AC-1/AN R-1A/AN O-1/AN	Commercial Single Family Homes Office
South	COMM-AC RES-LOW RES-MED PUB-REC-INST	AC-1/SP/AN R-1A/AN PD/AN P/AN	Apartments Single Family Homes Commercial Conway Station Water
West	(Across Conway Rd.) COMM-AC RES-LOW MUC-MED OFFICE-LOW	(Across Conway Rd.) AC-1/SP/AN AC-1/AN R-1/AN O-1/SP/AN	Office Single Family Homes Commercial Apartments

## Project Context

The proposed commercial site has an existing commercial building (bank) with a drive-through. The building will be redeveloped into two retail offices and a eating and drinking establishment with drive-through window. The existing sign will be utilized for the building tenants. The parking areas will be rearranged to include additional handicap spaces and 90 degree angled parking spaces. See Table 1 above for information on adjoining sites.

## Previous Actions:

**1977:** Property platted as part of the Conway Commercial Center Lot 2  
**1977:** Financial bank building constructed on site with a drive-through  
**2006:** Current owners (First Bank Florida) purchased the property  
**2014:** Conditional Use Permit issued/approved to allow a restaurant drive thru in the AC-1 zoning district.

## Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not

**Table 2– AC-1/AN/SP Neighborhood Activity Center in the Aircraft Noise and Special Plan Area Overlay districts- Lot Standards**

	<b>Code Requirement</b>	<b>Existing Plat</b>
<b>Minimum lot depth</b>	None	330 sq. ft.
<b>Minimum lot width</b>	None	125 ft.
<b>Minimum lot area</b>	None	40,720 sq. ft.



require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being re-platted as a result of renovations to the former banking building to a retail (Dunkin Donuts) use creating a substantial improvement.

The property is in the Community Activity Center future land use designation, with AC-1/AN/SP (Community Activity Center, Aircraft Noise Overlay, Conway Road Special Plan Overlay) zoning. There is no minimum lot size requirement under AC-1 zoning; development standards are provided in Table 2 on the previous page. The property is in the Aircraft Noise (AN) Overlay district, which identifies the area as being in the flight path of Orlando International Airport (to the south). The property is also located in the Conway Road Special Plan (SP) Overlay, which serves to encourage the use of community sensitive planning techniques to protect the character of the Conway Road area, to preserve the quality of life for area residents and to achieve regulatory consistency between the incorporated and unincorporated properties along Conway Road. The Future Land Use has a minimum 0.35 and a maximum 0.70 FAR. The proposed development will yield a 0.10 Floor Area Ratio. The applicant is requesting a Minor Subdivision re-plot to renovate the property into a Dunkin Donuts with a drive-through. The lot conforms to the AC-1 zoning district development standards for lot width, depth, and size. The proposed use is consistent with the GMP and LDC and is consistent with the AC-1/AN/SP zoning district.

