



DESIGN REVIEW BOARD

Friday, March 20, 2015

LEGAL ACTION REPORT

***REVISED**

**Public Works Building Planning & Development Services,
3rd Floor North Conference**

1. Call to Order / Roll Call: 7:30 am
2. Election of Officers: Motion by Jennifer Patton to nominate Bruce Dawson to continue to serve as Chair and Robert Page as Vice Chair. Motion seconded by Page Repp. Vote: 5-0
3. Approval of Minutes from March 13, 2015
Motion to approve minutes from March 13, 2015.

Motion: Jennifer Patton

Second: Robert Page

Vote: 5-0

4. NEW CASES

RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3 [DRB-15-03]

The Applicant's Request

The applicant is requesting a review of the proposed administration building with modification from UDC for compatibility with Rio Nuevo and Downtown Zone design criteria. The proposed modifications are as follows:

- With a proposed building of at least 15,000 square feet GFA, approximately 50 parking spaces are required to be provided on-site. Zero (0) on-site parking spaces are proposed, since future temporary and/or permanent structures will occupy the vacant land, especially during the annual gem show activities.
- A landscape border with a minimum width of 10 feet is required from the street property line. A reduce the landscape border to five (5) feet and only provide landscaping directly in front of the proposed building due to future installation of box culvert is proposed.
- An approximately 50' high building requires a 75' street yard setback. A zero (0') foot street setback to allow the building to be close to pedestrian activity along Granada Avenue is proposed.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

RECOMMENDS: CASE COTINUED TO ALLOW APPLICANT TIME TO ADDRESS BOARD CONCERNS. SPECIFICALLY: Shade study; landscaping with plants palette; and address pedestrian circulation.

Motion: Page Repp, Jr

Second: Jennifer Patton

Vote: 5-0

DRB-15-*04 FRY'S #83 FOOD AND DRUG COMMERCIAL DEVELOPMENT, 1801 WEST VALENCIA ROAD, C-2

The Applicant's Request

The Applicant's Request

The applicant is requesting a review of the proposed Fry's Food and Drug Commercial Development for compatibility with Large Retail Establishments design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH LARGE RETAIL ESTABLISHMENTS DESIGN STANDARDS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE LARGE RETAIL ESTABLISHMENTS (LRE) DESIGN STANDARDS SET FORTH IN UDC SECTION 4.9.9.D (SEE ATTACHMENT 'B' AND 'C'). AND SUBJECT TO THE FOLLOWING CONDITION.

Ensure shade is provided for at least 65-75% of all sidewalks during the major part of the day as per UDC Section 4.9.9.D.1.e

Motion: Robert Page
Second: Jennifer Patton
Vote: 5-0

Call to the Audience

No one in the audience to speak

5. Adjournment: 9:00am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.

S: zoning administration/drb/03202015LAR.doc