

BRAND

Incomplete Application Response

24-113646 | 383, 453, and 503 Farm Credit Drive

This letter shall serve as the applicant's response to an incomplete application notice received on July 15th, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Property Owner Signature

Applicant's Response: *A signed signature page of the application has been submitted. This item is resolved.*

Item 2: LLC Member List

Applicant's Response: *The LLC member list has been submitted. This item is resolved.*

Item 3: Written Statement

Applicant's Response: *A written statement has been submitted. This item is resolved.*

Item 4: Recorded Deeds

Applicant's Response: *A linked Sort Report and current deeds have been submitted. This item is resolved.*

Item 5: Site Plan

Applicant's Response: *New plans have been submitted. This item is resolved.*

Item 6: Property Line Adjustment

Applicant's Response: *The applicant would like to withdraw the request for a property line adjustment and move forward with staff's recommendation of a replat. The applicant would like their property line adjustment fees transferred to the correct 2023-2024 fiscal year replat application fee. See item 7. This item is resolved.*

Item 7: Replat

Applicant's Response: The applicant would like to move forward with a replat application. Applicable submittal information has been submitted. Please transfer the property line adjustment fees and the additional driveway approach fee, that staff indicated as not required, to the correct 2023-2024 fiscal year replat fee. This item is resolved.

Item 8: TGE Form

Applicant's Response: A TGE form has been submitted. This item is resolved.

Item 9: Class 2 Driveway Approach Permits

Applicant's Response: Staff has indicated that only two (2) driveway approach permits are required as the approach to Hawthorne Avenue SE is for emergency service access only. Please transfer the additional fee paid to the correct 2023-2024 fiscal year replat application fee.

See updated civil plans for construction details for emergency service access to Hawthorne Avenue SE. Final details will be submitted with construction drawings. This item is resolved.

Item 10: Floodplain

Applicant's Response: FEMA maps are incorrect in this area. See updated civil sheets. This item is resolved.

Item 11: Easements

Applicant's Response: A copy of the recorded Farm Credit Acres plat is has been included with the updated civil plans. This item is met.

Item 12: Street Trees

Applicant's Response: See submitted plans for existing street trees and proposed street tree plantings. One tree will need to be removed for the emergency service access to Hawthorne Avenue SE. This item is resolved.

Item 13: Stormwater

Applicant's Response: See new civil plans and stormwater report. This item is resolved.

Item 14: Floodplain

Applicant's Response: See updated civil sheets for construction methods within the floodplain. This item is resolved.

Item 15: Solid Waste

Applicant's Response: See new plans submitted. This item is resolved.

Item 16: Pedestrian Standards (Connection from northern hotel to Farm Credit Drive and Kettle Court SE)

Applicant's Response: See new plans for pedestrian connections for Phase II. This item is resolved.

Item 17: Pedestrian Standards (Connection through off-street parking areas)

Applicant's Response: See new plans for pedestrian connections through the off-street parking areas. This item is resolved.

Item 18: Pedestrian Standards (Design and Materials)

Applicant's Response: See narrative and new plans. Applicant is proposing speed bumps on both sides of pedestrian connections that cross drive isles. This item is resolved.

Item 19: Lighting Plan

Applicant's Response: See narrative. Please condition for this to be provided at the time of building permit. This item has been resolved.

Item 20: Floodplain

Applicant's Response: See updated civil sheets. This item is resolved.

Item 21: Perimeter Setbacks

Applicant's Response: See narrative, adjustment requested to this standard. This item has been resolved.

Item 22: Wheel stops

Applicant's Response: Revised plans have been submitted. Applicant is proposing pedestrian walkways that are seven-feet wide where abutting parking. This item has been resolved.

Item 23: Compact Parking Spaces

Applicant's Response: The compact parking spaces proposed on the site are shown in groupings on the plans. The applicant requests staff to condition that the compact spaces be clearly marked. This item is resolved.

Item 24: Interior Landscaping

Applicant's Response: The applicant has provided landscaping plans and a written narrative describing the interior landscaping provided. This item is resolved.

Item 25: Climate Mitigation (CFEC Rules)

Applicant's Response: A written narrative has been provided addressing the CFEC rules. This item is resolved.

Item 26: Bicycle Parking Details

Applicant's Response: See narrative, please condition for parking details to be provided at the time of building permit. This item is resolved.

Item 27: Off-Street Loading Spaces

Applicant's Response: The applicant is proposing to use the off-street parking for loading. The written narrative has provided a finding addressing this requirement. This item is resolved.

Item 28: Wetlands/Hydric Soils

Applicant's Response: *The applicant has verified mapped wetland areas on the site and has submitted a wetland concurrence letter from the Department of State Lands. This item is resolved.*

Item 29: Landscaping Plans

Applicant's Response: *See narrative. Please condition landscaping plans to be provided upon development of phases. This item is resolved.*

Item 30: Class 2 Adjustment

Applicant's Response: *A written statement has been provided and has details regarding the one adjustment. This item is resolved.*