City of Colorado Springs



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.