



Legislation Text

File #: 19-3083, **Version:** 1

Review and Consideration of a Minor Amendment to the Shops at Broad Planned Development Standards to Revise the Masonry Requirements for FLIX Movie Theater (ZC#16-008)

To consider the proposed revision described below.

The City Council approved the original Planned Development for this property in 2016. Exhibit F outlines the Design Standards approved for the entire site. FLIX Brewhouse is requesting a deviation to their site plan to allow non masonry materials (as defined by our ordinance) for more than 50% of the facades of the building. The proposed product is called "formliners" and it simulates split face block. It is a pour in place type product. More information can be found at <https://www.specformliners.com/> regarding the proposed product.

The other material they are using is a 3/8's inch tile which does not meet our masonry requirements either. The "formliner" product makes up about 75 - 80% of the exterior facade. Other buildings on the pad sites along E. Broad use stone, brick, painted fiber cement siding. FLIX will look different but be in the same color palette as the other buildings.

Staff recommends approval of the deviation for FLIX to use the "formliners" material.

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