

SOMA INVESTORS
SOMA MEDICAL OFFICE
Variance

Project: P22-201

Planning and Zoning Board Meeting

Holly F. Price, AICP, Senior Planner

August 2, 2022 Meeting

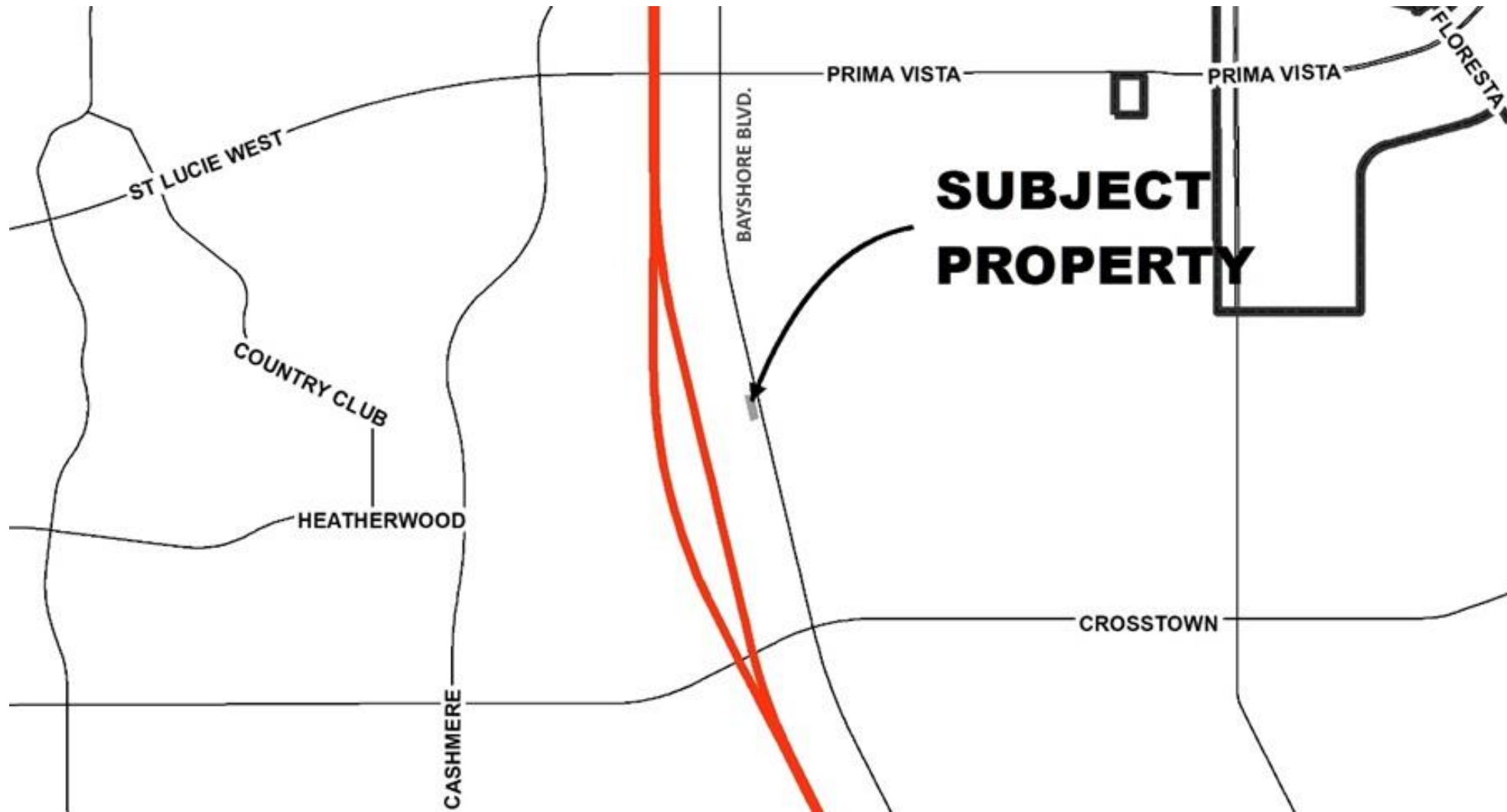


REQUESTED VARIANCE

- **Request:** Approval of a variance to the Citywide Design Standards, Appendix A. Approved Colors Table, to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards.
- The Citywide Design Standards allows “Honorable Blue” (SW6811) to be used for up to 5% of a building façade and allows “Direct Green” (SW6924) to be used for up to 2% of a building façade.
- The applicant is proposing to use “Honorable Blue” on 40.59% of the front façade and to use “Direct Green” on 15.61% of each of the side façades.
- The applicant is requesting a variance of 35.59% for the “Honorable Blue” on the front façade and a variance of 13.61% for the “Direct Green” on the two side facades.
- The Citywide Design Standards allows for “design relief”, or an administrative variance, by staff. However, the percentage of proposed color exceeds the percentage allowed by design relief.



