

DRT/ Planning Comments:

Revisions Required:

1. Section 801.O.2, Section 222: It appears that average plate height calculations for both buildings are not including the highest roof structure. Please revise and confirm that average plate height calculations are correct.

“Plate height is the distance, measured vertically plumb, between any point on the top of the uppermost wall plate of the exterior wall that bears the building’s highest roof structure and the existing grade directly below that point.”

Response: Plate height calculations have been modified to reflect the highest roof structure, which has been measured by the existing grade directly below the point.

2. Section 437.D.1: It does not appear that the building meets this standard. CDC Section 406.C.2.g does not apply to this zone district. Demonstrate compliance with the standard or request a variance.

Response: SAA has applied for a major variance for the access (CDC Section 437.D).

3. Section 437.F: Based on the justification staff cannot support the variance request. There are three options to move forward: 1. Keep the project as is, it can proceed to public hearing with a recommendation of denial from staff. 2. Amend the project to meet the standard, we will review and see if our recommendation can change. 3. Provide alternative justification for the variance, we will review and see if our recommendation can change.

Response: The majority of the roofs have been modified to a 5:12 roof pitch. A variety of roof forms have been used to break up the massing.

4. Section 437.J.1: Primary building colors are inconsistent with the standards. Demonstrate compliance with the standard or request a variance.

Response: The colors have been modified to meet the standard, and the location of some of the materials have been modified on the building. Please refer to the updated material boards and renderings.

5. Provide a signed notarized copy of the mineral rights affidavit.

Response: SAA has provided the notarized copy of the mineral rights affidavit.

Informational Comments:

No additional comments on ENV-21-01 or PP-21-01.

Conditions of Approval may apply, if staff can recommend approval.

City Engineering Comments (DPPC-21-01) (ENV-21-01):

Revision Required:

1. Walton Creek Road is classified as a collector street adjacent to this property. The required Right of Way width for a collector street is 80 ft. The existing Right of Way for Walton Creek Road adjacent to this property is approximately 50 ft. a dedication of an additional 15 ft of Right of Way is required. Plats east and west of this property on the south side of Walton Creek Road dedicated an additional 15 ft of Right of Way for Walton Creek Road at time of final plat.

Response: The revised plans include a 15-ft right-of-way easement.

2. The sidewalk along Walton Creek Road needs to align with the existing sidewalk on the property to the east.

Response: The revised plans include a new sidewalk alignment.

3. The sidewalk cross sections need to show a 1 ft shoulder on both sides of the sidewalk and a 3 ft shoulder on Village Drive.

Response: The revised plans include the requested shoulders.

4. On sheet C.102 show the sidewalk easement at reception 762551

Response: Landmark revised sheet C.102 to include the easement.

5. Include the Design Checklist for WQCV in the drainage study.

Response: Landmark revised the Drainage Report to include the WQCV checklist in the report.

Draft Conditions of Approval:

1. Civil construction plans prepared by a licensed Colorado civil engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, building permit or grading permit and prior to the start of any construction.
2. Prior to approval of civil construction plans, overlot grading plans, or issuance of a construction permit (Grade and Fill, Building, Foundation Only), the owner shall dedicate to the city the following easements through an agreement executed by all parties. A recorded copy of each shall be provided to the city:
 - a. Drainage easement related to the storm water quality treatment facilities including embankment extents and maintenance access from the public street.
3. The following items are considered critical improvements and must be constructed and approved prior issuance of a temporary certificate of occupancy or certificate of occupancy:
 - Drainage infrastructure and water quality facility

- Paved driveway and parking areas.
- Sidewalk along Walton Creek Road
- Sidewalk along Village Drive

4. The Ownership & Maintenance Plan for the water quality treatment facility shall be recorded prior to certificate of occupancy.

MMW Comments on C.310:

1. Provide sewer profile showing all utilities crossing sewer
Response: Landmark revised the Utility Plan per MWW's redlines.
2. Provide notes for old sewer main abandonment.
Response: Landmark revised the Utility Plan per MWW's redlines.
3. Provide abandonment notes and detail at manhole.
Response: Landmark revised the Utility Plan per MWW's redlines.
4. Correct note from 12" PVC to 10" PVC.
Response: Landmark revised the Utility Plan per MWW's redlines.