

# **Docket Item #4**

## **Avanti 550**

550 South Pickett Street

Development Site Plan #2023-00012

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Planning Commission  
November 6, 2023



*This presentation is subject to changes prior to hearing*

# Project Location



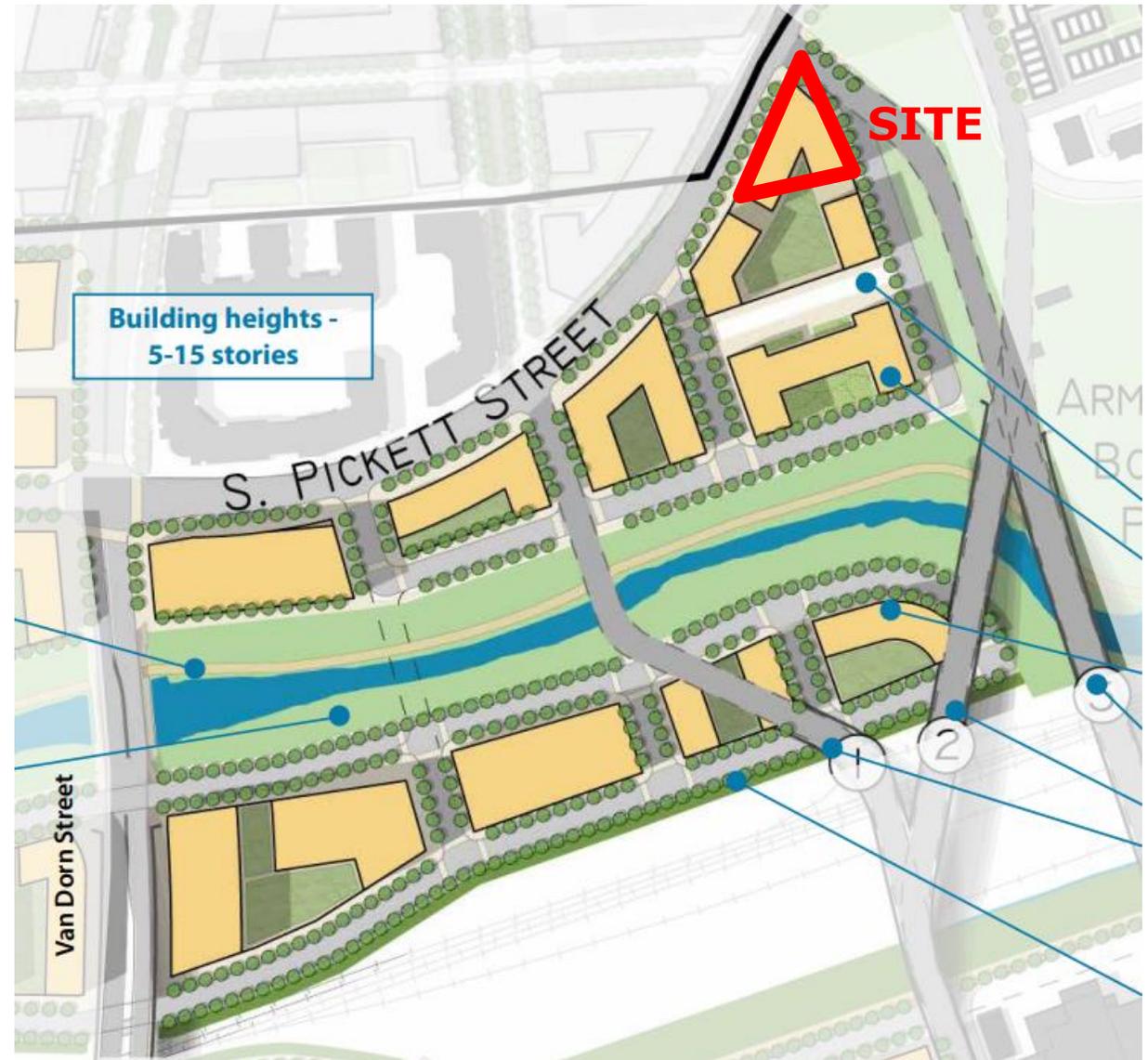
# Project Description

- Development Site Plan to construct a new 9,250 sf retail building.
- One story, 20 feet tall
- Site plan modification requested
- Previous proposal approved in 2020



# Eisenhower West Small Area Plan

- Proposal in reasonable conformance with several elements of SAP:
  - Ultimate vision is mixed-use building of 5-15 stories
  - Interim use
  - Street/building relationship
  - New private street



# Benefits, Community & Conclusion

## Benefits

- New streetscape improvements
- Consistency with objectives of 2019 Green Building Policy
- Affordable Housing Contribution (\$23,403)
- Bikeshare Contribution (\$2,500)
- New private street

## Community Outreach

- September 19, 2023 – Eisenhower West/Landmark Van Dorn IAG Meeting

## Conclusion

- Staff recommends approval

