

## 1. Planning Project Manager Comments

COMMENT	RESPONSE	RESPONDENT
1. Per discussions with the Planning Manager we agree that the application shall be considered a Tier 1 TSP by subtracting the MEP yard area.	Noted	2025-10-03 A.Abraham
2. Response to comments stated setbacks and MAX ISR was added to C-200. This was not seen on Sheet C-200 as the response stated. Site ISR was found on C-000.	Required setbacks and Maximum ISR are now Shown on Sheet C-200.	2025-10-06 C. Wraight
3. Thank you, staff will annotate your request to pay into the sidewalk fund for sidewalks adjacent to Towncenter Boulevard.	Noted.	2025-10-03 A.Abraham
4. The MPD DA has parking requirements for the site fitting nonresidential commercial, which requires 1:350 square feet of gross floor area. This equates to approximately 100 spaces. The Concept Plan depicts 17 parking spaces, including two ADA-compliant spaces. APPLICANT RESPONSE: Site not accessible to the public, planned occupancy ±15 people, request for exception to minimum parking requirement. STAFF RESPONSE: Please submit a short parking flexibility study meeting the requirements of LDC Sec. 5.04.02.B.1 showing parking requirements at similar sites based on a similar occupancy. Materials received in relation to the request shall be forwarded to the Land use Administrator for their review and determination if a reduction in parking minimums is warranted.	Parking Requirements (vehicular, accessible, and bicycle) have all been provided on sheet C-200. Parking Flexibility Study has been provided as part of this submittal for request to lower minimums for this site.	2025-10-06 C. Wraight
5. The remaining comments are related to the Technical Site Plan Application Submittal Checklist. Please refer to that document to ensure compliance with all requirements.  a. Cover sheet to include: Name, address, phone #, and e-mail address of the owner, engineer, landscape architect, surveyor, architect, environmentalist and developer. CLARITY FOR 2nd SUB: provide POC for Owner & Geotechnical Engineer, Provide	Revised on C-000 Cover Sheet	2025-10-06 C. Wraight

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Phone number for Owner, Provide Email address for Owner, Surveyor, and Geotechnical Engineer.		
b. Site Data analysis with the following information (typically found on a master site plan or site geometry plan): RESPONSE STATED THIS WAS PROVIDED ON C-200, IT WAS NOT FOUND ON C-200. SOME INFORMATION WAS FOUND ON THE COVER SHEET C-000.	Correct. Site Data Analysis was included on the Cover sheet because of the example cover sheet that was provided to us. Regardless, the Site Data Analysis has also now been included on Sheet C-200.	2025-10-06 C. Wraight
c. Zoning of property - PLEASE REVISE TO: Town Center MPD Tract 14A	Revised on C-000 Cover Sheet	2025-10-06 C. Wraight
d. Total building(s) square footage-Gross Floor Area- (measure from outside walls); include square footage of any space with a roof (e.g. covered entry, open porch, portico, etc.) - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE.	Guard house included in calculations on Sheet C-000. Dimensions of the Guard House are depicted on Sheet C-200.	2025-10-06 C. Wraight
e. Total building footprint as percentage of site and area (via sq. ft. or acreage) - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE.	Guard house included in calculations on Sheet C-000. Dimensions of the Guard House are depicted on Sheet C-200.	2025-10-06 C. Wraight
f. Floor Area Ratio (FAR) and area (only for non-residential) - - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE. CALCULATION FOR PERCENTAGE OF TOTAL SITE IS INCORRECT.	Guard house included in calculations on Sheet C-000. Dimensions of the Guard House are depicted on Sheet C-200.	2025-10-06 C. Wraight
g. Parking calculations to include # required, existing, proposed vehicle spaces and bicycle rack spaces. Also include required/provided ADA accessible spaces. - STAFF WAS UNABLE TO FIND WHERE THIS WAS PROVIDED.	Parking Flexibility Study has been provided as part of this submittal.	2025-10-06 C. Wraight
h. All existing and proposed structures depicting dimensions and locations - THANK YOU PLEASE PROVIDE WIDTH FOR GUIARD KIOSK.	Dimensions of the Guard House are depicted on Sheet C-200.	2025-10-06 C. Wraight
i. Zoning of all adjacent properties and properties across rights-of-ways with the name of the rights-of-way(s) included. RESPONSE INDICATED ADDED TO C-050. CLARITY, INFORMATION PROVIDED DOES NOT PROVIDE CITY ZONING DISTRICTS OR TOWNCENTER MPD ZONING	Revised Sheet C-050 to include the noted updates for City Zoning.	2025-10-06 C. Wraight

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INFORMATION. NORTH OF SUBJECT SITE IS ZONED MPD - TOWNCENTER TRACT 14B, ABUTTING ACROSS TOWNCENTER BLVD IS ZONED MPD - TOWNCENTER TRACT 15, SOUTH OF SUBJECT SITE IS ZONED MPD - TOWNCENTER 14A, WEST OF SUBJECT SITE IS ZONED PUBLIC/SEMI-PUBLIC.		

## 2. Utility Department Comments

COMMENT	RESPONSE	RESPONDENT
1. On response letter, address each of the previous comments.	Per email, dated 10/02/2025, Mr. Blake noted that this comment can be ignored as its been addressed previously.	2025-10-03 A.Abraham
2. Utility Overall- do not use thrust blocks, use restraints,	Removed all references to thrust blocking on Sheet C-240 and added Note 6 to Sheet C-240 to use thrust restraints and refer to Water Main General notes, and Restraint Table Detail	2025-10-06 C. Wraight
3. Field verification of existing utilities and service stubouts shall be the responsibility of the Developer/Owner.	Sheet C-002 General Construction Notes 7&8 and notes on sheet C-240 (at tie in locations) make this the responsibility of the Contractor who is hired by the Owner. We believe this requirement is captured. Please let us know if anything additional needs to be stated.	2025-10-03 A.Abraham
4. Fire line shall use a double check detector backflow preventer.	Contract documents call for a double check BFP according to sheet C-240 and sheet C-262. Please let us know if anything additional needs to be stated	2025-10-03 A.Abraham
5. All onsite utilities shall be the maintenance responsibility of the Owner.	Contract documents call for onsite utilities to be privately owned per sheet C-240 note 2. Please let us know if anything additional needs to be stated	2025-10-03 A.Abraham