

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 3, 2015
Re: Staff Report for O'Reilly Auto Parts – Certification of Appropriateness

Item #3 – O'Reilly Auto Parts – Certificate of Appropriateness

(PID# 201506290046)

Application: Certificate of Appropriateness
Location: Broadway and Southwest Boulevard
Applicant: Donald Plank, Plank Law Firm
Current Zoning: C-2, Retail Commercial District
Current Use: Vacant
Proposed Use: Retail

Relevant Code Section(s):

- 1138.04(b) Historical Preservation Area, New Construction
- 1138.04(c) Historical Preservation Area, Materials
- 1138.04(d) Historical Preservation Area, Color

Project Summary:

The applicant is requesting approval of a certificate of appropriateness for the new O'Reilly Auto Parts store to be located on 0.97 acres of land near the corner of Broadway and Southwest Boulevard. A single building is proposed on the site, with parking on the east, south and west. The building is proposed to be finished in brick ("Harvard" with "Natural" mortar color) on all sides, with E.I.F.S. ("Softer Tan" and "Portabello") over the building entrance. The building is proposed to be 24'8" in height.

Code Analysis:

1. **Section 1138.04(b) states that the design of new structures and or additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area.**

Criteria Met: The proposed structure has been designed to be compatible with existing development in the Historical Preservation Area by finishing the building on all sides in brick and utilizing decorative lighting fixtures. The design of the building is similar to that of the adjacent CVS at the corner of Broadway and Southwest Boulevard by varying the height of the building, adding columns, and utilizing EIFs for accent and trim.

2. **Section 1138.04(c) states that all new structures within the Historical Preservation Area shall utilize natural traditional exterior materials such as brick, stone, masonry and wood.**

Criteria Met: All four sides of the structure are proposed to be finished in brick.

3. **Section 1138.04(d) states that only approved colors shall be used for building exteriors for all new construction within the historical area unless otherwise approved by Council.**

Criteria Met: The applicant has submitted a comparison for all proposed exterior materials colors and identified a matching color on the approved HPA color palette. The selected EIFs color ("Softer Tan") matches "Crumpet", the brick color ("Harvard") will match "Bryce Canyon" and the storefront color ("Ivy") will match "Deep Jungle" from the color palette. Submitted materials indicate that the matching color on the approved palette for the accent color behind the wall sign ("Portabello") has not been determined; however staff feels that this color is comparable to "Crème Liqueur" on the palette.

Recommendation(s):

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted.