



## DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, December 11, 2019  
2:30 p.m.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

### AGENDA

- I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR
- II. MINUTES: **December 4, 2019, meeting minutes**  
**Action:** Approved, 10-0, 1 abstention.
- III. OLD BUSINESS

1. **601 Davis Street**

**Planned Development**

Davis Street Development Company 2015, LLC, submits for a Special Use for a Planned Development to construct an 18-story Class A office building with 40 parking spaces and 4,170 square feet of ground floor retail space and a Special Use for a Chase Bank drive through facility. Site development allowances are being requested for: 1) FAR of 13.0 where 4.5 is allowed, 2) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 420 are required, 4) A 15-foot Ziggurat setback is proposed above 29 feet along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5) A 0-foot Ziggurat setback is requested along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height and 6) A 0-foot Ziggurat setback is requested along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.

**Action:** Recommended approval to Plan Commission, 9-2, subject to the following conditions: 1) Drive-thru facility use is limited to Chase Bank or their successor, 2) If the drive-thru facility is not operated for a period of at least 60 days, then the curb cut on Davis Street is to be removed by the building owner, 3) Parking lease with the City is to include a look-back period of at least 60 months, and 4) Refine public benefits, consider increased participation in downtown programming, bike and pedestrian improvements, and public transportation.

- IV. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, December 18, 2019**, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.