

G. FINAL DEVELOPMENT PLAN APPROVAL - CVS PHARMACY – 5495 West 95th Street

1. APPLICANT: Landplan Engineering, PA is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a new building and renovated adjacent facade.
3. LOCATION: The subject property is located at 5495 West 95th Street.
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 southeast corner of Nall Avenue and 95th Street. The subject building is 12,900 square feet and will contain a CVS pharmacy and associated drive-thru. The applicant is also seeking approval of a newly renovated exterior façade east of the CVS Pharmacy. This façade will be a result of partial demolition of an adjacent retail structure to accommodate parking at the pharmacy.

The building will be constructed primarily of brick to match the adjacent Big Lots. Additional trim materials include EIFS and concrete. The main entryway of the CVS will be arcaded and colonial red awnings will flank the two primary front façades (north and east). A 13-foot brick screen wall with a capstone and wainscot will be built to screen delivery vehicles. The applicant is also proposing a pedestrian gateway feature at the northwest corner of the site, which is located at the southeast corner of Nall Avenue and 95th Street. The feature will include two pergolas, benches, and pervious pavers.

The Site Plan Review Committee discussed the design of the new building and adjacent façade. The committee's primary concern was with the adjacent façade and its post-demolition appearance as viewed from CVS. Additional brick detailing, columns and trellises were subsequently added to the plan to break-up the large, blank wall.

Staff continues to work with the applicant to resolve several negligible issues with architecture and landscaping. 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 Final Development Plan, CVS Pharmacy, subject to the following stipulations:

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- 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.