



Legislation Text

File #: 20-0112, **Version:** 1

MSC 2019-31, Ross Dress for Less, 650 N University Drive, color and façade modifications to an existing tenant bay at Pembroke Commons, miscellaneous application. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Larry Swick, agent, is requesting approval of façade and color modification to the existing tenant bay located at 650 North University Drive within the Pembroke Commons shopping center. The changes are the result of a change in tenant. The bay previously occupied by Office Depot will now be occupied by Ross Dress for Less.

Pembroke Commons was approved via site plan in 1990 (SP 90-08). In 2018, via site plan (SP 2018-12) the addition of an outparcel was approved for the site. Additionally, in 2015 façade modifications were approved via site plan amendment (SP 2015-17).

BUILDINGS / STRUCTURES:

The applicant is proposing to fill in the existing recessed section of the pop out feature's upper band and the scoring to create a flush surface. Additionally, the 4 canopies on the pop out feature will be removed.

The following color changes for the tenant bay are proposed:

- Main Body: SW 6113 (Interactive Cream)
- Pop out feature: SW 6385 (Dover White)
- Pop out columns: SW 6116 (Tatami Tan)
- Lower accent bands: SW 6125 (Craft Paper), SW 6140 (Moderate White) and TK 6010-40 (Blue)
- Upper accent bands: SW 6107 (Nomadic Desert)

The proposed colors are within the color family (tans and browns) of the shopping center. The

colors of the rest of the tenant bay will not be modified.

Signage for the shopping center is regulated by their uniform sign plan and will be approved through the building permit process.

LIGHTING:

Wall sconces will be added on both of the pop out features columns on front of the tenant bay.

The sconces will be wall wash and not exceed 4,000k.

STAFF RECOMMENDATION:

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