DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 7

Project Number: PR-2020-004475

Application Number: Si-2021-00254
Project Name: pino dental

Request: Site plan-DRB

COMMENTS:
Updated 4-13
The courtyard area is on the west side of the building. Was an alternate location contemplated to take advantage of the mountain views and provide less intense sun exposure?

~~Please provide parking calculations~~
~~Please clarify the zoning on the site. Was a zone change approved by the EPC? Please provide the notice of decision.~~
~~Please clarify how the site meets the requirements below~~
~~5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below: 1. Front Lot Edge a. General Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.~~

~~Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street: a. General Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.~~

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: 4-13
Planning Department