

H. FINAL DEVELOPMENT PLAN APPROVAL - HAWTHORNE PLAZA - Vicinity of the southwest corner of 119<sup>th</sup> Street and Roe Avenue

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1. APPLICANT: Klover Architects, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow alterations to the exterior of an existing shopping center.
3. LOCATION: The subject property is located in the vicinity of the southwest corner of 119<sup>th</sup> Street and Roe Avenue.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is requesting approval of a final development plan for the update of the exterior of an existing shopping center. New fabric awnings will be installed around the main building, along with new prairie stone on the columns and open metal canopies at the main entry features. New decorative custom panels will also be installed in the upper arch-top windows. New landscaping is proposed around the Hawthorne Plaza monument sign at the intersection of 119<sup>th</sup> Street and Roe Avenue, and additional street trees will be installed along Roe Avenue and Tomahawk Creek Parkway to meet the minimum street tree requirement of one tree for every 40 feet of street frontage.
6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Hawthorne Plaza, subject to the following stipulations:
  - a. No signage is approved with the final development plans. Separate sign permits are required prior to the installation of any signage.
  - b. Prior to the issuance of a Final Certificate of Occupancy, the new street trees shall be installed along Roe Avenue and Tomahawk Creek Parkway to meet the minimum street tree requirements.