



Response to City Comments

Project: Colbern Road Investments – Rezoning w/PDP Concept Plan
App No: PL2023056

Planning Review

1. Please provide a completed rezoning application form with signatures and an executed Ownership Affidavit form.
 - Submitted
2. Please provide a Legal Description of the area to be rezoned. This must be in a format that is selectable.
 - Submitted
3. Please provide a Legal Description Closure Report.
 - The descriptions provided are from the 2 Warranty Deeds that were utilized to purchase the property. Cannot provide an overall description without creating and recording a Certificate of Survey for the Overall Area
4. The rezoning map should include a vicinity map with north arrow indicating the location of the property within the City.
 - Added
5. Please provide a conceptual landscape plan as required by Sec. 2.400
 - Submitted

Engineering Review

A note was added to the sheet discussing the existing sanitary system that has capacity for two lots. The 2 lots will be the C-Store and Senior site.

Traffic Review

A traffic study will be provided the last week of the month per our discussion, which will allow the project to stay on the current Planning Commission schedule on May 11