

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 5/19/22

RE: Worldwest Subdivision L1 (1901 Curve Plaza) 278600001, PL20210006
Submittal #3

Section 602 General Standards

1. 602.B.1 and 602.B.6 Lot Shape Variance Requests: Staff supports the requests.

1. Noted - Thank you.

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

2. 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 comments and show on the plat.

2-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.

- a. Open space on lot 1 covers the detention basin: Please provide findings that speak to the criteria in Section 602.K.2.e 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.

2-b. Noted - The pole barn and the seating area adjacent to the container restaurant have been removed from the calculations. Applicant still meets the minimum area required.

2. Please see variance request to show the open space on the development plan, per discussion with K. Douglas and B. Keenan on 5/24/22. The open space is included as an exhibit to this application.