



Legislation Details (With Text)

File #: CPC DP 18-00171 **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 Form-Based Zone Minor Improvement Plan and parking warrant for the Salvation Army Building Rehab project. The site is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B), is roughly 1.42 acres in size, and is located at 501 and 505 S. Weber St.

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. Salvation Army Building Rehab DRB Staff Report 020619, 2. Figure 1, 3. Figure 2, 4. Figure 3, 5. Figure 4

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

A Form-Based Zone Minor Improvement Plan and parking warrant for the Salvation Army Building Rehab project. The site is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B), is roughly 1.42 acres in size, and is located at 501 and 505 S. Weber St.

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Proposed Motion:

Approve the minor improvement plan and parking warrant use 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 minor improvement plan:

1. Revise the plan to add amenity zone improvements adjacent to 505 S. Weber to include street trees with tree grates and pedestrian scale lighting; other amenity zone improvements described in Section 2.8.4. of the FBC are encouraged but not required.
2. Add a low wall or landscape material to screen the rear parking lot from the Cimarron St. roadway.
3. Add the file number to all plan sheets
4. Revise the plan to ensure that all project, zoning and building data correctly and consistently cite the building and property sizes
5. Add a note to the plan documenting the need for a revocable permit to allow awnings/canopies

on the building façade as well as any other private encroachments in the public right-of-way.

6. Add glazing calculations for the front facades of both buildings.
7. Modify key note number 30 to read “driveway apron”
8. Modify the site plan to clarify what existing landscaping is to be preserved versus where new landscaping is proposed; in areas where new landscaping is proposed details must be included on the plan.
9. Clarify on the plan what street trees are to be preserved versus which are proposed for removal; street trees that are removed due to health considerations must be replaced with new trees approved by the City Forester.
10. Address the City’s Stormwater Division’s review comments including:
 - a. Add plat name to the plan title
 - b. Submit a drainage letter for review and acceptance
 - c. Revise the floodplain note to include standard FEMA information