

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff
Subject: Proposed Modification to Approved Plans
File: DSR2014-0009
Date: January 14, 2016

Summary: DSR2014-0009: Michael Jobes with 2 North Homes is requesting Design Review approval for modifications to previously approved building elevations for Kayak Crossing Subdivision. The project consists of 7-dwelling units and is located on the northeast corner of the intersection of 41st Street and Adams Street at 403 E. 41st Street. The property is zoned General Commercial District (C-2) and is in the Transit Oriented Development and Mixed Use Residential Comprehensive Plan designations.

Background: The Design Review Committee approved the building elevations and site design on October 20, 2014. The subdivision (SUB2014-0002) and planned unit development associated with this Design Review was approved by the City Council on January 12, 2015.

Analysis:

Staff has completed a preliminary review of the proposed revisions to the building elevations and believes the new elevations, from a development and code compliance perspective, are in compliance with the approved plans/subdivision. Staff will defer to the Committee regarding the merits of the design.

Attachments:

- Approved building elevations
- Proposed building elevations
- Site schematic



PROPOSED





41st STREET VIEW

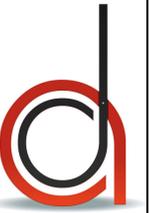


ADAMS STREET VIEW

APPROVED



SINGLE UNIT



ALPINE DESIGN
SOLUTIONS
McCall, ID



Alpine Design Solutions

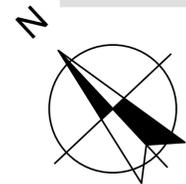
Matt Anthony
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Date:10-14-14

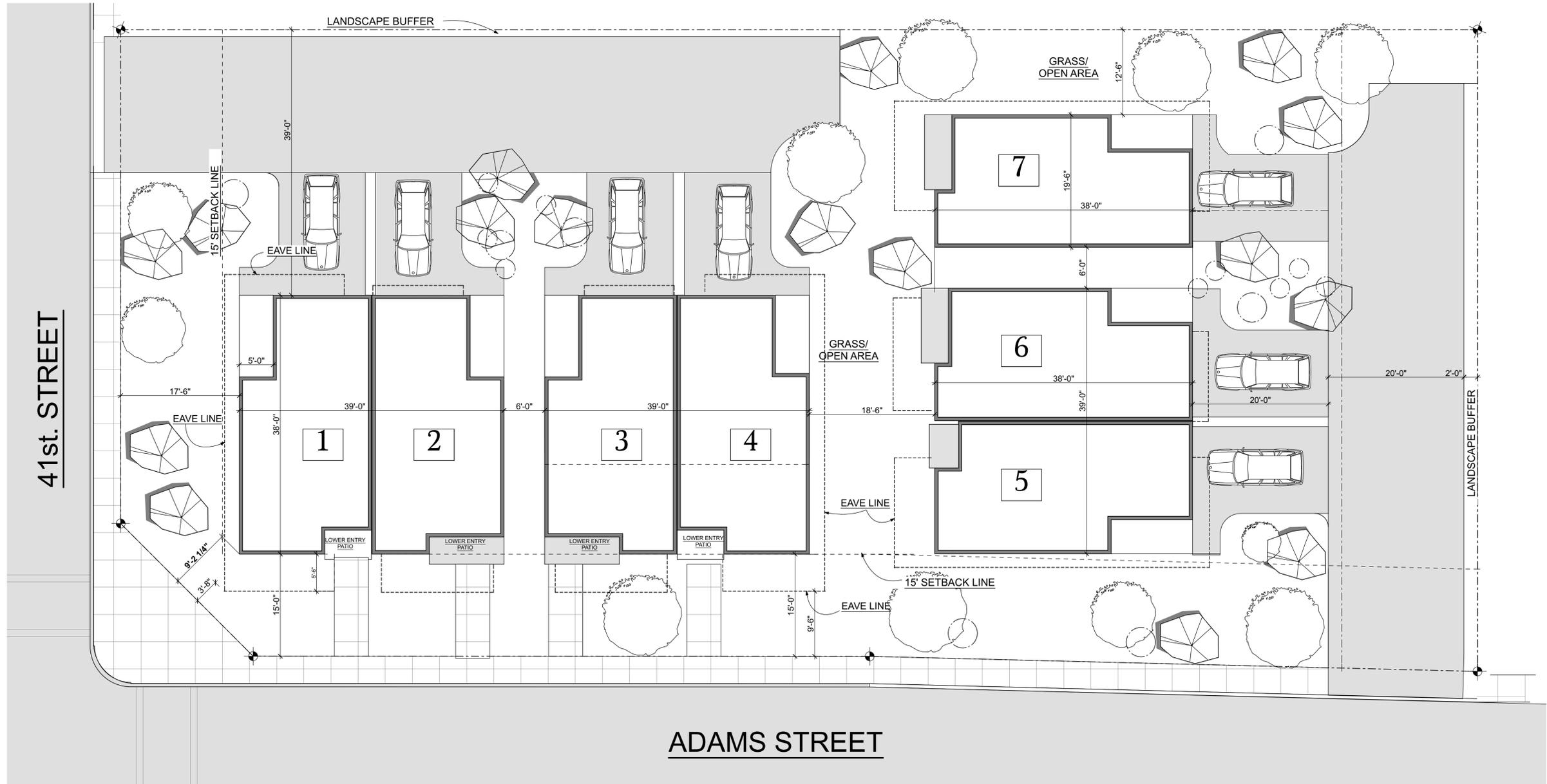
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KAYAK CROSSING
2 NORTH HOMES
403 E 41st ST

s1.2



1 Site plan



ADAMS STREET

41st. STREET



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KAYAK CROSSING

2 NORTH HOMES
403 E 41st ST

s1.3