
PCMR BASE AREA WORK SESSION

Request to Amend the 1998 Development
Agreement

Planning Commission Meeting June 10, 2020



Scope of Review

- Proposed project meets MPD Modifications definition
- Stipulated Scope of Review- **Draft until agreed to**
 - Density is vested from 1998 DA – **not being re-reviewed**
 - Setbacks/Building Height – **Current LMC**
 - Housing and Parking Requirements – **Blend of prior obligations and current LMC**
 - Traffic and Transportation – **Current LMC**



Outstanding

1. The amount of parking SF that is located above grade and that contributes to the mass or Development Floor Area Ratio of the project;
 2. Vertical and horizontal articulation of proposed buildings in compliance with LMC Section [15-5-8, Façade Lengths and Variations](#);
 3. Confirmation of the UE Calculations;
 4. Quantify the amount of Residential Accessory Use, Residential Support Commercial Use, and Resort Accessory Use in the submitted application in comparison of the 1998 DA and current LMC.
- Due by June 12, 2020
 - Site visit tentatively scheduled for July 8, 2020



Public Input

- Will be addressed as project is reviewed topically, beginning in July
- E-comments
- Recent emails



Proposed Schedule

Date	Anticipated Agenda
July 8, 2020	Planning Commission Site Walk
July 22, 2020	Planning Commission Public Hearing Architectural, Site and Landscape Design Exceptions to Height and Setback Requirements Opportunity for public input
July 30, 2020	City Council Public Hearing Affordable Housing Mitigation Plan
August 26, 2020	Planning Commission Public Hearing Transit and Connectivity, Traffic, Parking and Circulation Recap of July 30 City Council Public Hearing on the Housing Mitigation Plan Opportunity for public input
September 23, 2020	Planning Commission Public Hearing Utilities and Project Phasing Plan Sustainability Other topics that come up or remain open Opportunity for public input
October 22, 2020	Public Hearing Final topics/review of any plan revisions Review of Draft Findings of Fact and Conditions of Approval Opportunity for public input Planning Commission Vote
November 2020	HOLD

