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.