

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: **DSRFY2016-4** – Woods Speed Shop
Date: June 20, 2016

Summary: Park Hampton LLC/Hall Capital LLC, are requesting Design Review approval for landscaping associated with a Vehicle Service facility. The site is to be redeveloped as a race car shop to include preparation, repair and restoration of vehicles, a retail area for patrons, and the sale vehicles related to the operation of the shop. The 2.06 –acre site is located at 108 & 116 E. 44th Street, and 4410 & 4444 N. Osage and is within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan.

Background:

On March 18, 2015, the Planning and Zoning Commission approved CUP2015-00003, a Conditional Use Permit for a Vehicle Service at the subject site. On February 22, 2016, the application was reviewed by the Design Review Committee. As a result of the discussion the following requests were emailed to the applicant:

- Plans that are more refined with detail including how the site functions, traffic flows, pedestrian areas/access.
- Sidewalk along 44th
- Treatment along Osage: landscaping, fencing, accesses
- Need to address entire lot
- Create a circulation parking plan and pedestrian plan
- Screening of parking
- Instead of seating, some sort of plaza that can be utilized as parking may be acceptable
- Be mindful of how the site is used now and in the future
- Demonstrate how improvements will interact with Full throttle and Cinder

Analysis:

Staff has completed a preliminary review of the resubmitted plans. The following are items for discussion by the Committee:

- Resubmitted plans show only a portion of the site.
- Treatment along Osage is not addressed.
- No indication how the entire site functions.
- If the parking areas on the plans of February 22nd are no longer proposed as parking, how are they to be treated?
- Sidewalk along 44th does not continue to the edge of the property (gap at northern corner, see attached photo).
- Future corner amenity is identified on resubmitted plans. *As DRC requested.*
- Landscape architect has submitted a plan for the streetscape along East 44th. Six honey locust Class II trees are proposed. *Compliant with Code and conditions of CUP2015-00003.*

Attachments:

location map
response letter from landscape architect
partial site landscaping plan

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