



Legislation Details (With Text)

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Title: GLUA-18-00040 (General Land Use Application), GEO-18-0005 (Geologic Hazards), FP-18-00001 (Floodplain), MAS-18-00005(Master Plan), MAS-18-00006 (Master Plan), SUB-18-00003 (Subdivision), and NROD-18-00013 (Natural Resources Overlay District) for the Cove

Sponsors: Pete Walter

Indexes:

Code sections:

Attachments: 1. Commission Report, 2. Revised Staff Report, 3. Exhibit 1: Vicinity Map, 4. Exhibit 2: Narrative, 5. Exhibit 2: Supplemental Letter Dated January 25, 2019, 6. Exhibit 2: Attachment A Land Use Approval History, 7. Exhibit 2: Attachment B Previously Approved Adjustments, 8. Exhibit 2: Attachment C Findings for Specific Architectural Adjustments, 9. Exhibit 2: Attachment D Comparison of 2015 Phasing and Proposed Phasing, 10. Exhibit 2: Construction Costs, 11. Exhibit 2: Exhibit A Building Elevations, 12. Exhibit 2: Exhibit B.1 CDP Plan Set, 13. Exhibit 2: Exhibit B.2 DDP Early Grading Plan Set, 14. Exhibit 2: Exhibit C Tax Map & Title & Trio Reports, 15. Exhibit 2: Exhibit D Pre-App Notes & City Maps, 16. Exhibit 2: Exhibit E.1 October 15, 2018 Trip Generation Letter, 17. Exhibit 2: Exhibit E.2 July 2015 TIA, 18. Exhibit 2: Exhibit F August 6, 2018 NROD Report, 19. Exhibit 2: Exhibit G Geotechnical Report & Letter, 20. Exhibit 2: Exhibit H Floodplain Balance Memo, 21. Exhibit 2: Exhibit I Neighborhood Meeting Materials, 22. Exhibit 2: Exhibit J Previously Approved Tree Removal Plans, 23. Exhibit 2: Exhibit K March 21, 2018 Habitat Enhancement Memo, 24. Exhibit 2: Exhibit L Angled Parking Car Turning, 25. Exhibit 2: Exhibit M Proposed Adjustments Revised, 26. Exhibit 2: Exhibit N Application Forms, 27. Exhibit 2: Exhibit O Color Perspectives, 28. Exhibit 2: Exhibit P Proposed Subdivision Exhibit, 29. Exhibit 2: Exhibit R Proposed Easements Exhibit, 30. Exhibit 2: Exhibit S Early Grading Drainage Report, 31. Exhibit 2: Figure 1 Site Aerial, 32. Exhibit 3: Comments from John Replinger of Replinger and Associates, City Transportation Consultant, 33. Exhibit 4: Comments from the Natural Resources Committee, 34. Exhibit 5: Comments From Jerry Herrmann

Date	Ver.	Action By	Action	Result
1/28/2019	1	Planning Commission	approve	Pass

GLUA-18-00040 (General Land Use Application), GEO-18-0005 (Geologic Hazards), FP-18-00001 (Floodplain), MAS-18-00005(Master Plan), MAS-18-00006 (Master Plan), SUB-18-00003 (Subdivision), and NROD-18-00013 (Natural Resources Overlay District) for the Cove

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve files GLUA 18-00040, GEO 18-0005, FP-18-00001, MAS 18-00005, MAS 18-00006, SUB 18-00003, and NROD 18-00013 with conditions.

BACKGROUND:

The applicant proposed a modification to a previously approved Master Plan, as well as a Detailed Development Plan, Floodplain, Subdivision, Natural Resource Overlay District and a Geologic Hazards Overlay District Review to for mass grading of Phase 2 of the Cove Master Plan. No buildings other than retaining walls are proposed at this time.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: