

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Stephanie Russell
Subject: Proposed ½ Warehouse ½ Future Retail Office
Date: November 1st, 2016

Summary: Richard George, architect for Viewpoint Windows, is requesting guidance for a new warehouse/retail facility to be located at 6715 West State. The site currently has an existing building, is zoned C-2 and in the Residential Low Density Comprehensive Plan Designation. The proposed building requires Design Review Committee approval for the new building and site. 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:

- Direct pathway between building and public sidewalk?
- Pedestrian route for customers to and from their vehicles to the front door?
- Consistent setbacks between the existing building and proposed building?
- Bicycle parking?
- Proposed trees and spacing from curb, sidewalks, driveways?
- Parking lot landscaping?

Attachments:

- Location map
- Architectural Site / Landscape Plan
- Elevations