



Response comments for View High Sports Complex, PL2024283
Commercial Rezoning with Preliminary Development Plan

Planning Review Comments

1. Confirm that you are providing adequate ADA parking. Also, update the parking notes on C100 to include those stall counts. **REVISED**
2. Provide ADA stall dimensions. **REVISED.**
3. I assume you are planning on preserving some existing vegetation along the east side. Please show an outline and a rough estimate of the amount of trees you are intending to keep. **ADDED TREE PRESERVATION AREAS.**
4. Staff is not supportive of waiving the fence requirement to the south. Even though a 6-ft. tall fence is not going to conceal a >30-ft. tall building, it is also about providing a physical barrier between such differing land uses. **NOTED. WE HAVE SHOWN ADDITIONAL LANDSCAPING BUT DUE TO THE LENGTH AND LOCATION OF THE FENCE IT IS OUR OPINION THIS WILL BECOME A MAINTENANCE ISSUE**
5. Your response letter stated the north/south drive adjacent to the church will be public, but the landscape plan calls it out as private. **REVISED.**
6. Please note that signs are shown for illustrative purposes only. **REVISED.**
7. Confirm adequate width is being provided in landscaping islands for the trees being proposed - minimum of 10-ft. is required. **REVISED LOCATION OF TREES TO 10' ISLANDS. REVISED LANDSCAPE TABLE. LANDSCAPE ISLANDS MEETS REQUIREMENT.**

Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy. **NOTED.**



2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit). **NOTED.**
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively. **NOTED.**
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans. **NOTED.**
5. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual. **NOTED.**
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements. **NOTED.**

Traffic Review

1. Plans seem to indicate that the parking lot improvements on the church side of the development are included with this application. However, i talks with staff and your response letter it is indicated that these are future improvements to be done by the church. If these are not included with this application, all dimensions and linework should be greyed/removed to indicate future installation. **ADDED LABEL. PARKING LOT IMPROVEMENTS TO BE DONE WITH PHASE 1. INITIALLY THAT WAS NOT THE INTENT BUT NOW THE DEVELOPER OF THE SPORTS FACILTY HAS NEGOTIATED AN AGREEMENT WITH THE CHURCH TO CONSTRUCT THE PARKING IN PHASE 1. SPORTS COMPLEX DEVELOPER WILL CONSTRUCT THE PARKING AREA**



2. The eastern mid-block crossing is not acceptable as it is unexpected and not at a driveway. Please move this crossing to line up with the drive on the east side of the building. **REVISED.**
3. The path along View High will need to be a 10 FT Shared Use Path rather than a 10 FT sidewalk. **REVISED.**
4. A full review of the TIS was not completed. Further comments on the TIS will be forthcoming from traffic at a later time. **NOTED.**

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. **NOTED.**
2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **ADDED LABELS.**

Areas along fire lanes and in front of hydrants shall be posted.

4. IFC 507.1- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Confirm with Water Utilities that the area water infrastructure will supply the required fire flow per IFC Table B105.1(2) with a 50% reduction for the automatic sprinkler system. 12/11/20- Still to be determined. **NOTED.**
5. The 6,900 S.F. building may need additional fire protection based on use. **NOTED.**
6. An automatic fire sprinkler system is required for the building. Show the location of the sprinkler main going to the building. **NOTED.**