DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM

Project Number: PR-2018-001198

Application Number:
Project Name: Tract 11 Catalonia

Request: Site Plan DRB

COMMENTS:
Planning defers to Code Enforcement regarding the interpretation of CPO-13, however the language is clear.
3-4(N) VOLCANO MESA – CPO-13 3-4(N)(1) Applicability The CPO-13 standards apply to low-density residential development in the following mapped area. Where the CPO-13 boundary crosses a lot line, the entire lot is subject to these standards.
The site is not within the Height Restriction area of VPO -2.

Please show the required Electric Vehicle spaces
5-5(C)(9) Electric Vehicle Parking When more than 200 off-street parking spaces are constructed, at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher.

Confirm Landscape buffer on the south end of the development – see 5-6-(E)(2)(a)
Are any walls or fences proposed?
Confirm how the project meets the requirement of 5-11(D)(1) Building Entrances Primary pedestrian entrances to each primary building shall be emphasized through variations in façade colors or materials, porticos, roof variations, recesses or projections, or other integral building forms.
Will there be any signage?
<u>Updated 4-13-21</u>
Please provide landscaping details for the off-site drainage pond C and provide details regarding final stabilization for the pond. Please consider the following details:

a. The bottom and sides must be seeded with a native mix per City Standard specs.
b. Gravel ¾ to 1 inch is the preferred mulch to promote germination of seed.
c. Native grass establishment must be achieved by the contractor—3 year time frame. Temporary irrigation or water trucks must be used. Seeds must germinate in one year or reseeding may be needed.

d. Contractor must weed the basin during/after the first growing season.
e. Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

Add a note to the site plan referencing the allowed color palette for VPO 2 or provide color pallete on site plan elevations.
Provide open space calculations or clarify for staff where they are.
Provide a key for elevations that ties them to the site building layout.
Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Maggie Gould
Planning Department

DATE: 4-6-21