

***Parcel H, Sub-parcel F-1
“Westlake Palms”
Modification of Development Order Condition of Approval
(DOM-2025-01)
Justification Statement
January 27, 2025***

Subject Request

On September 3, 2024, The City Council issued a Development Order approving the Westlake Palms site plan containing a 10,400 SF commercial building located on 1.3 acres in Parcel F-1. This site will contain an Art in Public Places feature, which is in the process of being designed. One of the Conditions of Approval, Condition a), states that the selection of artwork shall be approved by the City Council prior to issuance of a Building Permit. The design process is taking longer than the owner anticipated. As such, the owner is requesting a modification to condition a), which would read, “selection of artwork shall be approved by the City Council prior to issuance of a “Certificate of Occupancy.” This same condition was proposed for the James Business Park project and has proven to be logical and attainable.

To date, the Land Development Permit is nearly completed and construction will be underway in the first quarter of this year. The artwork design and submittal process will not be met by the time a building permit is ready to be issued. All other conditions of approval will be complied with as stated (a copy of the approved development order is attached for your easy reference).

The Owner is requesting this development order condition of approval modification and looks forward to meeting with the City Council in the future with the design proposed for the artwork. Thank you for your consideration regarding this request. Please feel free to contact me with any questions you may have.

Sincerely yours,

Cotleur & Hearing



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Donaldson E. Hearing, ASLA, LEED® AP Principal (Property Owner)