



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: November 16, 2009

Subject: Chancellor Retirement Community Revised Building Elevations – **Motion**

List of committees that have reviewed: The Community Development Committee reviewed and voted 4-0 to approve the revised building elevations at its November 9, 2009 meeting.

Background: The Chancellor Retirement Community was approved as a Planned Use rezoning on January 20, 2009. Building elevations were included as part of that approval. Those building elevations had served as an example of how to use the new Commercial Design Handbook, and the suggestions made by the architect involved with developing the Handbook, Mark Gettemeyer, were incorporated into the building elevations that were approved by the City Council.

The owner of Chancellor Retirement Community has recently revised their building elevations again. The major change is that instead of using a combination of brick, EIFS and vinyl siding, they are requesting to use 100% brick. They have met with Mark Gettemeyer to review the changes and ensure that the new elevations meet the spirit of the Handbook.

Attached are the originally approved building elevations, which featured a combination of brick, EIFS and vinyl siding, and the revised building elevations, which include 100% brick in two colors to break up the large expanse of walls.

This is being brought before the City Council to determine whether the changes are consistent with or an improvement over what the City Council's intent was in the original project approval

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the revised building elevations. We believe they meet the spirit of the principles of the Commercial Design Handbook, and the use of a more durable material like brick will provide a low-maintenance and long-lasting building façade.