

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.
1. Noted. Applicant has responded to each accordingly on page 3 of this document.

Section 224 Zone District: Commercial Services

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

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.

3-b. The pole barn and the restaurant seating areas have been removed as part of the open space. The applicant still meets the required area.

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.
4. Noted. Thank you.

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: 6. Please see revised variance request included in this resubmission.

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.

3-a. Applicant proposes to include enhanced landscaping features within and around the detention basin to increase its attractiveness and appeal, so that it serves as a site amenity and can be included as Open Space. Per 421.D.5, the facility is integrated with the architecture and site improvements/landscaping appropriately, and functions in a manner that is safe and has no adverse impacts on the health and welfare of the people the open space is intended to serve.

entrance (437.G.2.b.i) between individual units. There are a few instances where two units next to each other have similar exterior materials and colors, however they are still being varied with a darker metal panel color, an extended awning over the entry door, and a different color entry door (blue). The rear facades have been varied in this manner as well. Where two adjacent are similar they are still varied by distinct base materials as well as different color wood-look panels at the windows. No unit in the proposed redesign of all clusters will be the same as the unit adjacent.

Section 437.J Building Color

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

7. The design has been revised to include more off-white stucco and wood-look panels, along with the metal panel. The proposed metal panel is the same that was approved with the Basecamp Apartments submission (for which a sample was provided); the color is "Antique Bronze".

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.

8. The mural on the container structure is a "placeholder". Final mural design will be submitted via Substantial Conformance - please include a condition of approval.



Planning Review (Reviewed By: Kelly Douglas)

3. Sheet A 1.2: These parking spaces are in the drive aisle and need to be relocated. *Noted, this has been corrected.*
4. Sheet A 1.2: These driveways seem like they should be utilized for parking. *Noted, this has been corrected.*
5. Sheet A 2.3 : Scale is incorrect. *Noted, this has been corrected.*
6. Sheet 9: There is a retaining wall shown in the snow storage area. Please designate this snow storage footage else where on site. *Noted, this has been corrected. Applicant still meets the required snow storage area.*
7. Sheet 9: There is a retaining wall shown in the snow storage area. Please designate this snow storage footage else where on site. *Noted, this has been corrected. Applicant still meets the required snow storage area.*
8. Please see document "DPV-21-16 DRT Planning Review 5-19-22" for planning comments.

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

1. revise paragraph to discuss % multimodal for General Urban/suburban
2. verify the land use is "General Urban Suburban" rather than Dense Multi-Use Urban
3. The traffic study for the project needs to be revised so that the final document is a complete record for the proposed development rather than submitting an addendum.

TIS has been revised to address comments 1 and 2, and provided in a comprehensive final document.

Sincerely,

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

Kelly Douglas
Senior Planner