

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 5/19/22

RE: Worldwest Subdivision Lot 1 (1901 Curve Plaza), DPVC-21-16
Submittal #3

General

1. Please see markups in DRT correction letter.

Section 224 Zone District: Commercial Services

2. Unit Size Variance and Use Standard Modification: Staff supports the request.

Section 421 Open Space

3. There are applicable Open Space standards in both Section 421, which apply to DPVC-21-16, and Section 502.L, which apply to PL20210006. Being that the standards are almost identical and there are concurrent applications under review, the areas proposed should be reflected the same on both applications. Please address the following PL20210006 Open Space comments not yet addressed here as well as on PL20210006.
 - a. Open space on lot 1 covers the detention basin: Please provide findings that speak to the criteria in Section 421.D.5 for integration of water quality treatment facilities into open space .
 - b. Open space is shown over the pole barn area. This area has been presented as a commercial use, it cannot be a commercial operation and also meet the intent of, or be included as, open space.

Section 437 Multiple-Family Residential Building Design Standards

Section 437.F Roof Forms

4. Multiple-Family Residential Roof Form Variance Request: Staff supports your request.

Section 437.H Building Scale, Variation and Fenestration

5. Townhome Variation Standards Variance Request: With submittal #3, a significantly different design is proposed; consisting of only townhomes. It does not appear there is variation between each row or cluster of townhomes as required by Section 437.H.2.b. Please address the standards with an updated design or variance request.
6. Multiple-Family Transparency Variance Request: Please update the Multiple-Family Residential transparency variance narrative to reference the correct standard and provide calculations per Section 437.H.4.b as Entry Corridor standards apply (this was previously missed, apologies). Provide calculations per floor, standards below for reference.
 - 437.H.4.b. In the EC overlay zone:
 - i. A minimum of 30 percent of the wall area of all ground floor building facades facing public circulation or gathering areas.
 - ii. A minimum of 40 percent of the wall area of all pedestrian-active building frontage.
 - iii. A minimum of 25 percent of the wall area of all upper floor building facades.

Section 437.J Building Color

7. The townhome buildings appear primarily gray. Grey is not an approved primary color.

Section 438 Commercial and Mixed Use Building Design Standards

8. If the mural on the container structure is not the proposed art, please submit the final mural design for Substantial Conformance prior to building permit approval. A condition of approval will be added if needed.