*HEARING DATE/AGENDA ITEM*

*Project Number: PR-2020-004747*

*Application Number: SI-2021-00484, SD-2021-00074*

*Project Name: Southern tire Mart*

Request:

Site Plan and Preliminary Plat

**COMMENTS:**

**Updated 5-4-21**

See section 5-2 Site Design and Sensitive Lands, for the avoidance of Sensitive lands. Are there ungraded portions of the site? It appears that there is an arroyo or similar on the site, please confirm this.

**Site Plan**

The PRT comments state that a Conditional Use Permit is required for this use. Was this obtained? Please provide a copy of the Notice of Decision.

The Landscape Plan shows a note regarding trees on first and second story units. Please clarify this note.

Will the area covered in oversize landscape gravel have a seed mix? This area has no filter fabric. Will the gravel be sufficient for weed suppression?

Confirm with Code Enforcement that these requirements do or do not apply- it would appear that

See section 14-16-4-3(D)(16)(c) requires screening as shown in 14-16-5-6(G)(4)

**5-6(G)(4)** Outdoor Storage Areas for Vehicles, Equipment, and Materials Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 7-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).

**Adjacent** Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Parking exceeds the IDO requirements

The north and south façades do not meet the requirements of 5-11(E)(2) Façade Design, see 14-16-5-11(E)(2)(a) for requirements.

See section 14-16-5-3(D)(3) for required pedestrian connections. A connection is required to the street and between buildings.

**Plat**

Please leave sign up until 15 days after the DRB decision for this case.

The NR-BP zone requires a 100-foot-wide lot minimum, the proposed lots meet this standard.

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: 5-4-21

Planning Department

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_