LOCATION MAP

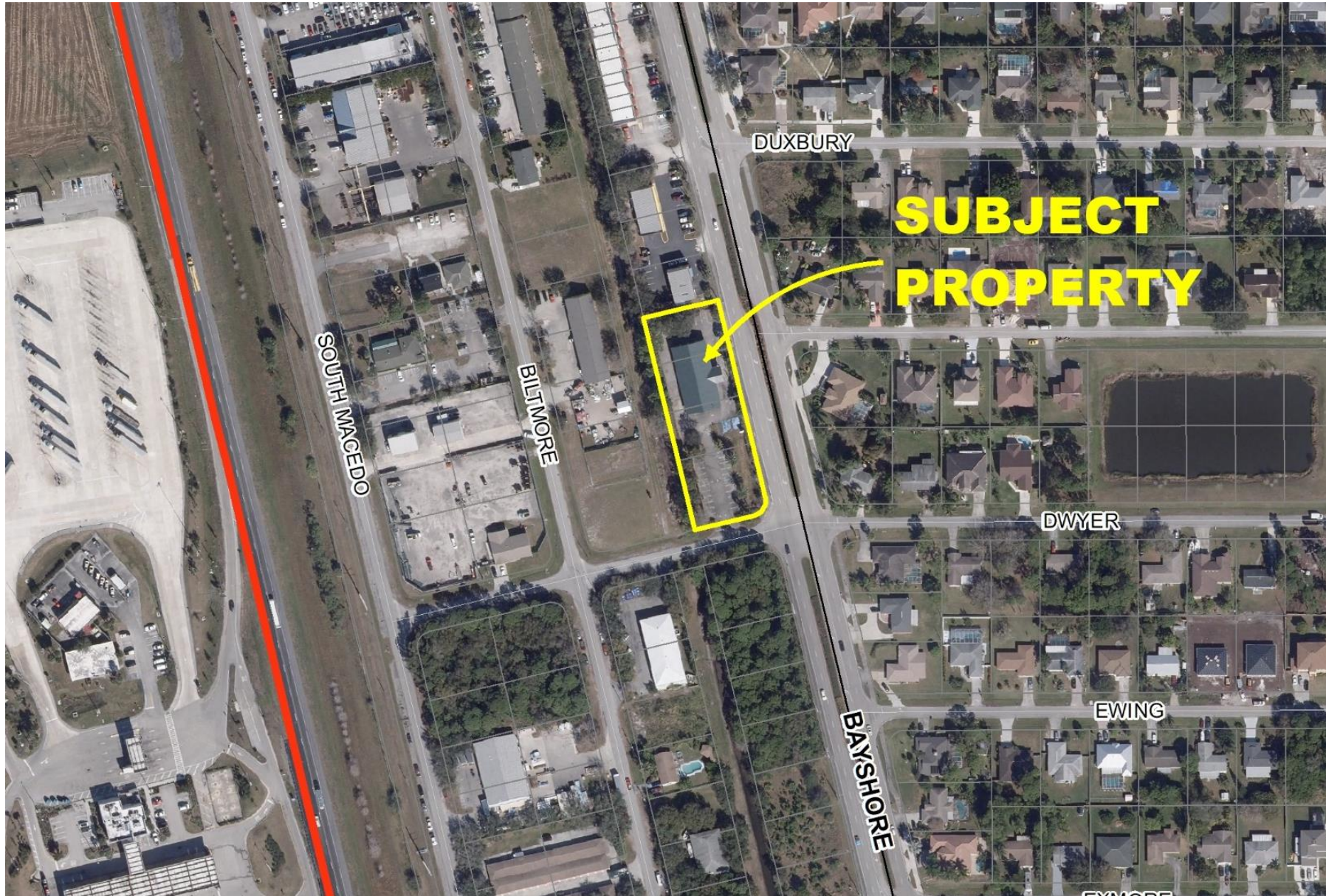


BACKGROUND INFORMATION

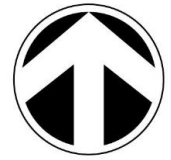
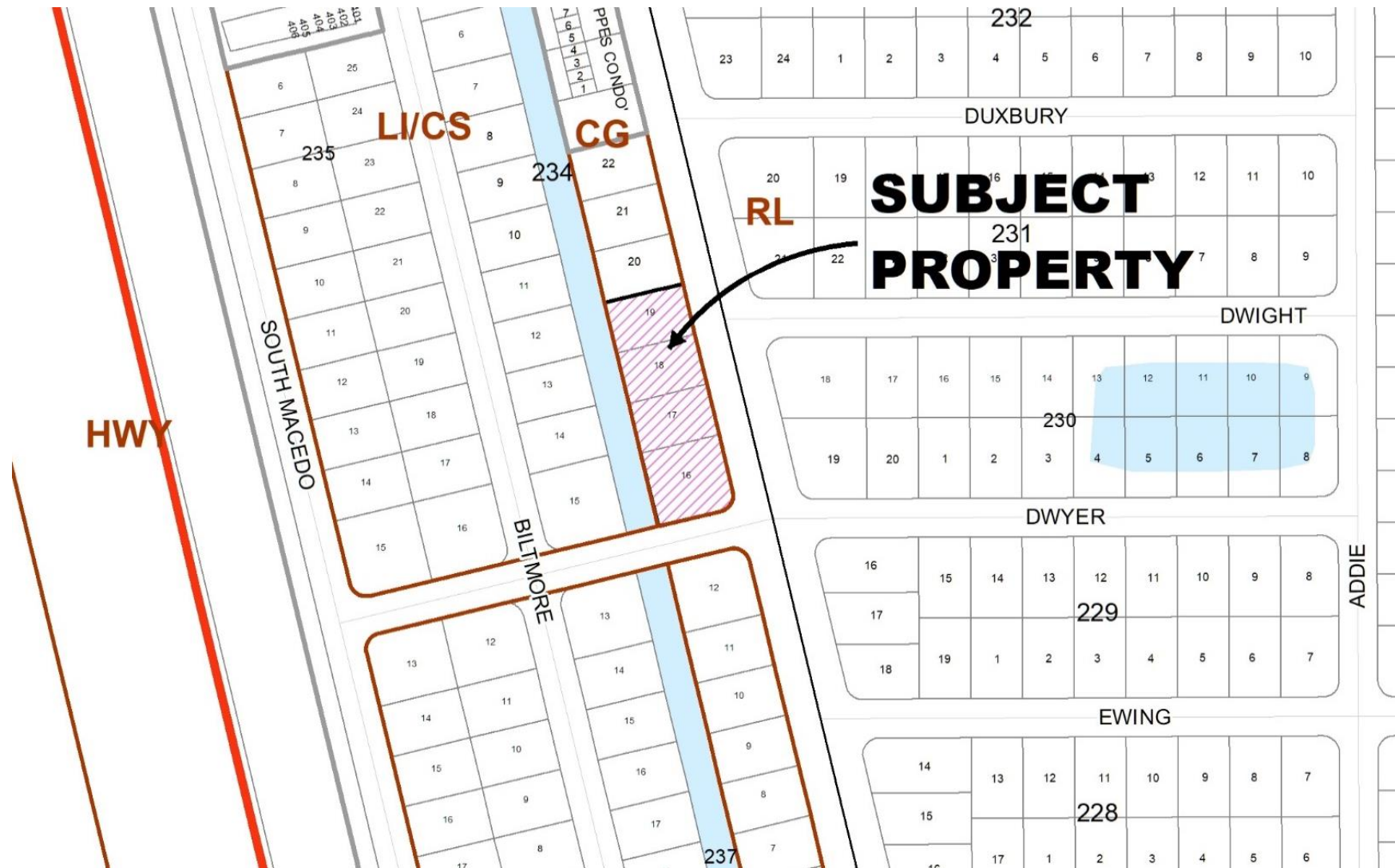
- **Agent:** Ana Colum, Team Architecture, Inc.
- **Owner/Applicant:** Soma Investors, LLC
- **Location:** West side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue
- **Property Size:** 1.022 acres
- **Neighbor Comments:** None
- **Future Land Use:** CG (General Commercial)
- **Zoning:** CG (General Commercial)



