

22-WAIVER-0005

West Broadway Mixed Use

**1401, 1403, 1405 and 1421 W Broadway;
1400 and 1404 Magazine St**



Development Review Committee

Jay Lockett, AICP, Planner II

February 16, 2022

Requests

Waiver of Land Development Code sections 10.2.10 to encroach into the Vehicle Use Area Landscape Buffer Area adjacent to Esquire Alley as shown on 21-CAT2-0034 and to omit all planting and screening requirements within that buffer on 1404 Magazine St.

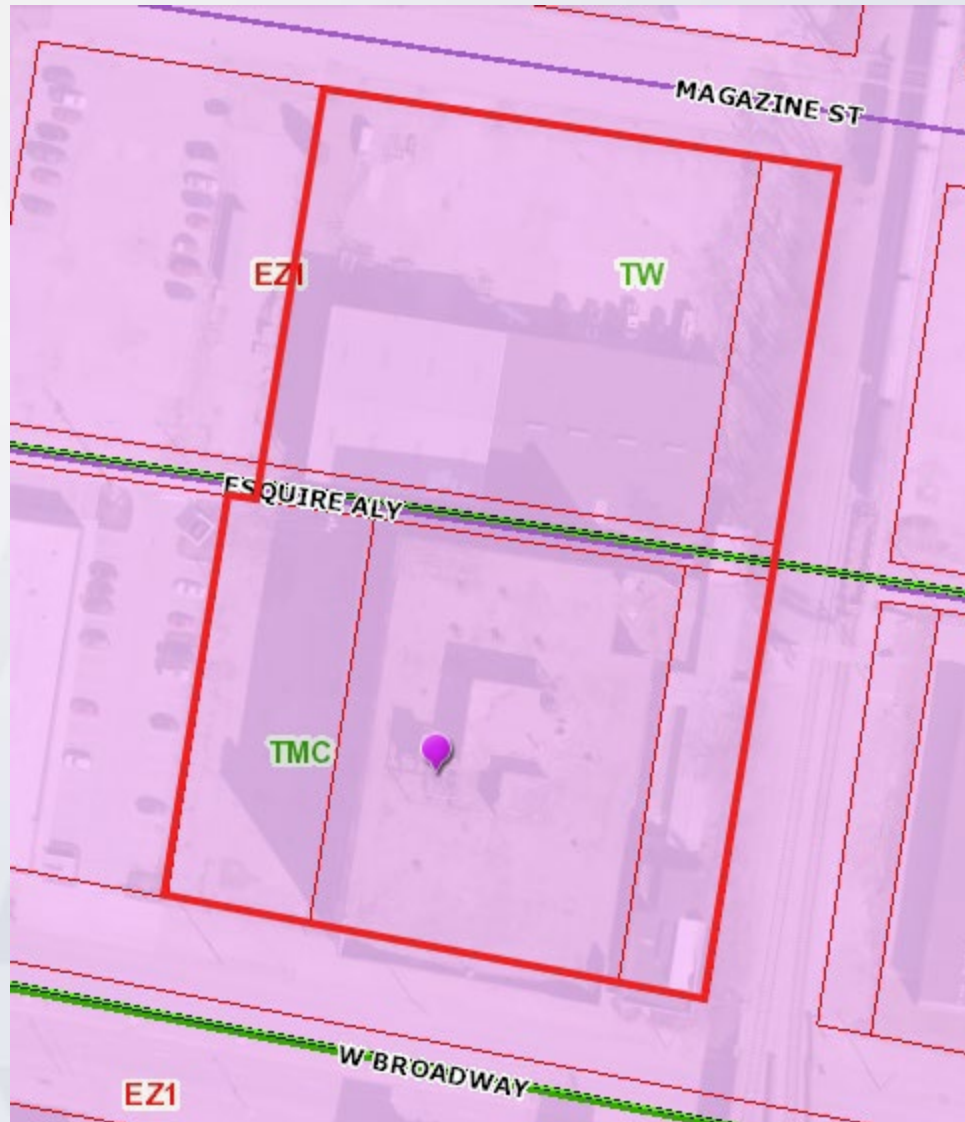
Project Summary

- The applicant is proposing to renovate an existing 5-story warehouse structure at 1405 W Broadway for a mixture of residential, commercial and office uses.
- The subject site is zoned a mixture of C-2 and EZ-1 in the Traditional Marketplace Corridor and Traditional Workplace form districts. The main structure is a National Register historic site known as the Axton-Fisher Tobacco Warehouse.
- Parking is to be provided adjacent to the building along Broadway as well as north of Esquire Alley.

Site Aerial



Site Zoning



Existing Structures W Broadway



Existing Structures from Esquire Alley



Staff Findings

- The waiver is adequately justified and meets the standard of review. The alley dead-ends at the railroad tracks beyond the subject site, and the buffer area will be internal to the parking lot. The applicant will provide all required screening of the parking lot adjacent to Magazine St, including a masonry wall.

Required Actions

APPROVE or **DENY** the **Waiver**