



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: August 7, 2006

Subject: MOTION to accept Revised Building Elevations for the KFC/Texaco Redevelopment Planned Use Approval of July 6, 2004

List of committees that have reviewed: The Community Development Committee reviewed the revised building elevations at its July 31, 2006 meeting and determined that the elevations meet the intent of the original elevations approved with the Planned Use. The committee recommends approval of the motion.

Background:

On July 6, 2004, the City Council approved a Planned Use Development for the KFC/Texaco site at 300-302 E. Highway 50. The proposal included demolishing the existing buildings and constructing a new 11,700 sq. retail strip center. Since this approval, the applicant has removed the buildings and remediated the Texaco site. No construction has occurred. Please find attached the approved preliminary site plan and building elevations from the Planned Use of 2004.

On August 1, 2005, the City Council granted a 12-month extension for the Planned Use moving the expiration date to June 21, 2006. Within the allowed time frame prior to their deadline, on June 12, 2006, the applicant submitted revised building elevations which more closely meet their potential clients' building and financial needs. After reviewing the elevations, staff met with Bob Cissell from Cissell Mueller on Monday, July 17, to discuss recommended changes to the proposed plans. After additional revisions and resubmission by the applicant, staff feels that the facades attached to this item are similar in character, material, and quality to the intent of the originally approved building plans.

The front and side elevations will feature a brick veneer, glass, and EIFS/Stucco. The rear will be constructed of integrally colored Concrete Masonry Units (concrete blocks), identical to the original elevations. The front and side elevations incorporate vertical and horizontal relief with the columns extending above the roof line and the end tenant spaces featuring covered walkways extending out over the sidewalk. Instead of the covered walkway extending the length of the building, the central tenant spaces will utilize awnings for pedestrian weather protection. The building will have a minimum 4' tall parapet around the top of the building to screen all rooftop HVAC units from the view of adjacent properties and right-of-ways. These changes are intended to reduce the expenses of the development while preserving the Council's original intent for the development. It is before the Council to determine if these revised elevations meet the intent of the Planned Use and are acceptable for construction. If the Council denies this motion, the developer will be required to construct the building

as approved in 2004 or proceed through the Planned Use process again with these revised building facades.

It is important to note that the site plan approved with the Planned Use will **not change**. This motion pertains only to the building facades.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval of the motion to accept the revised elevations.