

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 10/18/23

RE: PL20230275 Riverview Parcel E Development Plan
Submittal #1 Review

General

1. Narrative response to criteria #1 states 104 units are proposed. 32 units are proposed on Lot E. Please be specific to this project for the purposes of clarity.
2. Please show exterior ingress/egress on floorplans.

PUD-20-01 Subzone B Dimensional Standards

3. Please provide a section/massing displaying lot lines and setbacks to demonstrate compliance with setbacks. Please also label front, rear and side lot lines as this site is unique.
4. The waterbody setback/rear setback off the ordinary high watermark is labeled, however please include/label the ordinary high water mark itself on the site plan as well.
5. Please add and label existing and finished grade to all elevations in order to confirm compliance with height standards.
6. The Coversheet states lot coverage max is 70%, it is 75%. Please also confirm the lot coverage calculation provided is correct.
7. The Coversheet states FAR max is 2.2, it is 2.5. Please also confirm the FAR calculation provided is correct.

Article 3 Use Definitions and Standards,

Section 406 Off-Street Parking

8. Please provide a parking analysis in the narrative.
9. Demonstrate bicycle parking standards 406.C.7 are met.

Section 413 Phasing

10. 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 Commerical Yampa Two Design Standards

11. 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 Commerical Yampa-Two Design Standards and PUD-17-03.

443.C Building Placement and Orientation

12. 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

13. 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.
14. 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.
15. 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

16. See comment #11 above. Regarding 443.G.2.e. be sure to include information about which three or more architectural features are incorporated if the building cannot be wrapped with active uses.

443.H Building Scale, Variation and Fenestration

17. See comment #11 above. Regarding 443.H.1.a. be sure to include information about which scaling features, detailing, and fenestration patterns are incorporated.
18. 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

19. 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.