



Legislation Details (With Text)

File #: CPC CU 15- 00124-A3MJ18 **Version:** 1 **Name:**

Type: Planning Case **Status:** Passed

File created: 1/14/2019 **In control:** Downtown Review Board

On agenda: 2/6/2019 **Final action:** 2/6/2019

Title: A major amendment and warrants for the Springs Rescue Mission Phase 2 development plan. The site is zoned FBZ-COR (Form-Based Zone - Corridor Sector), is roughly 9 acres in size, and is located on the south side of Las Vegas St. to the west of S. Tejon St.

Presenter:
Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. SRM Major Amendment DRB Staff Report 020619, 2. Figure 1, 3. Figure 2

| Date | Ver. | Action By | Action | Result |
|----------|------|-----------------------|----------|--------|
| 2/6/2019 | 1 | Downtown Review Board | approved | Pass |

A major amendment and warrants for the Springs Rescue Mission Phase 2 development plan. The site is zoned FBZ-COR (Form-Based Zone - Corridor Sector), is roughly 9 acres in size, and is located on the south side of Las Vegas St. to the west of S. Tejon St.

Presenter:
Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Proposed Motion:

Approve the proposed major amendment and Warrants based on the findings that the Warrant criteria found in section 5.4.3. of the Form-Based Code will be substantially met once the following modifications are made:

Technical modifications to the development plan:

1. Update the legal description and property lines to reflect the most recent subdivision which modifies the lot lines so that the proposed Welcome Center does not cross any lot lines.
2. Correct the Amendment History Box to correctly cite the current application file number.
3. Address CSU standards regarding the gas main relocation, including separation and easement needs.
4. Address Water Resource Engineering needs including water quality details related to the proposed SFB and, clarifying the area of disturbance on the plan.
5. Add the following note regarding the need for a final landscape and irrigation plan: “a final

landscape and irrigation plan shall be submitted and reviewed concurrent with building permit submittal and approved prior to issuance of a building permit.”