

Development Review Team Memo

FROM: Kelly Douglas AICP, Senior Planner

DATE: 05/10/2024

RE: PL20240103 1965 Ski Time Square Drive Preliminary Plat
Submittal #1

General

1. Thank you for a thorough analysis, however you can remove narrative references to Article 4 except where specially called for by standards in Article 6 (Complete Streets for example.)
2. A fee adjustment is required for the Major Variances. Fee amount to be determined based on number of variances requested.

602.C Lot Shape

3. 602.C.6 allows the Planning Director to make approve a non-rectangular lot shape upon a finding that the shape is responsive to topography, streets, or other conditions of the land and generally consistent with other lots in the vicinity. In this case, the Director finds the shape is in response to topography and surrounding subdivisions. In light of this finding, please remove the variance request from the narrative.

602.D Usable Lot Area

4. Please provide a usable lot area exhibit showing all areas not included in buildable lot area as defined below.

801.D.2. Useable Lot Area

Useable lot area is the total lot area excluding:

- a. Any area of land within a required property line setback or waterbody setback; and
- b. Any area of land below the ordinary high water mark of a natural watercourse or body of water or within a floodway or wetland; and
- c. Any area of land where the existing slope exceeds 30 percent; and
- d. Any area of land with unstable slopes; and
- e. Any area of land encumbered by an easement or other building restriction that imposes restrictions on the land's use or development, unless the landowner demonstrates to the Planning Director's satisfaction that the easement or restriction does not materially affect the utility of the land for the proposed use or development.

602.F Circulation

414 Multi-Mode Facilities / Complete Streets

602.I Easements and Dedications

5. Additional information is needed about the proposed promenade easement:
 - a. Please provide the easement language. Public access is required.
 - b. The proposed easement does not cover the extents of the proposed promenade improvements. Please revise.

- c. Promenade easement along the west lot line of Lot 1 is proposed on property not part of the subdivision. Property owner signature is required.
6. Please demonstrate that both lots can accommodate driveways that meet City Engineering Standards.

602.L Open Space, Parks, and Amenity Space

7. The proposed plat does not reflect designated open space per 602.L.2.a. In order to not designate open space on the plat, a Major Variance is required. A Major Variance request requires an updated variance narrative and additional Major Variance fee.
8. With respect to the plat note proposed in the narrative, Staff cannot consider including land outside the proposed subdivision to meet requirements of the proposed subdivision.

602.O Critical Improvements

9. Draft Condition: The following items are considered critical improvements and shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat:
 - a. Drainage improvements
 - b. West promendae extension

Section 604 Standards for Commerical and Industrial Subdivisions

10. Proposed Lot 2 does not abut a public street or private street. A Major Variance request is required. A Major Variance request requires an updated variance narrative and additional Major Variance fee.