

GDP/SIP Description:

1. The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
2. The mix of dwelling unit types and land use will remain unchanged.
3. The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
4. The relationship of the building with nearby properties and streets will remain unchanged.
5. The project intent fits within the comprehensive master plan.
6. The property is currently zone PUD.
7. All zoning standards will be met.
8. No modifications to the requirements of the zoning district are being requested.
9. Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exit from the new kitchen.
10. We are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.
11. The SIP will strictly conform to the approved GDP.