

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** DS Staff: Erika Akin  
**Subject:** Proposed New Commercial Office and Warehouse  
**File:** DSRFY2016-11  
**Date:** May 16, 2016

**Summary: DSRFY2016-11 Service Provider New Commercial Construction:** Chad Vincent of Renaissance Remodeling, represented by Adam Joslin of ALC Architecture, is proposing to construct a new office and storage facility on currently vacant land at 108 East 42nd. Although the address is on East 42nd, the lot fronts on Osage. The DR application includes site design, landscaping plan, building elevations and schematics. The project is zoned C-2 General Commercial zoning district and Mixed Use Commercial Comprehensive Plan designation. The applicant is required to receive approval of a conditional use permit for a service provider through the Planning and Zoning Commission in addition to Design Review Committee approval.

**Background:** The applicant had full building permit plans drawn before realization that additional approval was needed for the design and use. Several pre application meetings were held with staff to convey this knowledge and help his project achieve code compliance.

## **Analysis:**

Staff has completed a review of the proposed use and plans. Items that were found to be code compliant as submitted are noted. Additional items are presented for discussion and while some of them do not relate directly to the Committee's purview, they may present challenges for implementing ordinances pertaining to design review:

- The proposed new building has the office and reception area up front with a five foot setback from Osage. Side setback to the east appears to be approximately 15 feet and a 7.5 rear setback is identified. West side setback is greater than five feet. C-2 setbacks are 5 front, side and rear. *Compliant with 8-2B-3*
- The front door is prominent and connected directly to the public street via pedestrian sidewalk. *Compliant with 8-4C-3B*
- The warehouse portion has garage doors with windows. *Side note, only required in residential design.*
- The one elevation with a blank wall faces the current UPS facility and is not visible from a public street. *Compliant with 8-4C-3A-7 and 8-4C-3E*
- The property has a Fairview Acres irrigation line running along the north property line. Civil plans show pipe replacement. Proposed building is not over irrigation pipe. *Compliant with 8-4A-8-5*
- The property has approximately one hundred and fifty feet of frontage on Osage; three street trees are required, three are proposed. *Compliant with 8-4I-4B-2*
- GGC provisions require at least 5% landscaping of the site; project as drawn has approximately 20% coverage. *Compliant with 8-4I-4B-1*
- The building elevations show a mix of finishes and changes in the roofline. Fenestration is provided on three sides. *8-4C-3C and E*

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- Four parking spaces are provided on the plans and include one ADA space. Vehicles are able to turn around within the site and exit onto Osage in a forward motion. *Compliant with 8-4D-3*
- The required Type B loading zone can be accommodated in the area directly south of the large landscape and drainage space. *Compliant with 8-4D-7*
- Garden City code requires new construction with one tenant to provide a bike parking space. *8-4D-5D*
- Will ACHD allow the two proposed access points off Osage?
- Is any type of fencing proposed with this application?
- Sidewalks are not required on Osage due to the narrow width of the right of way. ROW listed on the plans as 15 feet total width.
- Signage is not proposed with this application and will require separate review and approval.

### Attachments:

location map  
site plans  
elevations  
landscape plan