

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 10/18/23

RE: PL20230274 Riverview Parcel B Development Plan
Submittal #1 Review

General

1. Sheet A1.10B – It looks like there are 28 tandem spaces on level P1, not 30. Please correct the label.

PUD-17-03 Subzone B Dimensional Standards

2. Please add and label existing and finished grade to all elevations.
3. Please provide a section/massing displaying lot lines and setbacks to demonstrate compliance with front and side street setbacks. Please show that the portion of the principal structure over 28' along the front is setback a min of 37' for 50% of the frontage.

Article 3 Use Definitions and Standards,

Section 406 Off-Street Parking

4. Please provide a parking analysis in the narrative.
5. Please demonstrate bicycle parking standards in 406.C07 are met.

Section 402 Landscaping

6. It appears perhaps a layer is missing from the landscape plans? Calculations meet standards however I was not able to see the location of the plantings proposed.

Section 413 Phasing

7. Informational Comment: PL20230274 and PL20230275 are separate projects on separate properties. There is no shared infrastructure. It does not appear phasing standards are applicable.

PUD-17-03 Subzone B &

Section 443 Commercial Yampa Two Design Standards

8. Per PUD-17-03, "the Development and Design Standards contained in Article 4 ... of the CDC shall apply to all property within the PUD except as modified." Please update the narrative to include an analysis of the applicable standards in Section 443 Commercial Yampa-Two Design Standards and PUD-17-03.

443.C Building Placement and Orientation

9. It is unclear whether the proposal complies with 443.C.1.a, the full width of the front building façade shall be built to the minimum front setback. Please clarify.

443.E Building Massing

10. 443.E.1.a requires building massing to reflect the traditional pattern of lot widths Downtown through the expression of 25' increments in building massing, structural bay, and fenestration patterns. It does not appear this standard is met on all facades. Please address.
11. 443.E.1.c requires building facades greater than two stories be differentiated through architectural variation such as a prominent belt course, change of materials, or change of fenestration pattern. It does not appear this standard is met on all facades. Please address.
12. Please add ground floor height to coversheet and include section(s) with scale to demonstrate compliance with 443.E.1.d.

443.G.2 Structured Parking Standards

13. See comment #8 above. Regarding 443.G.2.e. be sure to include information about which three or more architectural features the portion of the building that cannot be wrapped with active uses along the alley incorporates.

443.H Building Scale, Variation and Fenestration

14. See comment #8 above. Regarding 443.H.1.a. be sure to include information about which scaling features, detailing, and fenestration patterns are incorporated.
15. Please provide glazing calculations to demonstrate compliance 443.H.3.a. See WI-20-05 for guidance on how to measure.

443.K Mechanical Service and Accessory Structures

16. Show roof top equipment and screening on the roof plan and elevations to confirm compliance with 443.K.1.a and 443.K.1.b.