



## Legislation Text

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

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Commercial Corridor Site Plan - 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> 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

Application Checklist

Existing Site Plan

Proposed Site Plan

Floor Plans

Existing Elevations

Proposed Elevations

Renderings