



Legislation Details (With Text)

File #: ID 24-0282 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 5/28/2024 **In control:** Planning Commission

On agenda: 6/3/2024 **Final action:** 6/3/2024

Title: Commercial Corridor Site Plan - 534 22nd Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memo, 2. Hearing Notice - Planning Commission, 3. Location Map, 4. Application Checklist, 5. Existing Site Plan, 6. Proposed Site Plan, 7. Floor Plans, 8. Existing Elevations, 9. Proposed Elevations, 10. Renderings

Date	Ver.	Action By	Action	Result
6/3/2024	1	Planning Commission		

Commercial Corridor Site Plan - 534 22nd Avenue

Summary:

Interstate Telecommunications Cooperative Inc has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project includes a small expansion of the existing ITC facility located at 534 22nd Avenue near the intersection of 22nd Avenue and 6th Street.

Recommendation:

The Development Review Team recommends approval of the site plan including the following exceptions:

- Reduction of required 20% windows on first floor facades
- Reduction of required landscape area (6.1-foot landscape area along 22nd Ave)
- Front yard setbacks (existing 6.1-foot and 25.6-foot front yard setbacks)
- Side yard setback (proposed 18.1-foot side yard setback)

Attachments:

- Memo
- Hearing Notice - Planning Commission
- Location Map
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- Proposed Site Plan
- Floor Plans
- Existing Elevations
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- Renderings

