

Uplands - Response to 2nd Review PDP Comments

Updated: February 24, 2020

Page Index	Commentor	Comment	Response
1	Jacob Kasza	This will need to be signed by the Pillar of Fire as they are the owners of the property. Fill in the blocks for them.	<i>Westminster OC, LLC will close on the property following the approval of the PDP. Once the PDP is approved, Westminster OC, LLC will close on the property, then sign the PDP mylar document and then record. Refer to note below the signature block on the cover sheet for additional detail.</i>
1	Glenn Kollman	Move Surveyor's Certificate left where Owner Approval - City was. Allow room for Stamp	<i>Revised per comment.</i>
1	Glenn Kollman	Move Clerk & Recorder's Certificate down.	<i>Revised per comment.</i>
1	Jacob Kasza	Remove. The City is not an owner.	<i>Per discussion with Patrick Caldwell, the City is an owner related to the ROW vacation thus requiring the City's signature.</i>
1	Patrick Caldwell	typo, add "s"	<i>Revised per comment.</i>
4	Jacob Kasza	Remove extra sentences. These are not needed under our Code and the City will not approve a 15 year vesting period.	<i>There is a difference between the expiration of the PDP and the vesting timeframe. The language has been revised to list a 5 year timeframe for expiration of the PDP, however the vesting language includes a timeframe of 15 years. The additional language in this section is similar to language approved for a longer vesting period for the Orchards Town Center PDP.</i>
4	Jacob Kasza	The City will not approve 15 years as 5 years is what's allowed in the City Code. Delete this new note.	<i>There is a difference between the expiration of the PDP and the vesting timeframe. The language has been revised to list a 5 year timeframe for expiration of the PDP, however the vesting language includes a timeframe of 15 years. The additional language in this section is similar to language approved for a longer vesting period for the Orchards Town Center PDP.</i>
4	Jacob Kasza	Add 5 year time period note from template to this section.	<i>There is a difference between the expiration of the PDP and the vesting timeframe. The language has been revised to list a 5 year timeframe for expiration of the PDP, however the vesting language includes a timeframe of 15 years. The additional language in this section is similar to language approved for a longer vesting period for the Orchards Town Center PDP.</i>

4	Mary Stahl	I thought standard was 5 years. Are we ok with this?	<i>There is a difference between the expiration of the PDP and the vesting timeframe. The language has been revised to list a 5 year timeframe for expiration of the PDP, however the vesting language includes a timeframe of 15 years. The additional language in this section is similar to language approved for a longer vesting period for the Orchards Town Center PDP.</i>
4	Patrick Caldwell	not sure why this statement is here. Approval of ODP is needed to set up a metro district.	<i>Per discussion with Patrick Caldwell this comment is to be disregarded.</i>
4	Patrick Caldwell	change to High School	<i>Revised per comment.</i>
4	Patrick Caldwell	move "multi-family uses" to follow "attached"	<i>Revised per comment.</i>
4	Patrick Caldwell	word are inverted. Should be "if it"	<i>Revised per comment.</i>
4	Patrick Caldwell	insert the word "and"	<i>Revised per comment.</i>
4	Sean McCartney	Complimentary	<i>Complementary is the correct spelling.</i>
5	Kathy Piper	Access would need to be provided for existing and proposed community.if private then why connect to public trail? or is it? how is that monitored?	<i>A note has been added near the trail connection discussing the future connectivity on Sheets 43 and 49, land use maps for PA-C and PA-E as well as the overall Trails plan on Sheet 23.</i>
5	Patrick Caldwell	not sure why this is proposed only for PA-B. Add for PA-A, PA-C, and PA-D, also.	<i>Revised per comment to include all Planning Areas with exception to PA-E.</i>
5	Patrick Caldwell	this should show the reduced amount prior to the annexation.	<i>Per discussion with Patrick Caldwell, these acreages include all areas to be annexed because the annexation will occur and be finalized prior to approval/recording of the PDP.</i>
5	Patrick Caldwell	Change to (A-2 in Adams County)	<i>Revised per comment.</i>
5	Patrick Caldwell	add note here (includes land in PA-B to be annexed)	<i>Per discussion with Patrick Caldwell, these acreages include all areas to be annexed because the annexation will occur and be finalized prior to approval/recording of the PDP.</i>
6	Kathy Piper	So what happens between development construction in areas that don't have enough park land?What happens if parcels are not developed and a short fall may exist?If development is using all parcels to provide parks then connections with access must be shown throughout the parcels. Metro Parks must indicate what amenities are included to determine if they are adequate to support this high density community.Land dedicated to the City for parks will be designed/developed on a city schedule, and not developer/development driven schedule.	<i>Triggers are provided in infrastructure agreement for PLD. Furthermore, a tracking table template for parks and PLD is provided in the PDP to be used on each individual ODP - this chart reflects the dedication and cash-in-lieu to date. The applicant requests further discussion on future design and construction of the PLD park areas. Amenities within Metro District Parks shall be finalized at time of ODP.</i>
6	Patrick Caldwell	Not needed. The cash-in-lieu is a fixed amount based on the type of unit.	<i>Per the response provided by the school district, cash-in-lieu is requested rather than physical land dedication.</i>
6	Patrick Caldwell	Park Development Fees will take cash in lieu and be designed and constructed at the discretion of PRL	<i>Agreed. A note has been added specifying this unless otherwise negotiated at time of ODP.</i>