DEVONSHIRE LN

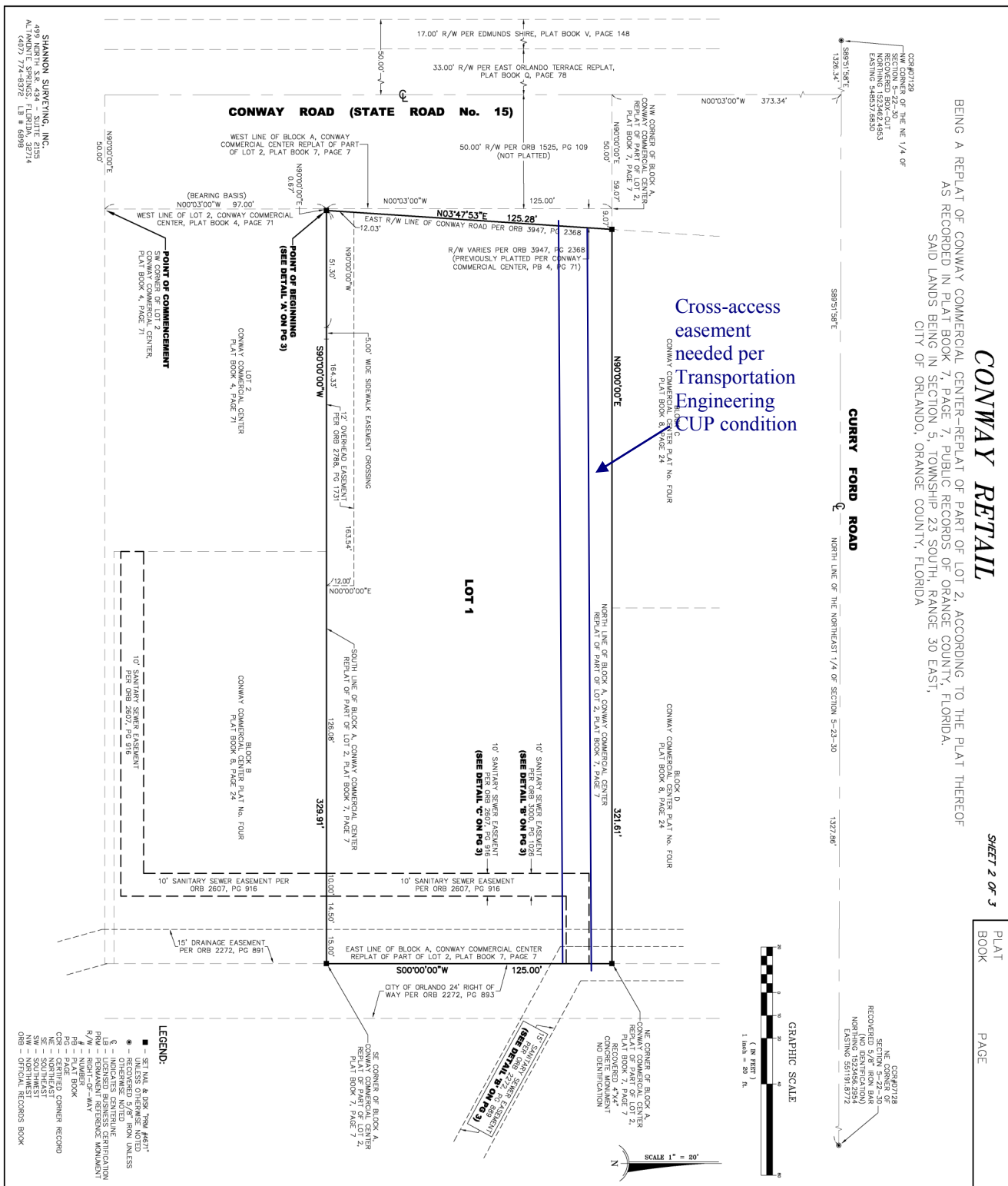
CONWAY RD

Subject Property

[illegible]

[illegible]

