

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: New Commercial Construction Flex Space Warehouse
File: DSRFY2016-13
Date: June 20, 2016

Summary: Pre App Meeting: Ward Schwider of Architectural productions, representing the property owner, is requesting pre application guidance for the design of a new commercial building for flex space warehouse at 209 West 36th Street. The parcel is zoned C-2 and in the mixed Use Commercial Comprehensive Plan land use designation. The site currently is vacant. The use will also be required to obtain approval of a conditional use permit through Planning and Zoning Commission.

Analysis:

Staff has completed a preliminary review of the proposed use and plans. The following are items 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:

- From the initial concept design, it is unclear how the building will address the street.
- It appears the building is setback farther than the maximum fifteen feet 8-4C-3. It is an irregularly shaped parcel which may limit options.
- Parking areas are preferred to the side or rear of the building with at least 60% of the structure along the front setback. 8-4C-3
- Any trees larger than four inches in diameter that are removed for the project must be mitigated. 8-4I-7
- Detached sidewalks are shown along Brown Street. 8-4E-6 compliant.
- Landscaping plan will be required to be code compliant. Plan not available for the pre app.

Attachments:

location map
draft site plan and building elevation