

ZMA2018-13 Rio West – Staff Recommended Revisions Prior to BOS
June 18, 2019 PC Public Hearing

Proffers (Attachment 4)

- **Proffer 2. Relegated Parking:** Staff recommends a commitment to timing of the block 1 construction. The most enforceable option is holding the building permit or certificate of occupancy (CO) for block 2 until commencement or completion of the block 1 building. Alternatively, a time commitment such as commencement of block 1 within 2 years of issuance of CO for block 2 could be proffered; however, this is more difficult to enforce.
If the Commission is comfortable with screening in lieu of a timing commitment: screening should be consistent with all screening requirements of the site plan and Entrance Corridor Design Guidelines.
- **Proffer 3. Multi-Use Path:** Staff recommends the timing for this proffer be revised to state that it will be constructed prior to completion of the second building on site or upon demand of the County to allow installation concurrent with adjoining sections of the path, whichever occurs first.
- **Proffer 5 Right of Way Dedication:** More details such as the dimensions of the right-of-way dedication and specific page of the application plan are needed. Timing of installation of sidewalk and street trees should be concurrent with installation of block 2 screening, if block 1 construction has not yet commenced.

Application Plan (Attachment 2)

- Sheet 8 - contains a note that stream daylighting is to be performed “by others subsequent to the linear park dedication.” Staff recommends a clear commitment to the timing and area of the future park dedication be provided. Staff recommends the park area contain the stream and land north of the stream to the property line.

COD (Attachment 3)

General

- Include information about minimum lot size. This is needed to allow for future subdivision of the property.

Greenspace & Amenities (sheet 4)

- Section 4.16 is applicable to NMD developments - a recreation substitution will be required now or with the site plan if the required facilities are not provided (for 112 units: 2 tot lots and 1/2 basketball court).

Parking Standards (sheet 5)

- Per 33.19D a parking and loading needs study is required. Provide justification to allow lesser parking standards as proposed. If study is not to be provided prior to approval of COD, parking standards as listed should be deleted. A note should be included in the COD to state that parking will be consistent with County Code unless a future parking and loading needs study is approved to allow for a lesser parking standard.
- Include standards for bicycle parking as one method to alleviate need for automobile parking.
- Include note stating that parking shall be phased concurrent with timing of building phasing on site.

Architecture (sheet 6)

- The note about active facades needs more specificity. An enforceable standard (specially relating to bullet points about variation in materials, façade breaks, and architectural detailing) agreed upon by the applicant and ARB design planner should be provided. Alternatively, this language should be deleted and ARB review during site plan for both block 1 and 2 buildings will help ensure architecture that is human scale.

Lot and building height (sheet 7)

- Table D notes stepbacks after the 4th floor or 50 feet. This should be clarified to indicate if this applies to the greater/lesser of 4th floor or 50 feet.
- Staff recommends a stepback above the 3rd floor or 40 feet for the rear of the block 2 building or alternative architecture features, to be approved by ARB design staff, to achieve a human scale environment.
- Revise note 5 to state “portion of the minimum front setback line that must be occupied by a structure”
- Clarify as to whether pedestrian entrances to be provided on all facades or just fronts.