



Legislation Text

File #: 19-3150, **Version:** 1

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

To reconsider the proposed revision.

Mayor Pro Tem Newsom requested support for this item to be reconsidered. Support was received from Council Members Lewis, Short, Moore, and Leyman.

On April 8, 2019, City Council denied the request from Flix to use a non-masonry material (as defined by our ordinance). Since that time, several Council members have been interested in reconsidering the Flix request.

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 concrete 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 Street 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.

Lisa Sudbury, AICP, Interim Director of Planning
817-276-4227