

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: No comments for this CUP

Fire: Fire Dept has no comments.

Engineering: As stated during pre-app, no system impacts for water or transportation from range of uses allowable by this change in zoning. Stormwater over-attenuation in lieu of water quality volume treatment will be required due to proximity to known flooding condition ("hot spot"). Sanitary sewer service connection required to be made along north edge of power easement to existing Eastwind lift station for R-M rezoned segment. Eastwind LS will very likely require pump re-fit and force main upsize in response to development of this property as it is currently at capacity. Shouldn't need to be a condition of rezoning but the owner/developer should be made aware (again - as was stated in pre-app) and cost recovery/upgrade can be addressed further during plan review.

Landscape: Developments must comply with applicable provisions of LDR Chapter 328

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Letter of Authorization
 Zoning Location Map
 Character Area Map
 Aerial Location Map
 2004 PRD information (2 pages)
 Boundary survey – current zoning pattern
 Boundary survey – proposed zoning pattern
 Boundary survey – current site features
 Proposed conceptual site plan
 Building elevation – apartments front side