



## 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:

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### 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.

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### 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.”