



CHIPOTLE MEXICAN GRILL – RESTAURANT WITH DRIVE-THROUGH
(SPECIAL EXCEPTION)

Summary

This is an application for Special Exception use approval for a proposed restaurant with drive-through to be located within the existing vacant commercial building formerly a bank use, located at 11 Weston Road, as shown on the location map. The property is zoned B-3 (General Business District), and the underlying land use designation is Commercial on the City of Sunrise Future Land Use Map. The use requires City Commission approval per Subsection 16-36 of the Land Development Code (LDC) for a Special Exception.

General Information

The site received City Commission approval for a Site Plan on March 11, 1986, via Resolution No. 86-54. The approved building was 2,606 square feet and included a covered five-lane drive-through located on the north side of the building. The building is situated on an approximately 1.01-acre net parcel.

The proposed restaurant with drive-through is bordered to the north by a fast-food restaurant zoned B-3 (General Business District). A private access road to the west provides direct access to State Road 84 and Weston Road (SW 160th Ave). A vacant parcel lies to the west and a paved parking area serving an office building is located to the south.

The site is located within the 84 South Development of Regional Impact (DRI). On November 8, 1977, the Broward County Board of County Commissioners adopted Ordinance No. 77-36(z), establishing the 84 South Development of Regional Impact. The proposed development is consistent with the requirements of the DRI.

Concurrently with this Special Exception application, the applicant has submitted a Revised Site Plan application for review.

Project Description

The applicant proposes a 2,606-square-foot restaurant with a drive-through pickup window and 241-square-feet of outdoor seating area. The restaurant will operate seven days a week from 10:45 a.m. to 11:00 p.m.

The Land Development Code requires 31 parking spaces for the proposed restaurant with drive-through including the outdoor seating area, with 48 parking spaces being provided. A Traffic Impact Analysis finds that the proposed use will not result in additional peak-hour trips compared to the former bank use.

Staff Evaluation

The applicant has addressed the criteria established in Section 16-36(d) of the LDC for the granting of a Special Exception use as follows:

IMPACT ON SURROUNDING PROPERTIES: The applicant states that the approval of the special exception will not interfere with the property rights of adjacent landowners or create an unreasonable disruption to the area. The property is located on the southwest quadrant of Weston Road and State Road 84 and was previously occupied by a bank. The site is surrounded by active commercial uses on both sides of Weston Road, including a Burger King, two gas stations, restaurants, liquor stores, office buildings, and civic uses such as a fire station. This corridor already functions as a well-established commercial node with consistent activity throughout the day.

The proposed Chipotle will replace a long-standing vacant building with a modern, attractive restaurant that complements the existing commercial pattern. The use will generate activity consistent with surrounding restaurant and retail operations, and the scale of the restaurant is modest compared to the broader commercial area. No dangerous materials or unusual storage needs are associated with the use, and operations are not expected to result in excessive noise, lighting, or other impacts beyond what is typical for a quick-service restaurant in this setting. Exterior lighting will comply with the City's lighting requirements to ensure that illumination is appropriately directed and does not adversely impact surrounding properties.

The existing landscape buffer will continue providing visual screening, and any landscape material that is in poor condition will be replaced in accordance with the requirements of the City's Land Development Code. While the project includes a pickup window, it is not a traditional drive-through and does not include any outdoor speakers or order-taking equipment, including at the proposed announcement sign. All orders are placed in advance through the Chipotle mobile application or website, and the window functions solely as a pickup point. No employees will take orders outside of the restaurant. Loading, deliveries, and trash collection will be scheduled outside of business hours to further minimize potential impacts on adjacent properties.

The property's location along two major transportation routes allow customers to access the site easily without routing traffic through residential neighborhoods. Furthermore, the proposed use will not negatively affect the safety or welfare of minor residents. As a family-oriented restaurant, the project will serve as a convenient dining option for residents, visitors, and employees in the surrounding area.

TRAFFIC: The applicant states that the proposed restaurant will operate well within the capacity of the surrounding roadway network and will not create adverse traffic impacts. The property is located at the intersection of Weston Road and State Road 84, two major arterials designed to support commercial traffic volumes. While site access is not directly from these roadways, it is immediately proximate, allowing visitors to reach the site through existing commercial access drives without traveling through residential neighborhoods. This layout ensures that nearby residential streets will not experience spillover traffic.

A Traffic Impact Analysis was conducted by the applicant and reviewed by the City's Traffic consultant for the proposed project. The proposed Chipotle was conservatively evaluated using ITE Land Use Code 934 (Fast-Food Restaurant with Drive-Through Window), which reflects a higher trip-generation rate and ensures that potential impacts are not understated. This methodology provides a conservative assessment of the project's traffic impacts.

