

J. FINAL DEVELOPMENT PLAN APPROVAL - RITZ CHARLES BUILDING D -
Vicinity of the southeast corner of 135th and Grandview Streets

1. APPLICANT: The DLR Group, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a new building, associated parking and entryway drive.
3. LOCATION: The subject property is located in the vicinity of the southeast corner of 135th and Grandview Streets.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is requesting final development plan approval to allow a new building to be located at the northeast corner of the Ritz Charles Plaza site. Building D, the subject building, is 14,166 square feet and is proposed to contain retail and/or restaurant uses. The applicant is also seeking approval of an adjacent parking lot and entryway drive.

Primary building materials include brick, stone, and EIFS. Building D is broken into a series of architectural masses designed to accentuate the multiple tenant spaces that the structure will be composed of. The north (135th Street) and south (main entrance) facing facades include two primary vertical elements each. Also located on each primary façade are metal canopies, black awnings, and painted steel arches. The east and west ends of the building have been reserved for potential outdoor seating areas once the tenant spaces are occupied.

Parking on the site will occur directly south of the building. A plaza, which includes a bench and landscaping, is located immediately south of the building in the adjacent parking field. A temporary asphalt curb will be constructed on the western side of the parking lot and will be removed once future development occurs to the west. A trash enclosure will be constructed using the same materials as the new building and be located at the southeast corner of the site.

Staff continues to work with the applicant to resolve several negligible architecture and landscaping issues. The determination of whether the applicant has satisfactorily resolved these items will be reported on at the Planning Commission meeting.

6. STAFF RECOMMENDATION: Subject to the submittal of final architecture and landscape revisions, staff recommends approval of

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Final Development Plan, Ritz Charles Building D, subject to the following stipulations:

- a. No signage is approved with the final development plan. Separate sign permits shall be submitted for review and approval prior to the installation of any signage.
- b. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- c. Prior to issuance of a Final Certificate of Occupancy, all roof-top equipment must be screened from view.
- d. Prior to the issuance of a Building Permit, the property must be platted and the city's required Excise Tax paid.