

**To:** Planning and Zoning Commissioners

**From:** Melissa DeBoer, AICP – Planning Coordinator

**Date:** May 10, 2024

**Re:** Central Plaza II – Revised Site Plan

**Attach:** Proposed Revised Site Plan and Revised Building Elevations

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## **BACKGROUND**

Central Plaza II submitted for site plan approval and was granted approval by City Council on May 15, 2023, for a new commercial building. The developer has since reached out to City staff about revising the materials on the building elevations and changing the building footprint slightly by removing the bump out on the southwest corner of the building.

## **PROPOSED PLAN**

The original building elevations were to be primarily constructed of brick, EIFS, and storefront glazing. The revised elevations show more brick and no EIFS, plus the addition of fabric awnings over the storefronts. The proposed plan also shows the bump out on the originally approved site plan to be removed. There are no other changes proposed.

## **STAFF RECOMMENDATION**

At this time, staff would recommend approval of the revised site plan for Central Plaza II.