## PROPOSED PLAT



## PROPOSED PLAT

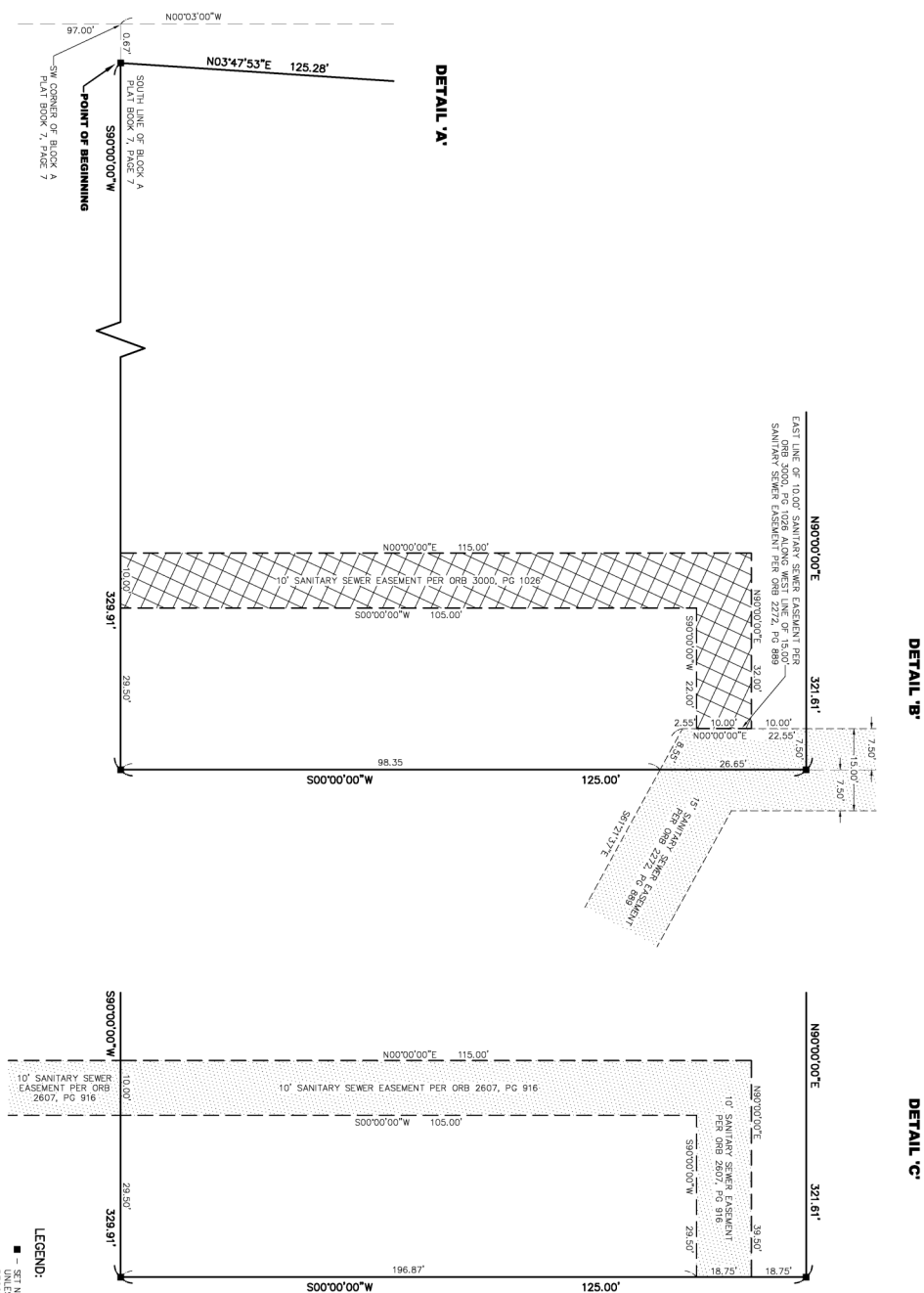
# CONWAY RETAIL

SHEET 3 OF 3

PLAT  
BOOK

PAGE

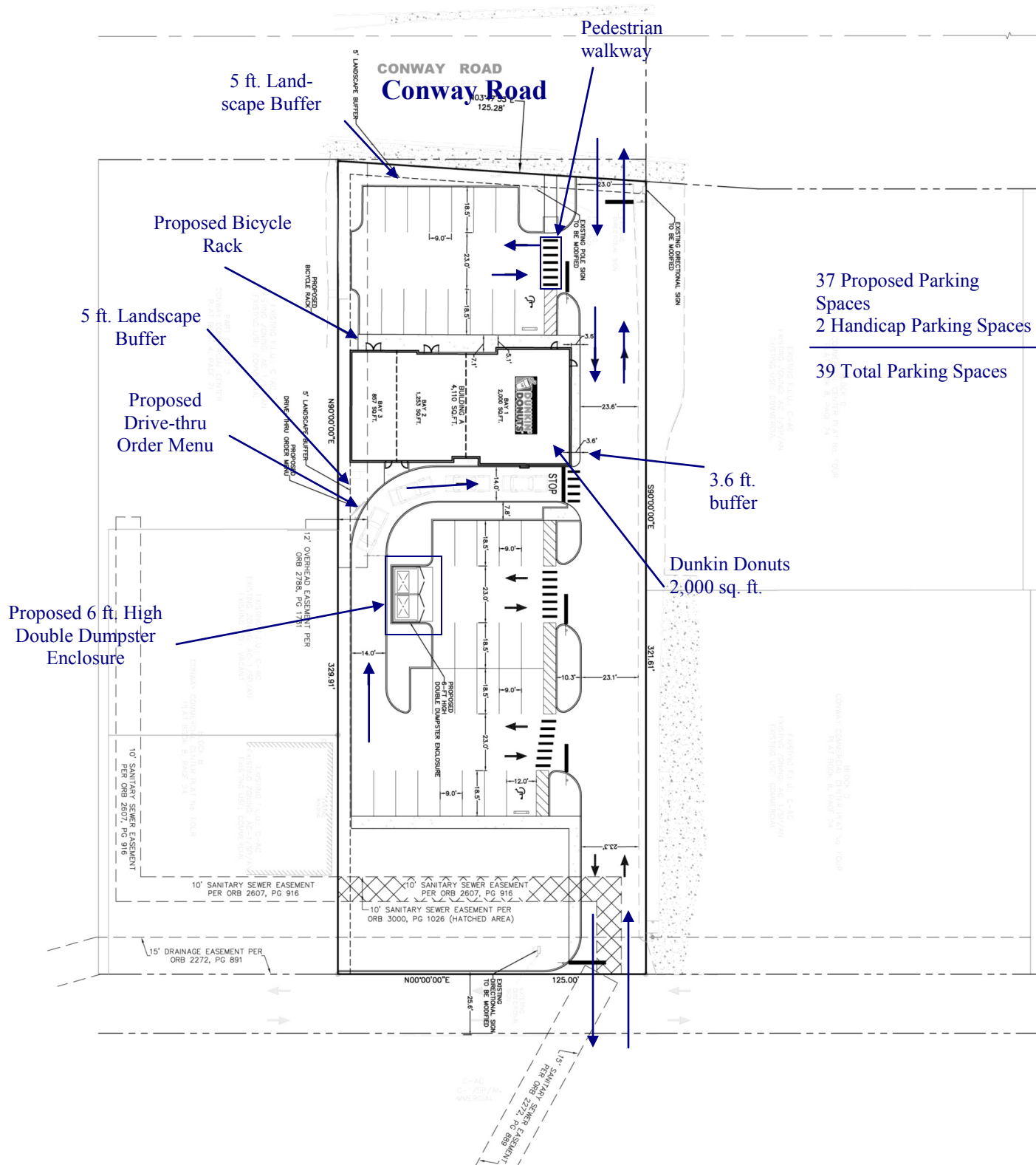
BEING A REPLAT OF CONWAY COMMERCIAL CENTER--REPLAT OF PART OF LOT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 7, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
SAID LANDS BEING IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 30 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



**SHANNON SURVEYING, INC.**  
499 NORTH S.R. 434 - SUITE 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

**LEGEND:**

- SET MAIL & DISK "TRAIL METHOD"
- UNLESS OTHERWISE NOTED
- OTHERWISE NOTED (NOT UNLESS)
- INDICATES CENTURION
- LB LICENSED BUSINESS CERTIFICATION
- PMN PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- RIW RIGHT-OF-WAY
- PB PLAT BOOK
- PG PAGE
- PC PART
- CCR CERTIFIED CORNER RECORD
- CS CORNER SET
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST
- ORB - OFFICIAL RECORDS BOOK





