DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 4

Project Number: PR-2020-004708

Application Number: SI-2020-001411

Project Name: Explore Academy Gulton Tenant Improvements

Request: DRB Site Plan

COMMENTS:

- Phase 4 of the Site Plan proposes a 16,450 square foot gym addition onto the existing building on the Site. Table 5-5-1 of the IDO requires that parking for a High School have 1 parking space per 4 seats in the main auditorium or 3 spaces per classroom, whichever is greater. However, the Site Plan only lists the calculation for the number of spaces per classroom. The Site Plan must include the calculations for the required number of parking spaces per seats in the main auditorium, which would be the proposed gym, in addition to the required number of parking spaces per classroom and determine which is greatest (which would determine the number of required parking spaces).

- It appears that sidewalks/pedestrian walkways are proposed south of the main building, but there is no note of them on the Site Plan. The proposed sidewalks/pedestrian walkways need to be noted on the Site Plan.

- There are no signature blocks for the DRB and Solid Waste on the Site Plan. Please add the signatures blocks.

- Once the signature blocks are added to the Site Plan, Solid Waste's signature will need to be obtained prior to DRB approval of the Site Plan.

- Does not include an Infrastructure List.

- Please note that staff could have future comments and the Site Plan is still under review.

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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: Jay Rodenbeck
Planning Department

DATE: 1-6-21