DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/3/22 -- **AGENDA ITEM**: #1*

***Project Number**: PR-2018-001405*

***Application Number**: SD-2022-01115, VA-2022-00165*

***Project Name**: 201 Unser/7901 Central*

Request: *Amendment to Site Plan – DRB, Sidewalk Waiver*

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Update 7/12/22:

- **The applicant team provided Note #12 on the Plat depicting a 3-foot sidewalk easement along the west side of the sidewalk along Unser to allow for future expansion. The easement should be noted and/or depicted on the Site Plan Amendment.**

Update 6/27/22:

- **The Waiver request for the existing sidewalk width along the western side of Unser Blvd. NW could be acceptable depending on accommodation for future right-of-way width to be established for a future need for the 10 foot sidewalk.**

- ~~**The dimensional standards must be met for each of the proposed uses and lots. Provide confirmation that the standards are being met.**~~

- Future development must meet all applicable standards and provisions of the previous approved Site Plan. Future changes to approved Site Plan may require minor/major amendments to that plan.
  If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM.

**(See additional comments on next page)*

- ~~Please identify the front (is the front Central Avenue?), side and rear of the buildings and show setback measurements on the Site Plan for compliance with Table 5-1-2. Elevations should show a measurement for the total building height of each building even though it is clear that buildings will comply with 65-foot height allowance for a Premium Transit area.~~

- ~~For the various uses referenced in the amendment file please ensure all the standards below are being met. All were discussed in previously with the applicant.~~
  - ~~Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit, PT-Premium Transit and Activity Center.~~
  - ~~4-3-D-37 Retail Use Specific Standards.~~
  - ~~4-3-D-10 Mobile Food Court Use Specific Standards. Please demonstrate how 4-3-D-10-e&f are being met.~~
  - ~~4-3-D-36 Farmers Market Use Specific Standards.~~
  - ~~4-3-D-8 Restaurant Use Specific Standards along with 4-3-F-4 Drive-through or Drive-up Facility. Please provide additional detail on drive-through/Drive-up and demonstrate how standards are being met.~~
  - ~~4-3-D-32 Other Outdoor Entertainment Use Specific Standards.~~
  - ~~5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.~~
  - ~~5-2 Site Design, Climate and Geographic analysis.~~
  - ~~5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements and demonstrate all sections are being met. Identify Use from Table 5-5-1 for Lot 1.~~
  - ~~5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-C-16 Alternative Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Please provide additional detail to demonstrate all sections are being met.~~
  - ~~5-7 Walls/Fences.~~
  - ~~5-11-E Building and façade design.~~
  - ~~For Use and Development definitions reference section 7-1.~~

- ~~Identify the use from Table 5-5-1 that is being used for the parking requirement (i.e., 5 spaces per 1000 GFA). Parking reductions are possible in Premium Transit Areas (See IDO 5-5(C)(5).)~~

Update 7/12/22:

- **For street frontage landscaping, 5-6(D)(1)(a) of the IDO refers to the requirement to comply with the Street Tree ordinance, Part 6-6-2 of ROA 1994. 6-6-2-5 (3) Street Tree Policies section of the Ordinance notes that an alternative planting scheme for street frontage landscaping can be approved to ensure that trees are located so as not to interfere, either at the time of installation or later, with the function of overhead and underground utility lines.**

**(See additional comments on next page)*

According to the Conceptual Utility Plan, three sanitary sewer lines along the southern property boundary line along Central makes the placement of landscaping on the site itself problematic. In lieu of planting trees along Central required per 5-6(D) of the IDO, the applicant depicts the planting of landscaping in the ROW along Central in a revised Landscape Plan. DMD staff, reviewing the revised Landscape Plan, did not have an objection to the landscaping depicted in the ROW.

- ~~An Alternative Landscape Plan is mentioned in the justification letter. The Alternative Landscape Plan should be submitted to DRB in addition. Any Alternative Landscape Plan must be approved prior to the approval of the Major Site Plan Amendment – DRB application.~~

Update 7/12/22:

- **The applicant team met with a multi-disciplinary staff team to determine a suitable landscape plan for Central given the three major storm drains in the ROW and given the site distance triangles along Central. A resubmittal was received that reflects that discussion and provides xeriscape between the sidewalk and curb to accommodate site distance triangles; xeriscape landscaping over the portion of the storm drain ROW in front of Building 3 that has 3 storm drains; the addition of trees in front of Building 2 where there is a only one, smaller storm drain; the addition of street trees along Unser. The landscaping will be installed and maintained by the property owners. Planning agrees that this plan follows the Street Tree Ordinance, which does allow for the DRB to make adjustments to deal with traffic safety or accommodate underground utilities.**

- **The applicant informed staff that the new site plan area for the food court covers the parking spaces and drive aisle that were formerly associated with the multi-family development on the site plan. Therefore, the IDO provisions to buffer parking areas are not required.**

~~**Update 6/27/22:**~~

- ~~**Provide confirmation about the landscaping of the ROW along Central which is fronting the southern boundary of the site.**~~

- ~~As part of landscaping plan: confirm compliance with 5-6(D)(2)(b) "Downtown, Urban Centers, and Main Street and Premium Transit areas. Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt."~~

