DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 3/22/23 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-006844 {AKA 2023-6844}*

***Application Number**: SD-2023-00060 Site Plan*

SD-2023-00062 Vacation of a Private Easement

***Project Name**: 1701/1623 Central*

Request:

Preliminary/Final Plat; Vacation of Private Easement

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- The application number must be added to the Plat.
- DXF File approval from AGIS will be required prior to final sign-off of the Plat should the Plat be approved by the DHO.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- Replat cannot increase any existing nonconformity or create a new nonconformity.
- Clarify how this plat allows access to 16th Street.
- Access approval on North side of property per Transportation and Fire Marshal.
- Central is a Main Street and Major Transit Corridor. The parcel 1701 Central lies in a Premium Transit Station. With this replat, the entire parcel would be within a Premium Transit Station area. Parcels are in Character Protection Overlay 3- Downtown Neighborhood Area. Parcel is in Area of Change and adjacent parcels are also Area of Change on the Comprehensive Plan.

**(See additional comments on next page)*

- Confirm compliance with DPM Table 7.2.29 regarding sidewalk and buffer widths. Standard requirements would be:
  - Central Ave.: Main Street: Sidewalk: 10-12 feet and Landscape Buffer Zone: 6-8 feet

  Existing sidewalk width if 6 feet and a 4-foot sidewalk easement is being established with this plat. The sidewalk should be added to an infrastructure list. If the existing sidewalk is to be retained, the landscape buffer may be on the inside of the sidewalk with accommodation for street trees. **If the landscape buffer is to be less than 5 feet or some other configuration, please provide a letter of justification.**

- Future development must meet all applicable standards and provisions of the IDO and the DPM.
  Including but not limited to the following:
  MX-M standards and requirements.
  CPO-3 standards and requirements are extensive. Where the CPO 3 is silent, then the IDO Standards apply.
  See Multi-Family Use Specific Standards, Parking requirements, Landscaping-Buffering-Screening requirements and standards, Neighborhood Edge standards and requirements, Site Design Sensitive Lands-Drainage Area, Demolition Review, Corridor standards for PT-Premium Transit, MT-Major Transit, MS-Main Street.

- Clarify parking calculations with any site plan submittal.

- Provide 1 tree per ground floor unit per IDO 4-3(B)(7) and tree type per 4-3(B)(7).

- Comply with Building Façade standards for CPO 3 and IDO 5-11(E)(2)(b) that must be met for MS-PT areas.

- Please note the dimensional standards from IDO Table 5-1-2 below. Identify usable open space; please note CPO 3 Standards regarding usable open space? Please note height and stepback requirements in CPO 3 which take precedent over IDO standards for MX-M.

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 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks[2][3][4][5]				
Front, minimum	5 ft. UC-MS-PT: 0 ft.[6]			
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	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft.[6]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height[5]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft. No maximum for portions of building >100 ft. from all lot lines	68 ft. UC-MS-PT: 75 ft.
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
	UC-MS-PT-MT: 12 ft. Workforce Housing Bonus			

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: Jolene Wolfley
Planning Department

DATE: 03/22/23