

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: Stephanie Russell
Subject: Proposed RV Showroom
Date: November 28th, 2016

Summary: Rocky Towle, representing Nelson's RV's, is requesting guidance for the construction of a RV showroom at 4665 W. Chinden Blvd. The site is zoned C-2 and is within the Mixed Use and Green Boulevard Corridor Comprehensive Plan designations. The proposed building requires Design Review Committee approval. A formal application has not yet been submitted, however, 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:

- Does the proposed project have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties?
 - Maximum front setback is fifteen feet (15') from curb edge for a minimum of sixty percent (60%) of the length of the street frontage.
 - Sixty percent (60%) of the street frontage along the front setback should be occupied by a structure or a plaza.
 - First floor facades visible from a public street should include windows, showcases, displays or pedestrian access: 50%. No blank walls should face the public street.
- Does the proposed project provide for pedestrian accessibility and minimal obtrusive effects of parking and vehicular circulation?
 - Parking lot locations should be located to the side and rear of the building fronting the street
 - Driveway lanes crossing public sidewalk should be no wider than twenty (20') feet.
 - Pedestrian pathways should be functionally separate from parking lots and driveways except where they cross driveways.
- Is the proposed project designed and constructed of quality materials?
 - Encouraged: quality finished materials including, but not limited to, brick, masonry, or stone integrally tinted, textured masonry block, stucco, wood, or concrete siding.
 - Discouraged: Metal siding, corrugated fiberglass, aluminum siding, mirror or metalized

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reflective glass, plywood, chipboard siding, vinyl, cinderblock, plastic tilt-up.

- Does the proposed project provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community?

Attachments:

- Location map
- Architectural Site / Landscape Plan