



Memo

To: Jessica Tsinnie, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: December 3, 2021

Re: Review Comments – Esperanza Phase 3C Preliminary Plat

The above referenced application is found to be Technically Incompliant for the following reasons listed below:

Planning Comments:

- a. Per Subdivision Ordinance, Article 2, Section 2, 2.02.001 E, provide two copies of a Transportation Network Plan meeting the requirements of Article 3, Section 3.02.002, and showing the specific location and street Design Type of all proposed Arterial, Collector, Local, and Access streets, lot access points, and typical and dimensioned drawings of cross-sections for each combination of Functional Classification/Design Type for all segments of the plan.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.001 G, provide an Open Space System Plan meeting the requirements of Article 3, Section 3.03, and showing the location, Open Space Types, and proposed area of all public or common open space, including a table of requirements based on the proposed development and typical service areas for each Type.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 L, insert the appropriate setback note as stated in Exhibit A.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 F, identify the name and location of adjacent subdivisions.
- e. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 M, provide a number to identify each lot and each block and the acreage identified for each lot.

- f. Update the typical lot layout to be compliant with the 6th Amendment to the Development Agreement and District Consent Agreement, Section 2.2(a)
- g. Demonstrate compliance with the approved GDP, Pod GDP, and Subd. Ord. 3.03.002.A. regarding the amount of open space
- h. Demonstrate compliance with Subd. Ord. 3.03.002.D. regarding storm water facilities as open spaces
- i. Demonstrate compliance with the approved Pod GDP and Development Agreement regarding the number of lots in this phase.
- j. Demonstrate compliance with Zoning Ord. Section 3.05.003.C. regarding the Slope Map and preservation of steep slopes
- k. Provide a trail easement per 3.03.004 D.2. Figure 2
- l. Per previous comment, tree survey should include the entire area being platted including open space. COB can field verify no legacy trees are present. If legacy trees are identified within the open space area, the tree survey will need to be revised and resubmitted. Tree Survey can be approved with this condition.
- m. Previous COB comment requested supporting documentation for several items contained in the Inventory of Natural Features Memo as detailed in Section 2.02.001.F of the Subdivision Ordinance. The plat boundary was revised to no longer include the areas with potential Golden-cheeked warbler habitat. While the memo does not directly provide supporting documentation as requested, the resubmittal satisfies the previous request. No additional supporting documentation is required.

Development Services & Utilities Comments:

- a. Ok for preliminary plat – see comments on redline
- b. No objections to the Overall Utility Plan

Fire Department Comments:

- a. Comments have been addressed.