



Avanti 550

550 South Pickett Street

DSP2020-00021

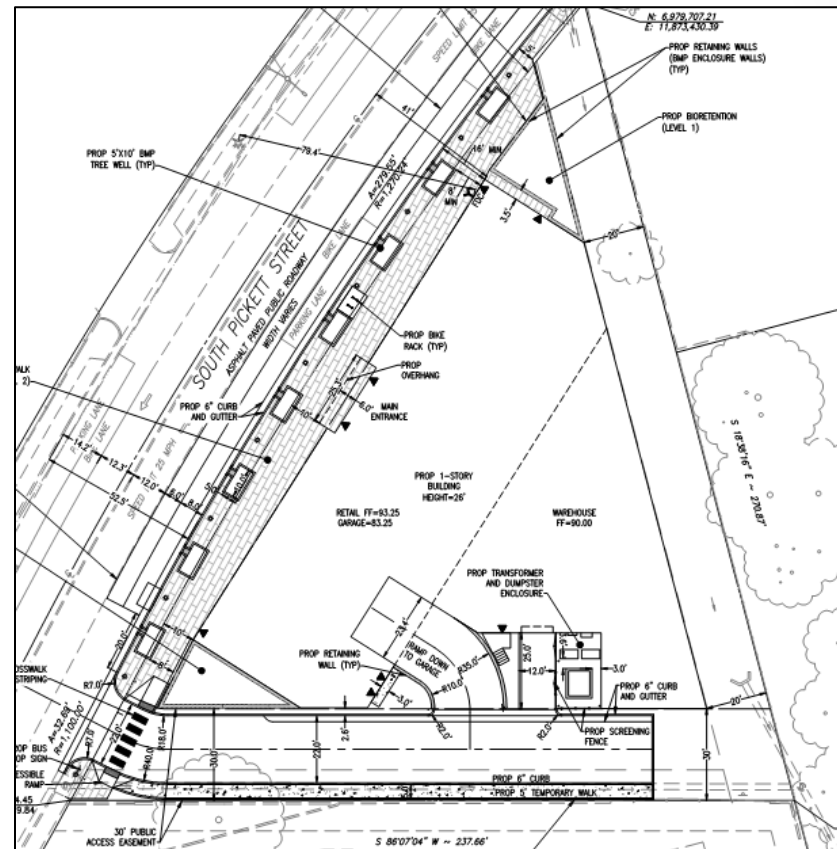
Planning Commission – December 1, 2020

Project Site



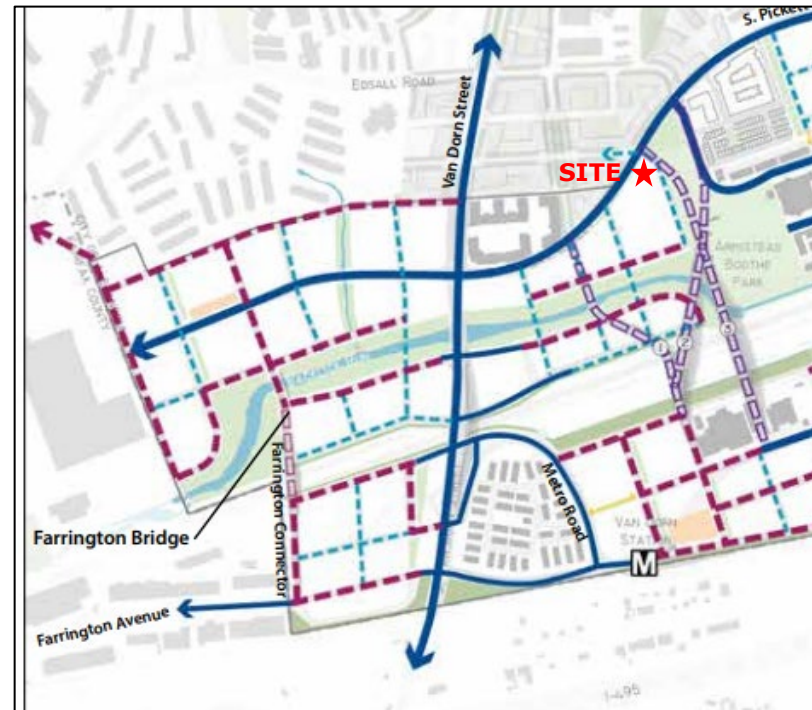
Request

- Development Site Plan to construct new 14,667 SF retail / warehouse building
- Relocation of existing Alexandria Lighting
- One story, 26 feet tall
- Underground parking
- New private street
- Site plan modifications



Eisenhower West SAP

- Ultimate vision for the site is mixed-use residential/ground-level retail of 5-15 stories
- Proposal in reasonable conformance with several elements of SAP
 - Interim Uses
 - Street/Building Relationship
 - Underground Parking
 - New private street



Community Benefits

- New streetscape improvements
- Consistency with 2019 Green Building Policy
- Affordable Housing Contribution (\$32,854)
- New private street

Conclusion

- Proposal meets zoning ordinance requirements, site plan standards, and in reasonable conformance with Small Area Plan
- Staff recommends **approval** subject to compliance with all applicable codes and staff recommendations



South Pickett Street (Front) Elevation

