

***Shoppes of Westlake Landings - Parcel B******Site Plan Modification*****Justification Statement****September 11, 2024****Subject Request**

Parcel B, known as The Shoppes of Westlake Landings, is currently near the completion of construction. As the staff knows, due to market conditions this parcel has undergone several minor site plan modifications since its initial approval in 2021. The last modification was approved on April 2, 2024 replacing a previously approved bank (TD Bank) with drive thru, with a restaurant with drive thru and outdoor seating area on the south end of the north building (Chipotle).

In order to bring the site plan, landscape and irrigation plans up to consistency with what has been built on site, the following updates have been made to the plans:

- Added back a previously constructed landscape island along the east elevation of the north building, removing 1 parking space to accommodate same.
- Replaced decorative paver crosswalks with code compliant striping.
- Added 2 "PICK UP ONLY" parking spaces for Chipotle take out restaurant customers.
- Adjusted total parking count to reflect the above updates as needed.

In addition, a revised building elevation is enclosed depicting the as-built smooth stucco finish on the top corner (southeast) of the panel of façade. The previously proposed corrugated metal panel has been replaced as it was intended as a "brand element" for "Burger Fi" which ultimately became Habit Burger. A mechanical equipment closet, required for BDA electronics, is also depicted on the west (corner) elevation of this building.

(It should be noted that during the applicant's land development permit inspection, it was confirmed the existing crosswalk striping was compliant).

We trust staff and the City are considerate of the arduous work the applicant has put in during the approvals and construction of the Shoppes of Westlake Landings. They have demonstrated the ability to pivot and adjust to the many circumstances they faced as a result of market conditions and leasing changes, as well as inflated construction costs. It appears the Shoppes at Westlake Landings is shaping up to be an attractive and viable addition to the City and its residents.