

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: **DSRFY2016-2** – Life’s Kitchen
Date: February 16, 2016

Summary: DSRFY2016-2 Life’s Kitchen: represented by Executive Director Jeremy Maxand, CSHQA and Stack Rock Group, is requesting guidance for the new facility to be located at the corner of East 34th and Clay. The site is currently vacant land, zoned C-2 and in the Live Work Create Comprehensive Plan Designation. The zoning use “School” requires approval of an conditional use permit through P&Z as well as Design Review Committee approval for the building and site. The project includes new construction of a 9,500 square foot building with commercial kitchen, classroom and café space, site improvements, and landscaping. A formal application has not yet been submitted however multiple discussions between staff and the applicant have occurred regarding Garden City Code requirements.

Analysis:

Staff has completed a preliminary review of the proposed use and plans. The following are items for discussion and while some of them may not relate directly to the Committee’s purview, they may present challenges for implementing ordinances pertaining to design review:

- Garden City Code requires detached sidewalks, plans show attached sidewalks.
- Consider bike parking needs, is the small rack adequate?
- Lighting needs- street and site
- HVAC units on the roof?
- Are American Hornbeam a recommended street tree?
- Should a pedestrian connection to the corner be provided? How do patrons enter the café?

Attachments:

location map
site plan
3D renderings