



**Corridor Design Commission
COA Application
Commissioner Work Sheet & Staff Report**

APPLICATION INFORMATION

ADDRESS: 1310 Monticello Road

PARCEL: 037C 001

APPLICANT: Todd Peaster

PROJECT:

BRIEF DESCRIPTION: site changes

PROJECT DESCRIPTION:

The applicant proposes installation of a tank and mechanical equipment at the front left of the building. The area which partially fronts the building and partially fronts a paved loading area is currently greenspace and parking. A 7 ft. tall wooden wall/fence painted to match the building will enclose the front and sides. The rear will be enclosed by the building and with black chainlink fencing. The left side has two entry gates and the right side has one. The enclosure is 85' x 35'. A 6 ft. deep foliage bed will front the enclosure.

Three tree islands are proposed for addition into the parking area.

PERTINENT CRITERIA & STAFF COMMENT:

Five Criteria apply to this addition:

1. Setback - 120 feet for industrial properties over 3 acres
2. Massing - proportional to vicinity and lot
3. Form - rectilinear forms generally preferred
4. Materials - Brick and wood siding are the most common, E.I.F.S., is acceptable in limited areas. For Industrial Corridor: Alternative materials for elevations not visible from public areas may be presented.
5. Color - neutral color palette

Comment:

The enclosure does not breach the 120 setback line. It is a neutral color. There may be some visibility of the tank depending on vegetation chosen for the foliage area. The enclosure will partially screen the loading arc which is currently in view from the road. There will be a reduction in front parking as well as the addition of three tree islands.