



## Legislation Text

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**File #:** ID 24-0308, **Version:** 1

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Public Hearing and Action on a Commercial Corridor Design Review Overlay District Site Plan for 534 22<sup>nd</sup> 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 22<sup>nd</sup> Avenue near the intersection of 22<sup>nd</sup> Avenue and 6<sup>th</sup> 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 22<sup>nd</sup> Avenue).
- Front yard setbacks (existing 6.1-foot and 25.6-foot front yard setbacks).
- Side yard setback (proposed 18.1-foot side yard setback).

The Planning Commission voted 7-0 to recommend 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 22<sup>nd</sup> Avenue).
- 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 - City Council

Hearing Notice - Planning Commission

Planning Commission Minutes

Location Map

Application Checklist

Existing Site Plan

Proposed Site Plan

Floor Plans

Existing Elevations

Proposed Elevations

Renderings