

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 12/15/21

RE: Worldwest Subdivision L1 (1901 Curve Plaza) 278600001, PL20210006
Submittal #2

Section 602 General Standards

1. 602.B.1 and 602.B.6 Lot Shape Variance Requests: Staff would like to discuss these variance requests. It appears that a different layout where the commercial uses and 50-space parking lot proposed with DPVC-21-16 are on the same lot would meet standards and avoid two variance requests. Per meeting with Kelly and Bob Keenan on Jan 4, 2022, Applicant explained rationale for including the surface parking as part of same lot as the Basecamp Commercial/Apartments, most notably because it requires the most parking spaces of the various adjacent uses utilizing this surface lot.

Section 602.E Circulation

2. Public Street Variance Request: Staff supports the variance requested to 602.E.9. Noted, thank you.
3. Access Easement Variance Request: Staff supports the variance requested to 602.E.10. Noted, thank you.

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

4. Staff is unable to indicate support of the open space as proposed at this time. Please see below and refer to Ordinance 2731 (attached) for standards.
 - a. Detention basin open space: Please provide findings that speak to the criteria in Section 602.K.2.e for integration of water quality treatment facilities into open space. A revised landscape plan for DPVC-21-06 may be required to demonstrate compliance.
 - b. Open Space along Lincoln Ave: Inclusion of sidewalks and setback areas as well as the linear configuration proposed does not seem compatible with the purpose of open space. Open space calculations have been removed from the Preliminary Plat submission, and are now included/shown on sheet C.100, as part of the DPVC-21-16 submittal (Resubmitted 4/1/22).

Section 602.N Critical Improvements

5. Draft Condition of Approval: The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat. The following items are considered critical improvements and shall be constructed by the applicant and approved by the City or an Improvements Agreement and collateral provided prior to recording of a Final Plat: Noted.
 - a. Private street
 - i. Right in- Right out modifications of access onto Elk River Road
 - ii. Relocation of Transit Stop on Elk River Road
 - iii. Drainage
 - b. Storm water quality
6. Draft Condition of Approval: Subject to review by the Director of Public Works and the Director of Planning and Community Development, preliminary acceptance of the public critical improvements and preliminary approval of the private critical improvements shall be obtained from the City prior to issuance of any building permit, unless the Directors agree otherwise. Noted.