



## STAFF REPORT

### CHIPOTLE MEXICAN GRILL – (REVISED SITE PLAN)

#### **Summary**

This is an application for Revised Site Plan approval for exterior elevation changes and site plan modifications to an existing vacant commercial building formerly known as Florida National Bank, 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. Pursuant to Section 16-32 of the Land Development Code (LDC), the Revised Site Plan requires City Commission approval.

#### **General Information**

The commercial building, found on the subject property was formerly known as Florida National Bank, which received City Commission approval for a Site Plan on March 11, 1986, via Resolution No. 86-54. The existing building had an approximate building footprint of 2,606 square feet and includes 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 subject property is bordered to the north by a fast-food restaurant zoned B-3 (General Business District). To the south and west, it is bounded by a private access road providing direct access to State Road 84 and Weston Road (SW 160<sup>th</sup> Ave). Beyond access road, a vacant parcel lies to the west and paved parking serving an office building is located to the south. To the east, across Weston Road, is a shopping center also zoned B-3 (General Business District).

The subject property is also 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 Revised Site Plan application, the applicant has submitted Special Exception application for review.

#### **Project Description**

The applicant proposes to redevelop the existing building into a Chipotle Mexican Grill restaurant with a drive-through. The project includes the renovation of the existing building and the addition of 132 square feet, resulting in a total building area of 2,738 square feet. The site's building was previously a bank.

The former bank's drive-through lanes will be reconfigured to create a one-way circulation pattern, with vehicle access provided through a one-way entrance at the northwest corner of the property. Traffic will circulate through the pickup lane before exiting via a one-way driveway immediately south of the entrance.

To improve site circulation, a new driveway is proposed at the southwest corner of the property. Excluding the reconfigured drive-through lane, the site will have a total of three driveway access points. Two of the driveway access points will connect to the access road, while the third will provide an internal connection to the existing fast-food restaurant property to the north.

The proposed restaurant with drive-through requires 31 parking spaces with 48 parking spaces provided. In addition, ten (10) drive-through stacking spaces measured will be provided, exceeding the requirements of the Land Development Code.

The proposed exterior improvements include a flat-roof design with stucco and brick wall finishes in black, gray, and white tones. The existing monument sign will remain. New directional and pickup signage is also proposed to enhance vehicular circulation and improve customer access.

The proposed development includes an internal solid waste collection system, with refuse stored in a fully enclosed container within a screened dumpster enclosure. The enclosure is strategically located to provide efficient access for service vehicles while maintaining safe and orderly on-site circulation.

### **Staff Evaluation**

Staff has reviewed the Revised Site Plan and find it consistent with the Land Development Code.

### **Staff Recommendation to the Planning and Zoning Board, August 4, 2026**

Staff has reviewed the proposed Revised Site Plan and find it consistent with the criteria established for the approved subject site and subject to the following conditions:

1. Approval of the proposed Special Exception application (SE-000032-2026) (85:70018-1) and compliance with conditions within Special Exception.
2. The site plan set shall be updated to reflect the colored elevations and renderings dated July 31, 2026.
3. Prior to final Site Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Revised Site Plan set and address the outstanding comments of the Development Review Committee.

### **Planning and Zoning Board 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.: RSP-000038-2026 (85:70018-1)

## Location Map