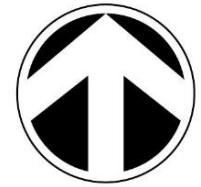
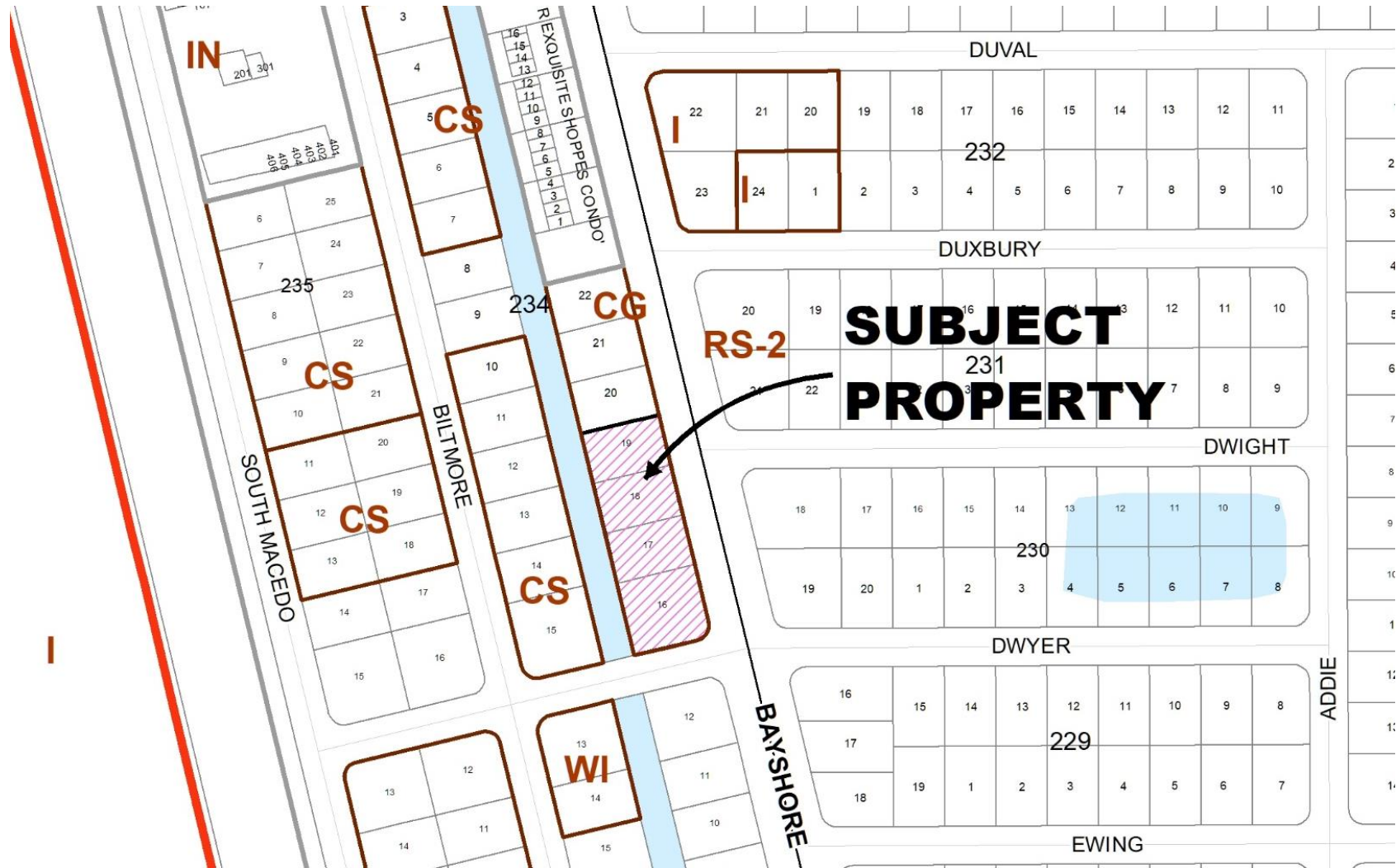
AERIAL MAP



