



Re:
Application Number: PL2025275
Application Type: Commercial Preliminary Development Plan
Application Name: East Village Phase 2 - PDP
Location:

PLANNING REVIEW

1. ZONING. Revise the "Existing Zoning" information labeled on the cover sheet to include PI, so it reads PI and PMIX as existing. **ADDED.**
2. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above. **PROVIDED WITH SUBMITTAL.**
3. STREETS. Label the right-of-way widths for the proposed SE Bowery St and common area tract widths for the private streets. **REVISED.**
4. EASEMENTS. Show, label and dimension all existing and proposed easements on the property. **ADDED PRELIMINARY PLAT.**
5. LOT DIMENSIONS. Label all proposed property line dimensions for each lot and tract. **ADDED PRELIMINARY PLAT.**
6. SIDEWALKS. Provide pedestrian sidewalk connections between the sidewalks along the public and private streets into the building sites. **REVISE C.103.**
7. DEVELOPMENT STANDARDS. Unless proposed and denoted otherwise, the governing development standards (i.e., setbacks, FAR, density, allowable building height, etc.) for the commercial lots are assumed to be governed under typical CP-2 standards. Similarly, the residential lots are assumed to be governed under typical RP-4 standards, except that the Lot 20 density is shown at 30.2 versus the 25 dwelling unit/acre maximum for the RP-4. **Noted**
8. OPEN SPACE--MULTI-FAMILY. A minimum 30% useable open space is required to be provided for each multi-family residential development. **Note.**
9. SETBACK LINES. Show, label and dimension the building setback lines on all lots. **ADDED PRELIMINARY PLAT.**
10. PARKING LOT DESIGN. No dimension information is provided on the plans. 1) Label the typical parking space dimension for each proposed lot, with a minimum 9' x 19' parking space dimension. Parking space depth may be reduced to 17' when a minimum 6' wide sidewalk or open space is located at the head of the space. 2) Dimension all drive entrances and internal drive aisle widths. A minimum 24' of pavement width (excluding curb and gutter) is required for all drives serving two-way traffic. 3) Dimension the setbacks from all public right-of-way width and edge of private street pavement to ensure that parking lots maintain a minimum 20' setback from each per UDO requirements. **ADDED DIMENSIONS.**



11. LIGHTING. Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable. **ADDED NOTE. C.101.**

12. PHASING. There is a label of 'Phase 1' on the Lot 20 multi-family building footprint. Is this an errant note or is the multi-family being phased in some way? For clarity, is all of the area south of SE Bailey Rd intended to be developed in one phase? **Phase 2 will be all one phase**

13. DEVELOPMENT DATA TABLE. 1) Complete the blank required parking ratio, required parking number information; and impervious coverage information for the entire development on Sheet C.101. 2) The number of dwelling units listed in the table for Lot 20 doesn't match the label on the building footprint (240). 3) The number of dwelling units listed in the table for Lot 21 doesn't match what is shown on the plans, which appear to be approximately 83 units versus 100 listed in the table. Revise and also update the listed Lot 21 density in the table accordingly. **REVISED TABLE. REVISED TO 220 UNITS. C.101.**

14. LANDSCAPING. The landscape plan provides no calculations for the required street frontage and open space areas and only shows landscaping along the street frontages. No interior open yard landscaping is shown as required. Show the required landscaping calculations and provide all required landscaping in accordance with UDO Sections 8.750, 8.790, 8.810 and 8.820. **ADDED TABLE.**

15. TRASH ENCLOSURES. 1) No trash enclosure location or detail is shown for any lot any. Show all proposed trash enclosure locations. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. **ADDED TRASH ENCLOSURES, LABELS, AND NOTES.**

16. DRIVE-THROUGH RESTAURANT QUEUING. The minimum queue length for a drive-through restaurant is 4 vehicles from the pick-up window and 5 vehicles from the order box. **ADDED NOTE.**



17. BUILDING ELEVATIONS. 1) None of the building elevations from Klover Architects scale correctly. Revise. 2) The percentage makeup of each exterior material (including glazing) shall be broken out for the primary (i.e., front) facade of each typical commercial building to ensure that it complies with the requirement that no less than 1/2 of the facade area is comprised of 3 different Class 1 or 2 building materials identified under UDO Section 8.060, Table 8.I-1. 3) Dimension the key plans on each of the commercial building elevation sheets for staff to review for compliance the depths (2' minimum) of the projections or recesses required to meet the wall articulation requirements under UDO Section 8.050.B.3.a. 4) All commercial buildings shall have roofline articulation no less than once every 100 linear feet on all sides of the building. Articulation methods are listed under UDO Section 8.050.B.3.b. 5) Provide a proposed color schedule/palette for all of the exterior building materials for the townhome elevations from NSPJ Architects. 6) Specify the specific material type (e.g., cement fiber board, wood, wood composite, vinyl, etc.) for the Board and Batten and Lap Siding style material on the townhome elevations from NSPJ Architects. See UDO Section 8.060, Table 8.I-1 for the list of allowable materials and UDO Section 8.070, Table 8.I-2 for material useage requirements. 7) Color elevations for all four sides of the townhome elevations from NSPJ shall be submitted to review for compliance with the residential building material requirements of UDO Section 8.070, Table 8.I-2. **The typical building elevation top of main parapet will range between 20 and 24 feet. Top of feature parapet will range from 22 to 26 feet. All parapet heights will be established based on tenant required interior clear heights and rooftop equipment heights. Townhome elevations have been provided for review.**

18. ENVISION LS OVERLAY--DESIGN STANDARDS. The subject development is located within the boundaries of the EnVision LS overlay and as such is subject to the design standards for multi-family and commercial development found under UDO Section 5.640. A modification to said standards was sought and approved for the Oldham Village development to the west. A modification request outlining the justification for this and any other modification request shall be provided. **Developer has provided.**

19. AMENITY/OPEN AREAS. 1) Provide dimensioned, color building elevations with material callouts for the clubhouse building on Lot 21. 2) What do the rectangular shapes in the vicinity of the northeast corner of Lot 21 and the open area south of center on Lot 22 represent? Are these buildings or shelters? **ADDED LABELS FOR SHELTERS. SEE ARCH FOR BUILDING ELEVATIONS.**

Engineering Review

1. Sanitary sewer line shall be extended along 16th St. to serve all lots within Maddox Acres. Sanitary sewer stubs (i.e., wye connections and stubs) shall be required for each lot. Final connection shall be the responsibility of each lot owner. **The development is going to extend the sanitary sewer but does not feel the extension to the east should be a requirement of the development.**

Traffic Review

1. The TIS submitted is not the most current and a full review of these plans is not possible without the updated report. Once received, a full 10 day review will be required. **Noted**

2. Check right turn lane warrants at Stuyvesant St. There are a large number of Drive-thru restaurants and it seems like one would be warranted. **Noted**

3. There is no grading shown for 16th Street Improvements. This road is required to be brought up to full urban standards for the length of your development under the Unimproved Road Policy. Plans indicate Proposed Road Improvements but none are shown. **Improvements have been shown**



Fire Review

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

All roads fronting the townhomes shall be posted No Parking to allow parking on one side of the street only. All of the turn arounds shall be posted. **ADDED NOTE TO C.102**

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. **ACKNOWLEDGED.**

Work with Water Utilities to provide a water model for the area to meet fire flow requirements

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a hydrant plan. **ADDED FHs TO C.301.**

Please direct any questions or concerns to Matthew Schlicht at 816-623-9888 ext. 01