



Legislation Text

File #: AR DP 18-00302, **Version:** 1

A Form-Based Zone Development Plan and building envelope warrant for Kinship Landing on an approximately 0.85-acre property located at 415 S. Nevada Ave.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Proposed Motion:

Approve the proposed Form-Based Code Development Plan and building envelope warrant 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. Add a reference to the waiver of replat application and correct the plat name within the plan's legal description section.
2. Finalize approval of the revocable permits for the project.
3. Note on the landscape plan that additional landscape improvements will be necessary as part of the future phase 2 submittals.
4. Modify the landscape plan to meet the minor changes described in my October 15, 2018 review letter.
5. Modify the utility plan to address fire service, FDC, and fire hydrant requirements.
6. Gain final approval of the drainage report and grading note from the Water Resource Engineering Division.
7. Modify the Fire turning radius and parking lot circulation (if needed) to satisfy Fire Department review staff.
8. Modify pavement surface at the bus shelter to meet Transit standards.