

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** DS Staff: Erika Akin  
**Subject:** **PUDFY2016-1** – Parkway Station  
**Date:** February 1, 2016

**Summary: PUDFY2016-1: Parkway Station:** Parkway Station LLC, represented by Hutchison Smith Architects, is requesting Design Review guidance for a planned Mixed-Use Development consisting of multi-family and single-family residential and commercial uses. The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42<sup>nd</sup> Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The Design Review Committee is a recommending body to City Council for subdivision approval.

**Background:** Applicant brought concept designs for the residential portion of the project to the Design Review Committee on December 7, 2015. The Committee was generally in favor of the design and plans and made some requests and suggestions regarding the treatment of the western boundary with landscaping.

## **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:

- Consider how the site layout of the proposed Commercial site will impact the residences.
- How will the access to the Commercial lot integrate into the residential site plan?
- The curved entrance on the southern side of the residential property will require vehicles to back into intersection, creating a difficult traffic interaction.
- Garden City Code requires HVAC equipment to be screened from adjacent properties and public street, where are the condensers/ heat pumps / Subdivision transformers to be placed?
- Will the Fire department require installation of hydrants for the number of units?
- Are the water meters intended to serve more than one unit?
- Applicant was asked to contact Republic Services to ensure trash service via individual carts would be allowed.
- Existing Tree report (plan) provided but unclear as to which trees will be mitigated and how.
- Streetlights are provided- 5 along the west side of 42<sup>nd</sup> and 5 internal to the site.
- Are bike facilities provided?
- Guest parking? Do the two square cottages have parking in a garage?
- The pedestrian pathways in the site are discontinuous.

## Attachments:

location map  
site plans