- ~~Show compliance with **5-6(F)(1)(i)(2)(b)** "Downtown, Urban Centers, and Main Street and Premium Transit Areas. Any parking lot located within 20 feet of a side or rear lot~~

**(See additional comments on next page)*

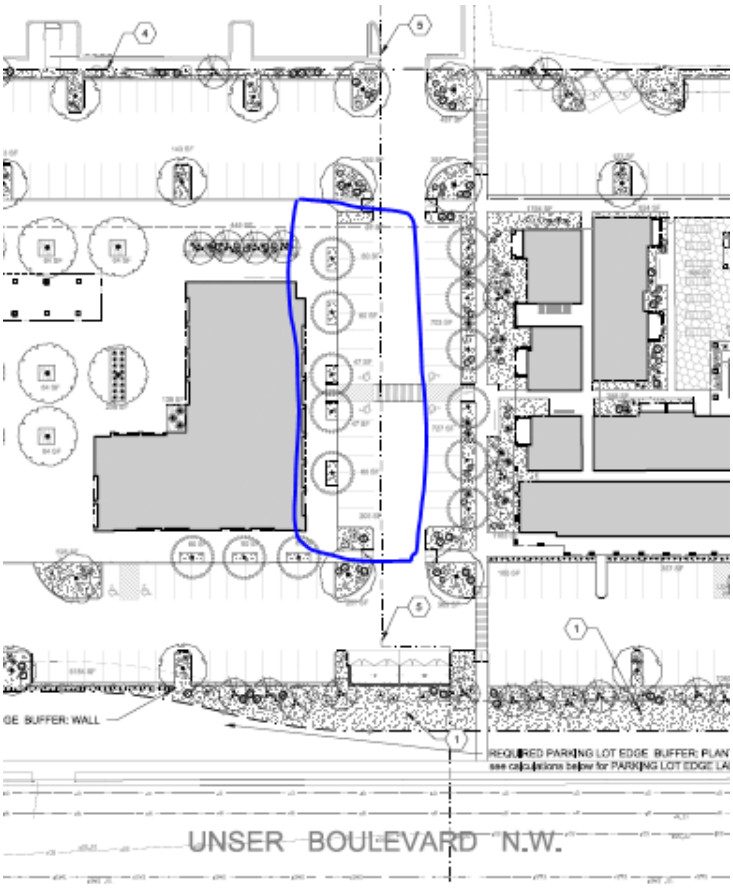
~~line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall."~~

- ~~Show compliance with 5-6(F)(2)(b) "Downtown, Urban Centers, and Main Street and Premium Transit Areas. At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped."~~

Update 7/12/22:

- **The applicant has added additional trees between the proposed commercial development and the existing multi-family residential development. The applicant also informed staff that the new site plan area for the food court covers the parking spaces and drive aisle that were formerly part of the multi-family.**
- ~~There is a row of trees on the existing Site Plan that provides some landscape buffer between the commercial and the multi-family. Please show how the proposed landscaping provides equivalent or better landscaped buffering to the multi-family development.~~

**(See additional comments on next page)*



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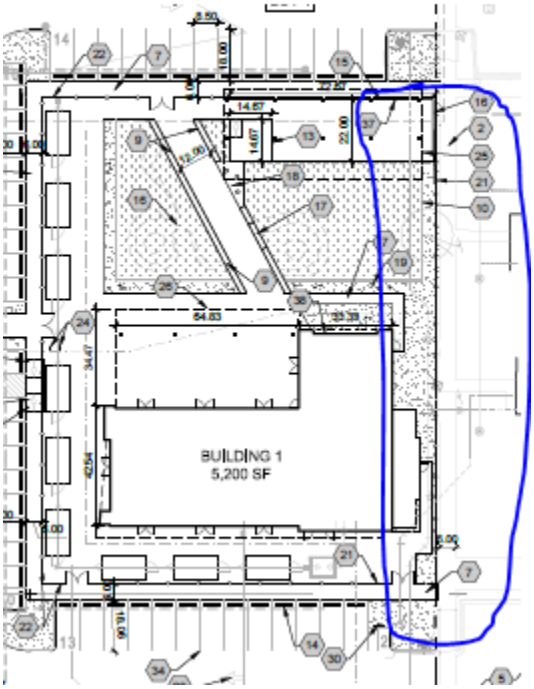
Proposed



- ~~Confirm compliance with 5-1(D)(2)(b)(2) along the north property line: "A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area."~~

- The Climatic and Geographic Responsive Evaluation and Sun Shade Analysis is well executed and shows high achievement of climatic responsive elements with some capture of mountain views.

Update 7/12/22:

- **The applicant provided confirmation of the façade requirements being met on the revised elevation sheets per the General Sheet Notes on the sheets.**
- ~~Provide a comment letter showing how the façade requirements of 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas are being met.~~

- ~~Include in the comment letter how the Outdoor Seating requirements of 5-11(E)(3)(b) are being met.~~

- Please note that staff could have future comments and the Major Site Plan Amendment – DRB application is still under review.

(See additional comments on 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: Robert Webb/Jolene Wolfley/Jay Rodenbeck DATE: 8/2/22
Planning Department

**(See additional comments on next page)*