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276 (124)

From: Walter Tellez
To: Aragonez, Karol; Howlett, Roger
Date: 06/01/2004 1:25:33 PM
Subject: Re: D04-0021 La Entrada Apartments Expansion (255 N Granada)

Hi Karol,

It was decided that the more recently adopted Rio Nuevo Plan, which modified parking in the Downtown Redevelopment District, determines parking requirements for La Entrada Apartments. Let me know if you have any further questions.

>>> Karol Aragonez 06/01/2004 8:13:28 AM >>>
Hi,

I have just completed my review of this project that lies within the La Entrada PAD. Parking calcs within the PAD are different from the Downtown parking calc used for this project. Could you explain to me, so that I can understand for my comments, the background for this decision? I thought the PAD requirements took precedence over LUC requirements?

Thanks
Karol

CC: Elias, Albert; Gehlen, Patricia; Gross, Craig; McCrory, Michael; More, Sarah

2.6.3 = PAD
3.2.1 = PAD 39

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From: Craig Gross
To: i:kckiernan@aol.com
Date: 09/12/2003 9:31:08 AM
Subject: Carports in Williams Center

Kevin: It has been determined that if it an issue is not specifically addressed in the Williams Center PAD, then it reverts to the requirements of the Land Use Code. Therefor, since accessory structures are not specifically addressed, you will be able to utilize the Board of Adjustment rather than having to go back to the Mayor and Council. The Board of Adjustment meets once a month and is administered by Walter Tellez with assistance from Wayne Bogdan. Wayne can be contacted at 791-5550 ext 1116. There is some work that needs to be done before you can apply so you should start soon.

Craig

CC: Bogdan, Wayne; Tellez, Walter

PAD-1 - Williams Center
5.17.03 - [unclear]
5.3.3
blp

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From: Walter Tellez
To: Bogdan, Wayne; Gross, Craig; Howlett, Roger; McCrory, Michael; Moyer, Glenn; Podgorski, Frank
Date: 09/10/2003 9:14:12 AM
Subject: Re: Williams Center

C10-95-128 Doucette Homes, SP-1. December, 1995 B/A approved variances to developing area setbacks. It seems that LUC applications within PADs can request B/A variances.

>>> Craig Gross 09/05/03 01:20PM >>>

The developer of the recently completed building for KB Homes in Williams Center is requested approval for some parking covers. In reviewing the plan I do not find a separate setback for carports or accessory structures, only for a structure. Do any of you know anything about accessory structures in Williams Center? Have we ever done an LDO or variance? Would a reduced setback from a PAD requirement need M&C? Would it be a change of condition? I'm sure we must have done carports in Williams Center before.

PAD: 2.63
 LUC: 2.17
 3.00
 128

127
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From: Walter Tellez
To: Gross, Craig
Date: 10/1/02 10:27AM
Subject: Re: excess parking

All parking, required or excess has to meet Code.

>>> Craig Gross 10/01/02 09:51AM >>>
so all parking must be 8.5x18 unless specifically allowed by the PAD (like the downtown district does).
Thanks.

>>> Walter Tellez 10/01/02 07:29AM >>>
Only if the PAD allows it.

>>> Craig Gross 09/30/02 01:57PM >>>
can someone use compact parking spaces (8'x16') for non-required parking (that would be used by the public) located outside of the downtown redevelopment district? This is in Williams Center, a PAD.

PAD = 2.6.3
PKG = 3.3.4
Development plan = 5.3.8
GJ

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From: Walter Tellez
To: Gross, Craig; McCrory, Michael
Date: 11/26/01 12:43PM
Subject: Re: Another subdivision question

Remember when we did away with PUD's, they had 5 years to start construction or they lost the PUD. They need an RCP.

>>> Craig Gross 11/26/01 12:37PM >>>
OK, two in the same day. Way more than I need!

I have an old PUD (C12-87-17A) for Bellevue Townhomes lots 1 - 10 and Common Area zoned R-2 (not a rezoning). A final plat was recorded in 1985. However, absolutely no development has ever occurred. They have no problem with the front and rear setbacks, but the side setbacks on the PUD are only 7 foot. In transferring it to an RCP the side setbacks increase to 10 feet or 3/4 height. If we redo the tentative plat to an RCP he would need a variance to reduce the setbacks and open space? He would also have to comply with the new parking requirements for multi-family? He doesn't want to change the final plat if at all possible.

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