

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: September 28, 2021

RE: Worldwest Subd L1 (1901 Curve Plaza) 278600001, PL20210006

General

1. Please show buildings proposed with DPVC-21-16 on the site plan to demonstrate compliance with CS zone district standards.
2. Easement vacations require processing and approval in accordance with Sections 702 and 732. Proof of consent to vacate any easement, or portion of any easement, by all beneficiaries of the easement is required. Easements that have not been vacated yet must be shown on the preliminary plat. You may use labels to indicate what easements are expected to be vacated and therefore fall off the final plat.
3. May need snow storage easements. Coordinate with DPVC-21-16.
4. It appears an easement for 50 space parking lot on proposed lot 2.

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.

Section 602 General Standards

7. Please provide usable lot area calculations for each lot per 602.C.2.

Section 602.E Circulation

8. It appears a variance is needed to both 602.E.9 and 602.E.10. Please provide an updated narrative.

Section 602.K Open Space, Parks, and Amenity Space

9. Please provide open space in compliance with Section 602.K.2.a or demonstrate exemption in accordance with Section 602.K.1.

Section 602.N Critical Improvements

10. 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 602.O Phasing

11. Is phasing anticipated for this subdivision? If so, please submit a phasing plan.