6	Patrick Caldwell	Each parcel should be able to stand alone for adequate park space for this high density development. What triggers the park development? What happens if nothing develops for several years?□	<i>Triggers are provided in infrastructure agreement for PLD. Furthermore, a tracking table template for parks and PLD is provided in the PDP to be used on each individual ODP - this chart reflects the dedication and cash-in-lieu to date. The applicant requests further discussion on future design and construction of the PLD park areas. Amenities within Metro District Parks shall be finalized at time of ODP.</i>
6	Jacob Kasza	The City will only accept cash-in-lieu for your Public Art Requirement.	<i>Noted; language regarding Public Art has been revised.</i>
6	Mikele Wright	TO BE PAID AT THE TIME OF FINAL PLAT.	<i>Revised per comment.</i>
6	Patrick Caldwell	\$1,000	<i>Revised per comment.</i>
6	Patrick Caldwell	Add "live-work" here	<i>Revised per comment.</i>
6	Patrick Caldwell	insert "per W.M.C. 11-6-8" here.	<i>Revised per comment.</i>
6	Patrick Caldwell	identify location of art piece if development is providing it.	<i>Public Art will be covered via cash-in-lieu as requested by the City.</i>
6	Patrick Caldwell	add "cottage homes, ADU's"	<i>Revised per comment</i>
6	Patrick Caldwell	add "townhomes, ADU's"	<i>Revised per comment.</i>
6	Patrick Caldwell	Add a line here that clarifies that "live-work" units are calculated at the multi-family rate of 2 persons per unit.	<i>Revised per comment.</i>
6	Patrick Caldwell	add "live-work" here	<i>Revised per comment.</i>
7	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>
7	Jacob Kasza	There is an illegal sign here on this corner. It will need to be removed before the public hearing.	<i>Per discussion with Patrick Caldwell, this sign is marketing recently built homes to the south and we believe it is located in ROW. Per Patrick Caldwell this is a code enforcement issue and not the responsibility of the owner or developer of this property.</i>
7	Jacob Kasza	Remove color from the PDP. Use only black and white line drawings.	<i>Color has been removed from maps.</i>
8	Jacob Kasza	This is a minimum. (58,000 sq ft minimum)	<i>Revised per comment.</i>
8	Jacob Kasza	Mixed Use is not supported for Planning Areas PA-A(5) and (8).	<i>Noted; Mixed Use has been removed as a land use category for these two planning areas.</i>
8	Jacob Kasza	The City does not agree to limiting the maximum commercial square feet. Revise this to say 1.0 FAR max.	<i>Revised per comment.</i>
8	Patrick Caldwell	City is only supportive of this for PA-A(6) and PA-A(7)	<i>Noted; mixed use has been removed as a land use category for PA-A(5) and PA-A(8) as requested.</i>
8	Patrick Caldwell	City does not object to this formula. Add a note to reference the requirement for each ODP to include the updated table shown on page ___ of this PDP. The table would list the Planning Area, the % detached residential, the total allowed for the PDP, and other relevant information to reasonably track the detached residential units.	<i>Comment noted, a tracking table template is now included in the PDP with language noting that it shall be used with each individual ODP. A note referencing the table has also been added to Sheet 8.</i>
8	Patrick Caldwell	To end of first sentence add the phrase "with the written approval of the Planning Manager."	<i>Revised per comment</i>

