

# Development Review Team Memo

**FROM:** Kelly Douglas, Senior Planner

**DATE:** September 28, 2021

**RE:** Worldwest Subd L1 (1901 Curve Plaza) 278600001, DPVC-21-16

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## General

1. Please use consistent and unique labels/names to describe the multiple family unit types and buildings proposed in the narratives and throughout the plan set.

## Section 224 Zone District: Commercial Services

2. Please show existing grades for all buildings on elevations.
3. Staff supports the requested ground floor height variance.
4. It appears the proposed townhome units exceed 1,400 sf. Please modify the size of the units to comply with Section 224 and 301.B.2.e. Alternatively you may request a variance as well as a Conditional Use standard modification. Please update narratives accordingly.

## Section 237 Overlay Zone: Airport Overlay (AO)

5. Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
6. Prior to Building Permit issuance, the property owner shall record an aviation easement.

## Article 3 Use Definitions & Standards

7. Please provide additional information about the Amusement, Outdoor use. Regarding wintertime operations, how is the ice rink intended to be operated? Free skate open to the public, regularly scheduled games, tournaments? If regular competition is expected in the winter, the stadium use, and parking standard may be more appropriate to accommodate spectators. Please also provide more information about how this use is expected to function in the summer. What are the expected hours of operation in the summer and winter?
8. The narrative states "a lawn, a performance platform, and two accessory structures, namely a set of storage containers which will house outdoor food and beverage offerings and an open air pole-barn structure that will house games and seating in summer and an ice rink in winter" is proposed. Please provide more details about how the commercial uses interact and differentiate between principal and accessory uses.
9. Is the stage an accessory use or does it stand alone? If it is an accessory use, which use is it accessory to? What type of events are expected to take place? Please provide additional information.
10. The proposed townhome floor plans show four bedrooms. The narrative states townhomes will have three bedrooms and applies a 2-3 bds: 2 per du parking standard. This appears incorrect. Please update. The parking standard for units with more than 3 bds is 2+(1 per bedroom>3) per du, i.e. 3 spaces.

## Section 402 Landscaping

11. Please show how landscape standards were applied with polygons, color and/or hatching. It is not clear which plantings are meant to satisfy which standards.

12. Staff is not able to determine if a frontage landscape variance is needed or if the variance is supportable at this time.

#### Section 405 Exterior Lighting

13. Light fixture LD and LE on sheet MEP 2 shows an optional accessory that surrounds the light source. In the illustration, the light source is visible. Section 405.D.2.b, light source shall not be visible. Please confirm that this fixtures will meet standards.

#### Section 406 Off-Street Parking

14. Please provide bicycle parking in accordance with 406.C.7.

#### Section 409 Snow Storage

15. Snow storage should be evaluated based on the proposed preliminary plat PL20210006, that is, on a lot by lot basis.
16. Snow storage easements may be required.
17. Evergreen trees within snow storage areas require an additional 30 sf per tree, not a deduction. Please recalculate.
18. Please note paved areas on the snow storage plan.
19. It appears that some proposed snow storage areas are more than 20' off the edge of the pavement area to be served and do not comply with Section 409.D.2.a. Please show that the alternative location(s) meets criteria 409.D.2.a.i-iii, or relocate.
20. Retaining walls are proposed along Lincoln Avenue within snow storage areas. This does not comply with Section 409.D.2.b.
21. Staff is not able to determine if the snow storage variance is supportable at this time.

#### Section 412 Critical Improvements

22. The following items are considered critical improvements and shall be constructed by the applicant and approved by the City prior to issuance of a Certificate of Occupancy or recording of any plat:
  - a. Access drive, driveway, and parking areas
  - b. Drainage improvements
  - c. Storm water quality features

#### Section 413 Phasing

23. Is phasing anticipated for this development? If so, please submit a phasing plan.
24. There are 17 parallel spaces approved with DPVC-21-06 along the northwest side of the access bisecting the property. 13 of those spaces are proposed to be relocated to the 50 space parking lot proposed with this application. There could possibly be a time when the development approved with DPVC-21-06 is occupied and deficient 13 spaces while the commercial development proposed with this application is under construction. How is this proposed to be addressed?

#### Section 418 Retaining Walls

25. Please confirm the stacked rock walls proposed along Lincoln Avenue frontage will comply with Section 418 standards.

## Section 421 Open Space

26. Please provide open space in compliance with Section 421.D or demonstrate exemption in accordance with Section 421.C.

## Section 427 Postal Facilities

27. Where will residents receive mail?

## Section 427 Multiple-Family Residential Building Design Standards

### 437.F Roof Forms

28. Please provide roof pitches on elevations as well as a roof plan in order to demonstrate compliance with Section 437.F.1.
29. Please provide additional information addressing how Sections 437.F.2 Snow Retention, Catchment, and Control Standards and 437.F.3 Roof Overhang Standards are met.

### 437.G Surface and Structured Parking

30. It does not appear garage standard 437.G.5.b requiring garages be recessed a minimum of four feet is met. Please modify the design to comply or request a variance.
31. It does not appear garage standard 437.G.5.d requiring more than two garage doors be interrupted by an entry to the building is met. Please modify the design to comply or request a variance.

### 437.H Building Scale, Variation, and Fenestration

32. Please consider the guidelines in section 437.H.3 to justify the "equal to" acceptable alternative variance requested to townhome variation standards.
33. Please consider the guidelines in section 437.H.5 to justify the "equal to" acceptable alternative variance requested to transparency standards.

### 437.I Building Materials & 437.J Building Color

34. Please provide samples.

## Section 438 Commercial and Mixed Use Building Design Standards

### Section 438.D Access

35. Demonstrate compliance with 438.D.1. Buildings shall include entries oriented to predominant public and private streets, pedestrian circulation, and gathering areas.

### 438.F Roof Forms

36. Please provide additional information addressing how Sections 438.F.2 Snow Retention, Catchment, and Control Standards and 438.F.3 Roof Overhang Standards are met.

### 438.H Building Scale, Variation, and Fenestration

37. How does the container bar comply with 438.H.1.a?
38. It does not appear the commercial buildings proposed meet 438.H.3 Glazing and Transparency Standards. Please request a variance.

### 438.I Building Materials & 438.J Building Color

39. Please provide samples.