# PROPOSED ELEVATIONS



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

**South Elevation**



WEST ELEVATION  
SCALE 1/8" = 1'-0"

**West Elevation**



EAST ELEVATION  
SCALE 1/8" = 1'-0"

**East Elevation**

# PROPOSED ELEVATIONS



NORTH ELEVATION  
SCALE 1/8" = 1'-0"

North Elevation



Southeast Elevation

EXTERIOR PERSPECTIVE



West Elevation

EXTERIOR PERSPECTIVE

# REQUIRED-CONDITIONS OF APPROVAL

## Land Development

1. General Code Compliance. Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.
2. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the previous approvals (CUP2014-00027)
3. FAR. Floor Area Ratio shall comply with the AC-1/AN/SP zoning district requirement of 0.70.
4. Joint Access. Cross access easements or similar mechanisms shall be used to provide joint access between the parking areas of adjacent properties. This shall preclude drivers from having to use the street network to access a neighboring parcel.
5. Impervious Surface Ratio (ISR) . Shall be limited to 85% (currently shown as 84% on survey/site plan).

## Transportation Engineering

1. Please provide north cross access easement.

## Legal Affairs

1. Sheet 3 of 3 is missing the north arrow.

## City Surveying

1. The plat you have submitted for the first time called Conway Retail has not passed the review process for the following reasons:
  - Sheet: (Survey) Please add the Surveyors Certification statement as to meeting the M.T.S. ect.
  - Sheet: (Survey) Legend missing abbreviations (M),PB,PG,R/W,ORB,CL.
  - Sheets: (Survey & Plat) The dimensioned remainder is missing on Lot 2 PB 4 PG 71.
  - Sheet: (Plat) The 5' sidewalk easement isn't shown on the Plat.
  - Sheet 3: (Plat) The scale and north arrow are missing.
  - Field Review has not passed. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
  - Orange County Property Appraiser has no comments.
  - Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
  - Survey will need the following documents for the next review in addition to copies required by other departments:
    - a. 2 copies of the plat
    - b. 2 copies of the closure report
    - c. Email, CD, or flash drive containing PDF files of all documents.

# FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Conway Retail minor subdivision plat applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed Minor Subdivision is consistent with the City's Growth Management Plan.
2. The proposed Minor Subdivision is consistent with the City's Land Development Code.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

## Staff Recommendation

Staff recommends approval of the Conway Retail minor subdivision plat request, subject to the conditions in this staff report.

# REVIEW/APPROVAL PROCESS— NEXT STEPS

1. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council.
3. The plat is recorded with the Orange County Comptroller.

# INFORMATION-CONDITIONS OF APPROVAL

**Orlando Police Department**

1. The Orlando Police Department has no objections to the subdivision request for Conway Retail Plat, new Dunkin Donuts located at 1627 Conway Rd.. A CPTED review will be completed when detailed development plans are submitted to the City for review.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

## CONTACT INFORMATION

**Land Development**

For questions regarding Land Development contact TeNeika Neasman at 407.246.4257 or [teneika.neasman@cityoforlando.net](mailto:teneika.neasman@cityoforlando.net).

**Transportation Planning**

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net)

**Transportation Engineering**

For questions regarding Transportation Engineering issues, please contact Yameli Herschelman at 407-246-3322 or [yameli.herschelman@cityoforlando.net](mailto:yameli.herschelman@cityoforlando.net)

Information regarding plan review, permit issuance, and inspections can be obtained by using our interactive voice response system PROMPT at 407-246-4444.

**Engineering/Zoning**

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or [john.groenendaal@cityoforlando.net](mailto:john.groenendaal@cityoforlando.net). To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

**Growth Management**

For questions regarding Growth Management plan review, please contact Michelle Beamon at [michelle.beamon@cityoforlando.net](mailto:michelle.beamon@cityoforlando.net) or 407.246.3145.

**Orlando Police Department**

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).