

Please find applicant responses (MR Response) below in red.



1. Sheet 2: General: I believe scale is 1"=30'. Please correct. MR Response: Noted, this has been corrected.
2. Plat: Scale appears incorrect. I believe it should be 1"=30' MR Response: Noted, this has been corrected.
3. Please see PL20210006 DRT Planning Review 9-28-21

**Engineering Review** (Reviewed By: Stuart King, P.E.)

1. Access road and detention/PSWTF required to be constructed prior to recording Final Plat

MR Response: The Applicant understands the importance of these critical improvements and agrees that they need to be completed prior to occupancy or condo/townhome plats of the proposed units. However, we respectfully request that this condition not be required for our consolidation plat or the proposed subdivision plat (i.e. this preliminary plat).

**Utilities-City Review** (Reviewed By: Amber Gregory)

**Final Project Manager Review** (Reviewed By: Kelly Douglas)

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas  
Senior Planner

# Development Review Team Memo

**FROM:** Kelly Douglas, Senior Planner

**DATE:** September 28, 2021

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

## General

MR Response #2: Civil has removed almost all easements from the plan, as it was becoming very messy/hard to read, and covered with the "blanket easement" that will be recorded with final plat. All signatures for the Vacation Easement Request have been obtained, except for Comcast but expect to receive by week of 11/15/21. Once this is completed, the Applicant will submit a final, complete easement vacation application.

1. Please show buildings proposed with DPVC-21-16 on the site plan to demonstrate compliance with CS zone district standards. MR Response: Buildings "envelope" for each proposed building is now shown on the plat.
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. MR Response: Please see note added to plat re: "Blanket Easement" which will address snow storage easements, among others.
4. It appears an easement for 50 space parking lot on proposed lot 2. MR Response: The proposed lot configuration in the resubmittal will require parking easements from Lot 1 to Lot 2, which will be addressed in the blanket easement, recorded alongside final plat.

## 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.

MR Response re: #5 and #6: Noted, will do.

## Section 602 General Standards

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

MR Response: It is unclear how this can be calculated, as the CS Zone has no maximum lot coverage requirement. Aside from easements, there are no other site restrictions that limit the useable lot areas. Further, in order to define the private blanket easement, building envelopes are proposed.

## 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.

MR Response: Please find variances included in this resubmission.

## 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.

MR Response: Open space calculations provided on Project Summary Table on cover sheet, and open space easement shown on prelim. plat.

## 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

MR Response: The Applicant understands the importance of these critical improvements and agree that they need to be completed prior to occupancy or condo/townhome plats of the proposed units. However, we respectfully request that this condition not be required for our consolidation plat or the proposed subdivision plat (i.e. this preliminary plat).

## Section 602.O Phasing

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

MR Response: This project may be constructed in phases, however the intent is to construct at the same time and concurrent with the Basecamp Apts (DPVC-21-06). The proposed phasing plan, in the event it is phased, has been included in the re-submittal for DPVC-21-16.