Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2018-001579 *Application #PS: -2020-00134*

Meeting Date/Item Number: 17

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc.…) and title should be a short and abbreviated as possible.

The plat will require all utility signatures prior to submittal

Property owner, surveyor and City surveyor signatures are required prior to submittal

See the requirements for development in centers

5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas[326]

5-1(D)(2)(a) Where sidewalks are less than 10 feet wide, the minimum front setback shall be 10 feet.[327]

5-1(D)(2)(b) A minimum of 50 percent of front property line width must be occupied by the primary building, outdoor seating and gathering area, or outdoor dining area constructed within 15 ft. of the property line.

1. On a corner lot, the required minimum of 50 percent must begin at the corner. [328]
2. 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.[329]

5-1(D)(2)(c) For lots where there are 2 or more street side lot lines, the maximum side setback applies only to one side.

See 14-16-4-3-(F)(4)(e)9 and 14-16-5-12(E)(4)(d)4 for Use Small Area Regulations for Uptown

Table 5-1-2: Mixed-use Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
BR = bedroom DU = dwelling units.
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum[1]	Efficiency or 1 BR: 225 sq. ft./unit[313] 2 BR: 285 sq. ft./unit[314] ≥3 BR: 350 sq. ft./unit[315] UC-MS-PT: 50% reduction			
Setbacks[2][3][4]				
Front, minimum[316]	5 ft. UC-MS-PT: 0 ft.[5]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum[317]	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft.[5]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley[318]			
Rear, maximum	N/A			
Building Height				
Building height, maximum[319]	30 ft.	38 ft.[320] UC-MS-PT: 55 ft.	48 ft.[321] UC-MS-PT: 65 ft.	68 ft.[322] UC-MS-PT: 75 ft.
			No maximum for portions of building >100 ft. from all lot lines	
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus