

Chili's Restaurant at Wellington Green MUPD F

STAFF REPORT

Petition Number: 2022-0012-ARB

Owner: Weingarten Realty Investors/
 Kimco Realty Corporation
 2600 Citadel Plaza Dr., Suite 200
 Houston, TX 77008

Applicant: Brinker Florida, Inc. / DBA Chili's
 3000 Olympus Blvd.
 Coppell, TX 75019

Agent: Brenna Shouse
 CDS Development
 14901 Quorum Drive
 Dallas, TX 75254

Site Address: 2525 S. State Road 7

PCN(s): 73-41-44-13-05-010-0000

Future Land Use Map (FLUM) Designation:
 Regional Commercial/LSMU

Zoning Designation:
 Multiple Use Planned Development (MUPD)

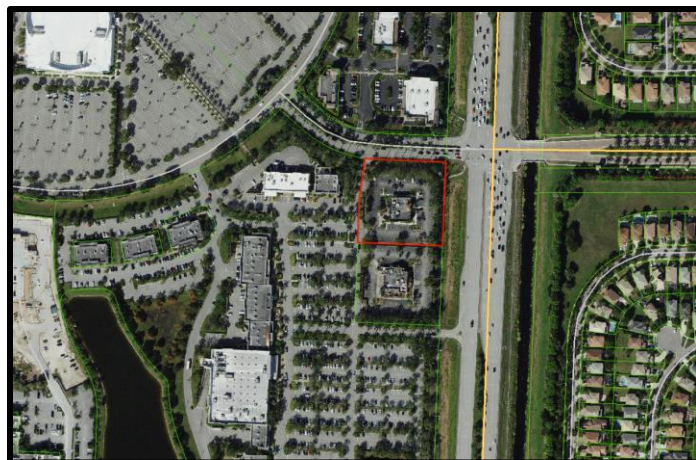
Acreage:
 1.87 Acre (+/-) (Subject Parcel)

Request:
 Architectural Review Board approval of the updated exterior colors and materials for the existing Chili's restaurant within MUPD F of the Wellington Green project.

Project Manager:
 Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

Location/Map:

Wellington Green MUPD F project is located approximately half a mile south of the Forest Hill Boulevard and State Road 7/US 441 intersection, at the southwest corner of the State Road 7 and Lime Drive. The subject Chili's restaurant site (Outparcel F1) is located within the northeast section of the Wellington Green MUPD F project.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Regional Commercial (RC) /LSMU	Multiple Use Planned Development (MUPD)
South	RC/LSMU	MUPD
East	Residential C	Planned Unit Development (PUD)
West	RC/LSMU	MUPD

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Site History and Current Request:

The Wellington Green project is 456-acre located on the southwest corner of State Road 7/US 441 and Forest Hill Boulevard, and consists of seven MUPDs and one PUD. The six (6) perimeter MUPDs (A-F) and the central mall (MUPD G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The PUD currently consists of 224.85 acres, with three residential pods (A, B & C).

The subject Chili's building was constructed in 2003. An update of the exterior colors, materials, and signage was done around 2014 (ARB 14-018). This request (2022-0012-ARB) is for approval of new exterior colors and awnings material.

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building exterior colors and materials for consistency with Wellington's Land Development Regulations (LDR).

The elevations, architectural details, colors, materials, etc., were reviewed based on the LDR Sec. 6.4.4.B. Design Standards for multifamily and non-residential zoning districts. The intent of the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the project and surrounding area/uses. Some design standards include, but are not limited to, facades shall contain architectural details on all sides and avoid solid blank walls; accessory structures shall conform to the design, materials, colors, and style of the principal structures; and outparcels shall contain architectural elements that match or are compatible with the overall project design. Below are images of the current Chili's building as it was approved by ARB in 2014.



The proposed exterior color/material palette (Exhibit A) was reviewed for consistent/compatibility with existing buildings within MUPD F, the surrounding area, and Wellington's approved ARB Color Chart. The proposed color palette scheme includes the beige (Smoky Beige SW 9087) and dark brown (Half-Caff SW 9091) for the wall colors, dark gray (Iron Ore SW 7069) and black (Tricorn Black SW 6258) for the accent, trim and window/door frames color, and red (Salute Acrolon SW 218 Semi-Gloss) for the doors. The existing fabric awnings will be replaced with standing seam black metal awnings. The architectural details for the existing building include stucco finish, decorative trim/band, accent stone and other architectural details. The finish/color of the existing

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clay tile roof and stone will remain as it is currently. No other modifications are proposed for the elevations/façades, colors, materials, sigs, etc., are being proposed with this request. Exhibit A and below are the proposed exterior colors palette that will be utilized.



The proposed color scheme will be as illustrated on the architectural rendering/elevation drawings Exhibit B and below.



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LEFT ELEVATION

Exhibit C is the applicant's Justification Statement with details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2022-0012-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR, the Planning and Zoning Division recommends approval of Petition 2022-0012-ARB with the following conditions:

1. The exterior color (non-gloss finish, except for the doors which are semi-gloss) and material palette shall be consistent with Exhibit A and the color/material scheme details as provided on Exhibits B, and:
 - a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
 - b) All fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc., shall be finished in black color.
 - c) All on-site visible exterior lighting shall be illuminated white light.
 - d) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded.
2. The address identification/numbering height, if provided on the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
3. Permit approval is required prior to construction/installation of proposed improvements.
4. Any modifications to this approval during permitting and/or construction shall require ARB approval.
5. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
6. Amended plans as needed and consistent with these condition shall be provided to the Planning and Zoning Division for final ARB approval processing.

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Exhibits:

Exhibit A	Proposed Color and Material Palette
Exhibit B	Proposed Color and Material Scheme Renderings/Elevations
Exhibit C	Applicant Justification Statement