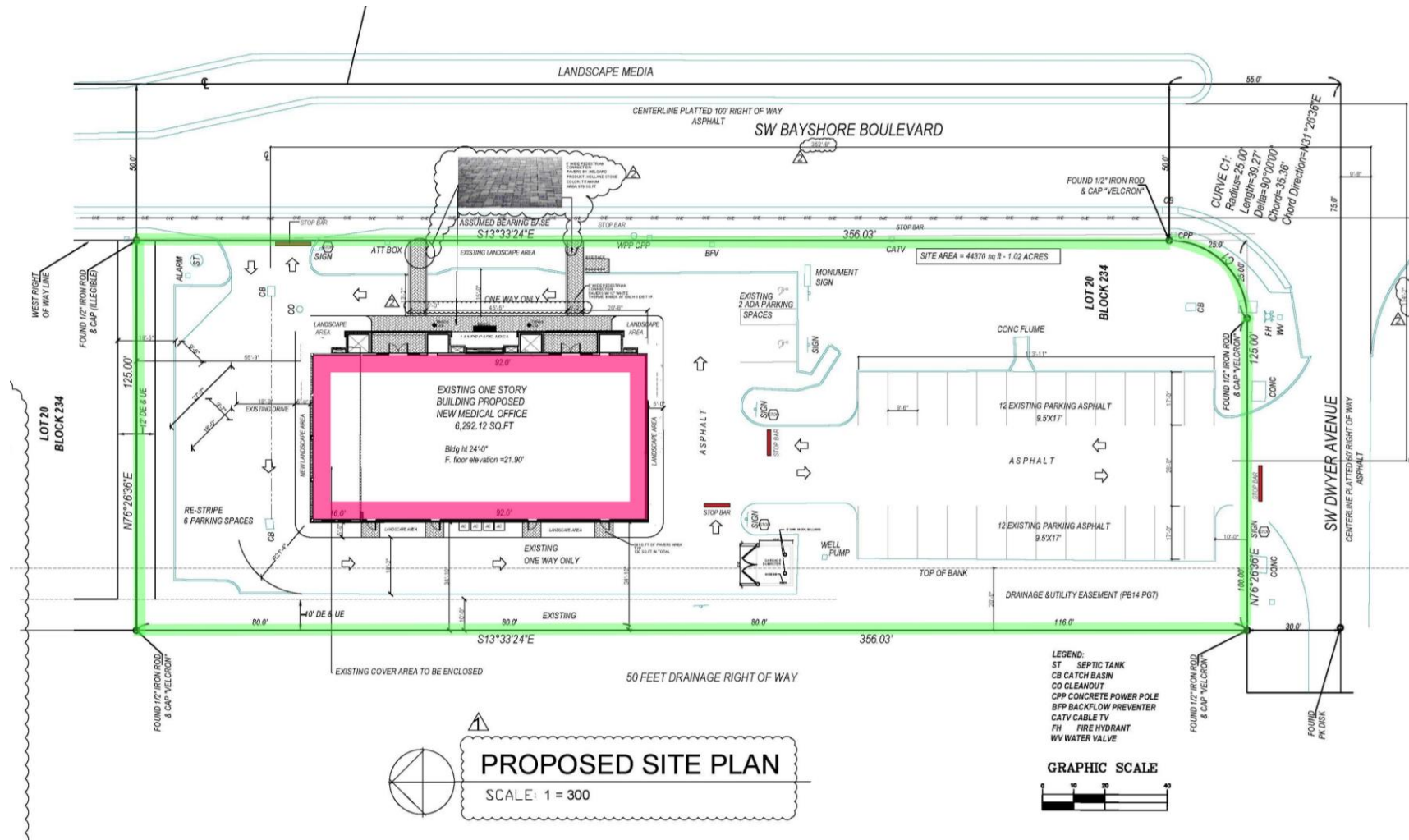
FUTURE LAND USE MAP



ZONING MAP



PROPOSED SITE PLAN



PROPOSED SITE PLAN
SCALE: 1 = 300

- LEGEND:**
- ST SEPTIC TANK
 - CB CATCH BASIN
 - CO CLEANOUT
 - CPP CONCRETE POWER POLE
 - BFP BACKFLOW PREVENTER
 - CATV CABLE TV
 - FH FIRE HYDRANT
 - WV WATER VALVE
- GRAPHIC SCALE**
-



PROPOSED ELEVATIONS

Front (East)



PROPOSED ELEVATIONS

Sides (North and South the same)



FINDINGS

- In 2021, the City expanded the number of colors permitted in the Citywide Design Standards. While the proposed colors are permitted, they are limited in terms of the percentage that may be used on buildings.
- The Citywide Design Standards promotes light and medium shades of pastel and neutral colors.
- The color limitations on the “Honorable Blue” (SW6811) and “Direct Green” (SW6924) apply to all development located in the city subject to the Citywide Design Standards.
- Brand colors are permitted for signs. However, the design standards do not address brand colors for buildings.
- The applicant could choose other colors or reduce the amount of Honorable Blue or Direct Green.
- There are no special conditions or circumstances that exist for this building.
- The Citywide Design Standards have had color requirements for buildings since 1997.



QUESTIONS OR COMMENTS?

How does the Planning and Zoning Board wish to address the applicant's request to use "Honorable Blue" on 40.59% of the front façade and to use "Direct Green" on 15.61% on each of the side façades. The applicant is requesting a variance of 35.59% for the "Honorable Blue" on the front façade and a variance of 13.61% for the "Direct Green" on the two side façades.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

