



## Legislation Text

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**File #:** 19-1437, **Version:** 1

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**MSC 2019-27, Boulevard Square**, generally located east of Hiatus Road and south of Pines Boulevard, color change to the shopping center and associated structures, miscellaneous request. (Cole)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Select Strategies Brokerage, agent, is requesting approval of a color change to the Boulevard Square Shopping Center, generally located east of Hiatus Road and south of Pines Boulevard. The Boulevard Square Shopping Center consists of a main shopping center building and self-storage facility along the south side of the property as well as two outparcels (Bahama Breeze and CVS) and one multi-tenant outbuilding (Denny's, Mattress One, Vitamin Shoppe, etc...) adjacent to Pines Boulevard. The proposed color change will apply only to the shopping center main building, multi-tenant outbuilding, shopping center signs and dumpster enclosures.

Boulevard Square shopping center was approved through site plan SP 99-14. Modifications were made to the site in 2000 (addition of a retail building), 2002 (addition of self-storage facility), and in 2004 (adoption of a uniform sign plan) and 2019 (façade modifications).

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following colors for the existing main shopping center building, multi-tenant outbuilding, monument signs, and dumpster enclosure:

- Main Body: SW 7024 (Functional Gray), SW 7022 (Alpaca)
- Trim: SW 6070 (Heron Plume)

The existing self-storage facility is under separate ownership and at this time the owner is electing to not paint the building. A letter has been provided from the owner stating that when the building is repainted it will be painted to match the shopping center.

CVS and Bahama Breeze outparcel buildings are not required to match the main shopping center color theme.

No other site modifications are being proposed at this time.

### **STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application.