

Anthony's Place:

Per your incomplete letter dated May 12, 2022:

- 1) **Signing Authority**-The documents showing the Bonita (Bo) Rushing has authority to sign have been uploaded.
- 2) **Site Plan Features**-The existing conditions plan has been updated. The trees within the creek area will be preserved. Please see the uploaded existing conditions plan and tree plan.
- 3) **Exercise Room**-The exercise room is located on the 4<sup>th</sup> floor in the lower west corner of the building. The floor plans have been updated.
- 4) **Parking Count**-The development is for a 71-unit apartment complex with 11,998 square feet of commercial space. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 95 on-site vehicle parking spaces for the residential units. As shown on the site plan, 107 on-site parking spaces are being provided.

56 Standard Parking Stalls

47 Compact Parking Stalls

4 Handicap Parking Stalls

107 Total Parking Stalls

There is 11,998 square feet of commercial area within the mixed-use building. Parking for the commercial use has been taken into consideration. The subject property is Lot 2 of SUB-ADJ19-07 and is 2.93 acres in size, zoned CR and located at 5775 Commercial Street (083W14CD/Tax Lot 700). The subject property is part of a 5-lot commercial subdivision (Anthony's Place) that is under the same ownership. All parking and access ways are shared.

\*As a Condition of Approval for the subdivision, the applicant has provided a parking lease agreement which allows all 5 commercial lots to share parking. Therefore, parking for the mixed use development is met.

Shared parking requirements have also been included within the CC&R's for the site. See page 7 of the uploaded CC&R's.

If needed, please make a parking count/plan a Condition of Approval.

- 5) **SUB-ADJ19-07**-The plat is currently under review and should be recorded soon.
- 6) **Setbacks**-There is a 60-foot setback along the west property line. All setbacks have been met.
- 7) **Landscape Area**-Due to the loss of our Landscape Architect, please make this a Condition of Approval as we work on this issue. Revised Landscape plans can be provided prior to construction.
- 8) **Conditional Use Permit**-

Condition 3: All habitable rooms have windows and/or will have windows. See uploaded floor plans.

Condition 4: Due to the type of building, this standard is harder to meet. However, offsets have been provided.

Condition 5: Weather protection has been provided on the north, east, and south sides of the building. See building elevations.

- 9) **Parking-** A parking lease agreement has been recorded for the entire site for residential and commercial uses. At this time the type of commercial uses is unknown. It appears that there will be a restaurant and office.
- 10) **Bike Parking-**Bike parking will be provided. Please make this a Condition of Approval.
- 11) **Loading Space-**A loading space will be provided if required. Please make this a Condition of Approval.
- 12) **Solid Waste Service-**There is a trash/recycle enclosure located to the north of the development that will be utilized by this development as well.
- 13) **Pedestrian Access-**As shown on the site plan a pedestrian connection to Wiltsey Road has been provided. A direct connection to Commercial Street is not feasible due to the location of the building. However, the pedestrian access to Wiltsey Road will provide paved access to Commercial Street. If required, a striped path through the parking lot can be provided.

Per 227.178, we believe all items have been submitted.