

Docket Item #4

Avanti 550

550 South Pickett Street

Development Site Plan #2023-00012

Planning Commission
November 6, 2023



This presentation is subject to changes prior to hearing

Project Location



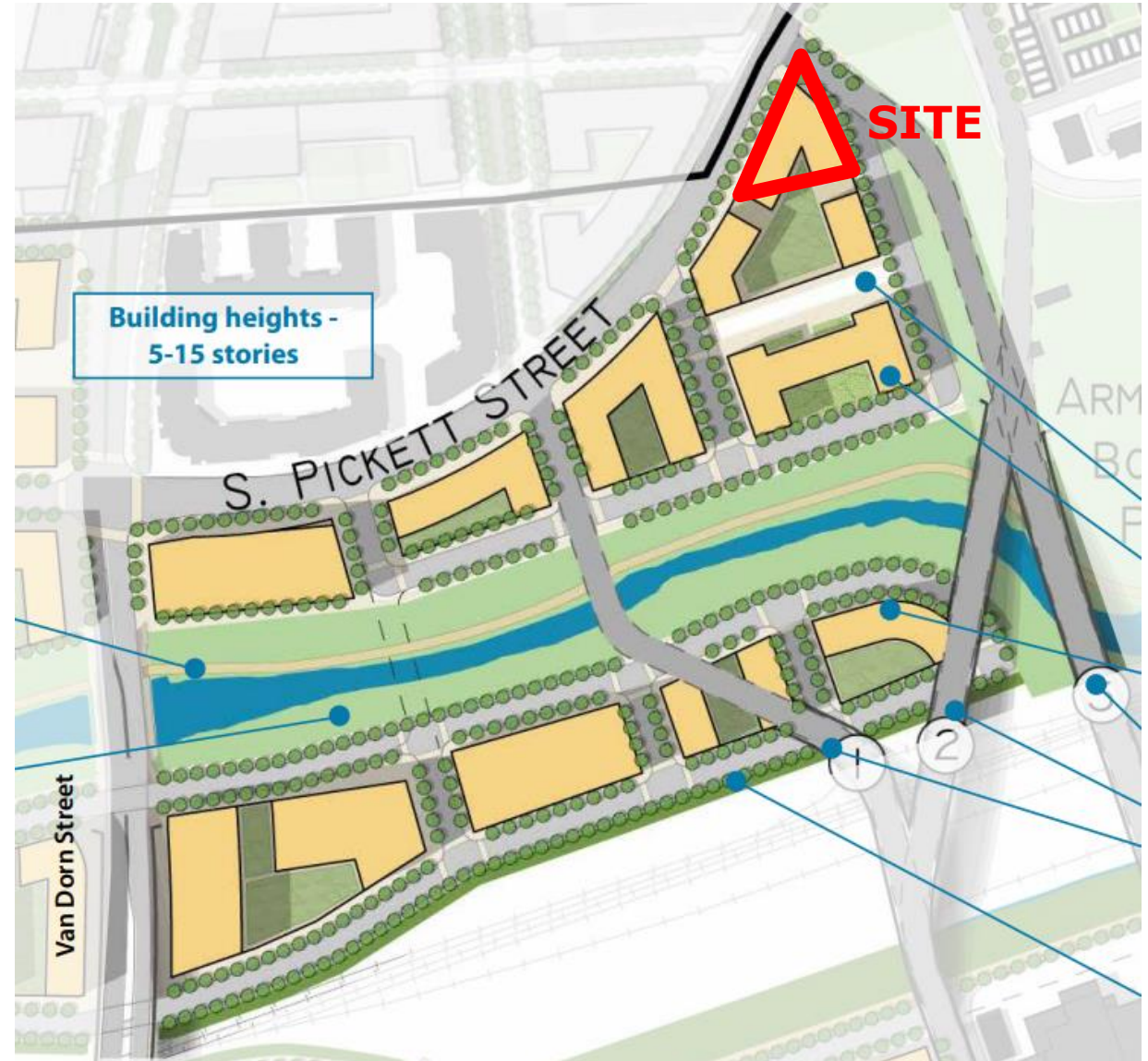
Project Description

- 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

