*HEARING DATE/AGENDA ITEM 4*

*Project Number: PR-002333*

*Application Number: SI-2019-00420*

*Project Name:*

Request: DRB Site Plan,

**COMMENTS:**

1. Confirm that each lot has sufficient parking and open space, see 4-3(B)(5)(a) For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows: 1. Efficiency or 1 bedroom: 200 square feet per unit. 2. 2 bedrooms: 250 square feet per unit. 3. 3 or more bedrooms: 300 square feet per unit.
2. See table 5-5-1 for parking
3. Provide bike rack locations and provide bike racks that comply with :

5-5(E)(4) Bicycle parking facilities shall meet the following standards: 5-5(E)(4)(a) All bicycle parking areas shall be located in convenient, highly visible, well-lighted areas that do not interfere with traffic and pedestrian movements. 5-5(E)(4)(b) Required bicycle parking spaces shall be located within 50 feet of a primary pedestrian entrance. Sites with multiple primary pedestrian entrances shall have distributed bicycle parking locations. 5-5(E)(4)(c) Bicycle parking facilities shall be racks or lockers that are installed and anchored to prevent removal except by authorized personnel. 5-5(E)(4)(d) Racks shall be designed to support the bicycle in an upright position and so that both wheels and 2 points of the frame may be locked securely to it using a U-shaped lock or a chain/cable and lock.

1. Please add planting detail to the Landscape Plan :

5-6(C)(5) Soil Condition and Planting Beds

5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-5(I)(1) shall be planted in uncompacted soil.

5-6(C)(5)(b) Organic mulch, such as wood chips or pecan shells, is required as ground cover for the portion of any landscaped area surrounding the vegetation root ball, as well as beneath the entire tree canopy or dripline, in each required landscape area.

5-6(C)(5)(c) In DT-UC-MS areas, the use of gravel or crusher fines as ground cover is limited to a maximum of 50 percent of any outdoor space.

5-6(C)(5)(d) In all other areas, the use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any outdoor space.

5-6(C)(5)(e) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

5-6(C)(5)(f) Permeable weed barriers shall be used to optimize permeability and stormwater infiltration to the maximum extent practicable

1. Site appears to contain mature juniper trees in proposed drainage basin- see section 5-2, Site Design and Sensitive Lands. Mature trees should be preserved.
2. Connections to adjacent properties are not clear. Please clarity access and connectivity- see section
3. Subject site is within the Northwest Escarpment Visual Protection Overlay:

Height appears to be 15.83 feet. This exceeds the allowed height, see3-6(E)(3)(a) Structure height shall not exceed 15 feet, as measured from natural grade-

Please provide colors and reflectivity value, see 3-6(E)(4) Colors The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors. 3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and greygreens existing on the Northwest Mesa and escarpment, exclusive of the basalt. 3-6(E)(4)(b) Trim materials on façades constituting less than 20 percent of the façade’s opaque surface may be any color.

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 DATE:

Planning Department

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