Chipotle's operating hours begin after the morning commuter period; therefore, the restaurant will not generate traffic during the typical AM peak hour. As a result, the use of ITE Land Use Code 934 represents a conservative approach, and actual trip generation is expected to be lower than the values reported. Based on the analysis, the net trips generated by the proposed development are 376 daily trips, 23 AM peak hour trips (10 inbound / 13 outbound), and a net reduction of 3 PM peak hour trips (-1 inbound / -2 outbound) when compared to the former use.

The project includes modifications to the internal circulation system, including a proposed drive aisle opening south of the building that connects to the existing access road. While an access point currently exists, the additional opening will provide an alternate point of ingress and egress, improving circulation by allowing vehicles to more efficiently enter and exit the site. This reduces the potential for congestion at a single access point, distributes traffic more evenly, and minimizes internal conflicts between parking areas, circulation aisles, and the drive-through lane.

The project also includes a dedicated pickup lane for mobile orders. Unlike a traditional drive-through, no on-site ordering occurs. This streamlined approach minimizes queuing and vehicle idling, supports efficient on-site circulation, and further limits any potential traffic impacts to the surrounding area.

COMPREHENSIVE PLAN: The proposed restaurant with drive-through use supports and furthers the following goals, objectives, and policies of the City of Sunrise Comprehensive Plan:

Future Land Use Element

- Commercial, Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.

Applicant's Response: The proposed project introduces an additional dining option that adds to the existing mix of commercial uses within the City. The restaurant use complements the surrounding retail, service, and dining establishments and provides a convenient, neighborhood-serving option for residents and visitors. By repurposing an existing commercial site, the project contributes to the continued variety and viability of commercial activity within the area.

- Phased Growth, Objective 12.1: Redevelopment: The City of Sunrise shall continue to improve the condition of deteriorated buildings within the City.

Applicant's Response: The proposed Project improves an existing building that is currently vacant through building and site enhancements associated with the new use. The repurposing of the structure and associated upgrades will improve the overall condition and appearance of the Property and contribute to the continued maintenance and reinvestment in the City's existing building stock.

Public Rights Element

- Goal 1, Policy 1.1.2: The City will consider in its decision making the right of a property owner to use, maintain, develop and improve the property owner's property for personal use or for the use of any other person, subject to state law and local ordinances.

Applicant's Response: The proposed project represents the Applicant's ability to utilize and improve the property in a manner consistent with applicable regulations. The repurposing of the existing building for a permitted commercial use reflects a reasonable and appropriate use of the property, while remaining subject to and compliant with all applicable state laws and local ordinances.

OTHER FACTORS: The applicant states that there are no other factors that are anticipated to materially affect public health, safety, or welfare. The Project revitalizes a vacant commercial building with a well-established, family-oriented restaurant operator, improving the site's appearance, security, and activity level.

The restaurant will operate seven (7) days per week, from 10:45 a.m. to 11:00 p.m. The pickup window is not a traditional drive-through, as no menu boards, speakers, or on-site ordering are provided. All orders are placed in advance, and the window functions solely as a pickup point, which minimizes queuing and vehicle idling. Two (2) parking spaces are provided for customers who arrive early to wait outside of the drive aisle, further supporting safe and efficient circulation.

The site includes a reconfigured drive aisle system, including an additional access point to the adjacent access road, which improves ingress and egress and distributes traffic more efficiently throughout the site. Site and building access points have been designed to maintain clear and safe circulation for both customers and emergency vehicles.

Loading, deliveries, and trash collection will occur outside of business hours, with a buffer to ensure no overlap with customer activity. This operational approach prevents conflicts with the drive aisle and maintains orderly site operations. In addition, the Applicant commits to registering the property under the City of Sunrise Trespass Program to further enhance site security and facilitate coordination with law enforcement. No outdoor speakers are proposed, and any mechanical equipment, including generators, will comply with applicable code requirements and will not adversely impact surrounding properties.

The proposed use does not involve hazardous materials, industrial equipment, or operations that generate excessive noise, odor, or lighting. Site improvements, including updated landscaping and code-compliant lighting, will further enhance safety and compatibility. Overall, the project converts an underutilized property into a functional and well-managed commercial use that supports the surrounding area and promotes the public health, safety, and welfare.

Staff Recommendation to the Board of Adjustment, August 4, 2026

Staff find this application meets all applicable LDC requirements for the granting of Special Exception use for a Restaurant with Drive-Through. Therefore, Staff recommends approval subject to the following conditions:

1. Any changes to the drive-through operation requires a Revised Special Exception.
2. Prior to final Special Exception use approval through the Community Development Department, the applicant shall address the outstanding comments of the Development Review Committee.

Board of Adjustment Recommendation, August 4, 2026

At its meeting on August 4, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, September 8, 2026

Staff recommends the approval of this application subject to the conditions listed above.

Planner: Ana Parada
File No.: SE-000032-2026 (85:70018-1)

Location Map

