

**SITE PLAN COMMITTEE
SEPTEMBER 21, 2010**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Bob Breslau, Sam Engel, Jr., and Harry Venis. Also present were Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting.

2. SITE PLANS

Modifications

2.1 SPM 8-3-10, Burger King, 5901 South University Drive (B-2, Community Business District)

Glenn Levins, representing the petitioner, was present. Mr. Abramson advised that this item was being reviewed due to the request for a dramatic change in paint colors.

Vice-Chair Breslau noted that in the packet, there was a selection in browns rather than blue. Mr. Abramson responded that the applicant decided to go with the colors that staff had suggested.

Vice-Chair Breslau made a motion, seconded by Mr. Engel, to approve subject to the staff's recommendations which include a roof as shown in the colors submitted to the Committee as a brown terra cotta rather than blue. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – yes; Mr. Engel– yes; Ms. Lee – absent; Mr. Venis - yes. **(Motion carried 4-0)**

2.2 SPM 8-4-10, Best Buy – The Tower Shops, 2200 South University Drive (B-3)

Larae Tucker and Jeff Mooallem, representing the petitioner, were present. Mr. Abramson provided a summary of the planning report. It was clarified that the signage was not a part of this approval process; that the petitioner planned on removing the overhead covering on the walkway; and the tower build-out features were to be eliminated.

Mr. Engel was not pleased about the removal of the covered walkway and he indicated the same about the extra rental space at the south end of the store. It appeared to be a big blank wall with a hole cut out for a door, was his opinion.

Ms. Tucker indicated that the application that had been proposed was what she hoped the Committee would consider. She was asked numerous questions about the changes in the design features which made Best Buy inconsistent with the shopping center. Mr. Mooallem indicated that as a representative for the shopping center, although they did not like the design, they nevertheless were in support of their tenant and the application due to the tough economic times.

Chair Crowley agreed with Mr. Engel in his concerns for a covered walkway. He wanted Best Buy to come into the community and to succeed; however, it did not diminish his concerns and he was interested in what the other members of the Committee thought.

Vice-Chair Breslau understood the concerns about the lack of covered walkways; however, his primary issue regarded the big, massive walls without any architecture, any awnings, without any cut-outs or landscape trees. He could not recall seeing a Best Buy store done “that minimal of design.” Vice-Chair Breslau contended that the least that could be done would be a covering over the entrance. He hoped they would have an understanding of what the Committee was looking for and the authority to either agree or disagree with the recommendations made.

A lengthy discussion ensued in which Vice-Chair Breslau drew on the plans some of the “simple” solutions to improve the appearance. As this review was not going before Town Council, he suggested that a motion would be made that was “broad enough” for the applicants to work within, that it would meet the intent of the Committee as discussed, and would be subject to staff's review.

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Vice-Chair Breslau made a motion, seconded by Mr. Engel, to approve subject to the following changes which would be reviewed by staff: 1) that the building color be consistent with the rest of the shopping center or within the same palate as the shopping center except that the blue wedge could remain blue and the “torn ticket” would be a separate approval not made by this Committee; 2) that the applicant would provide an elevation for the remaining leasable space to the south that was not Best Buy as part of the re-submittal with a storefront that was consistent with the other storefronts in the shopping center and which may include storefront glass; 3) the applicant should provide a covered entry feature over the entire front entrance of the Best Buy store similar to the Old Navy store; 4) the applicant should provide multiple awning features on the north and south walls with applied stucco features to break up the walls and those awnings could be either canvas, metal Bahama shutters, metal shutters or material that was appropriate; 5) the landscaping shown on the plans should show on the elevations and “verticality” should be added to the stucco treatment as well as to add vertical landscaping somewhere in front of the wall areas, not in front of the sign or entrance, preferably Palm trees to get some height in order to break up the walls; and 6) the lighting fixtures on the front (the down lights) should be of the color consistent with the rest of the shopping center – not yellow. Clarification of item five was that the applicant would add Palm trees in the planters that exist in order to break up the walls north and south of the entrance. If the trees did not fit in the existing planters, the applicant and staff would examine relocating those planters to the existing sidewalk up against the building for location of those Palm trees. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – yes; Mr. Engel– yes; Ms. Lee – absent; Mr. Venis - yes. **(Motion carried 4-0)**

Mr. Mooallem asked the question that if a new tenant were to move into the store tomorrow with only a sign change, would it be allowed. Mr. Abramson responded that if the applicant just wanted to put their “ticket” sign on there and the sign met Code, there would be no problem.

Committee members clarified that by removing the vertical and horizontal architecture and replacing it with a massive stucco wall, the landscaping became inefficient. The suggestions that were made were a compromise to achieve balance and function with the revised features.

3. OLD BUSINESS

3.1 Report on Voting Abstention on September 7, 2010, by Sam Engel

Ms. Gale advised that on September 7, 2010, Mr. Engel completed a Form 8B which had been distributed to Committee members. The form was filed for his abstention in voting on an item (SP 8-1-08, Vietnamese Buddhist Cultural Center).

4. NEW BUSINESS

4.1 Discussion of November 23rd and December 21st Scheduled Meetings

Mr. Engel made a motion, seconded by Vice-Chair Breslau, to cancel the meetings of November 23rd and December 21st. In a voice vote, with Ms. Lee being absent, all voted in favor. **(Motion carried 4-0)**

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

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6. ADJOURNMENT

Mr. Engel made a motion, seconded by Mr. Venis, to adjourn. In a voice vote, with Ms. Lee being absent, all voted in favor. **(Motion carried 4-0)**

The meeting was adjourned at 4:40 p.m.

Date Approved: _____

Chair/Committee Member