8	Patrick Caldwell	Revise the second sentence to become note #4. "Planning area acreages may vary by up to 10% with the written approval of the Planning Manager. Above 10% difference requires formal Planning Commission review.	<i>Revised per comment</i>
8	Patrick Caldwell	City requires the Planning Areas to be surveyed with metes and bounds boundaries so that the deviations from area of Planning Area, or deviation from borders can be calculated. A standard is that the edge of the Planning Area is to the middle of the right of way if that is an edge of a Planning Area, otherwise the edge of the Planning Area is an outlet or similar property line.	<i>Noted, legal descriptions for the various planning areas have been added to Sheets 2-6.</i>
8	Patrick Caldwell	how does community access this park/open spaceHow does existing community access this park/open space	<i>A note has been added near the trail connection discussing the future connectivity on Sheets 43 and 49, land use maps for PA-C and PA-E as well as the overall Trails plan on Sheet 23.</i>
8	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>
8	Jacob Kasza	Remove color from the PDP. Use only black and white line drawings.	<i>Color has been removed from maps.</i>
8	Patrick Caldwell	renumber first two sentences as note #5. To the end of the first sentence add the phrase "with the written approval of the Planning Manager". In sentence two change the word "does" to "shall".	<i>Revised per comment.</i>
8	Patrick Caldwell	Renumber this sentence as note #9	<i>Revised per comment.</i>
8	Patrick Caldwell	Renumber as note #8	<i>Numbering revised per comment.</i>
8	Patrick Caldwell	other sheets show this as 211. Use the correct number for all references to the #of units is PA-A(3).	<i>All acreages, densities and unit counts have been reviewed for consistency across all resubmittal documents.</i>
8	Patrick Caldwell	Add "and live-work" here.	<i>Revised per comment.</i>
8	Patrick Caldwell	other sheets show this as 186. Use the correct number for all references to the #of units is PA-A(4).	<i>All acreages, densities and unit counts have been reviewed for consistency across all resubmittal documents.</i>
8	Patrick Caldwell	Renumber as note #7	<i>Revised per comment.</i>
8	Patrick Caldwell	Renumber as note #11	<i>Revised per comment.</i>
8	Patrick Caldwell	This sentence should become note #6	<i>Revised per comment.</i>
8	Patrick Caldwell	change the word "does" to "shall."	<i>Revised per comment.</i>
8	Patrick Caldwell	Renumber as note #10	<i>Revised per comment.</i>
8	Patrick Caldwell	Add this phrase to the end of the sentence. ",or for the entire PDP" Also, reference the sheet in this PDP where the template table is located.	<i>Revised per comment.</i>
9	Patrick Caldwell	explain why these need additional approval prior to submittal to the City for review. The # of dwelling units in a Planning Area is shown in the PDP, and additional approval of the density separate from the ODP is not typically needed.	<i>This language has been removed.</i>

9	Sean McCartney	it'd be helpful to understand where these various architectural types will be located (Planning Area) so we can comment on character. In general I like the variety of housing types being shown but it depends on where on the site they are located and what the adjacent development looks like. I am a big believer in making sure elements of the surrounding developments are used in the new architecture.	<i>Noted, each Planning Area contains a land use chart that reflects which housing types are permitted. Special attention was paid in the selection of permitted home types based upon the surrounding land uses. As an example, in PA-B, which is adjacent to existing SFD traditional home neighborhoods, only single-family detached traditional style (front and alley load) and paired homes (front and alley load) are permitted.</i>
9	Patrick Caldwell	insert "traditional". Clarify whether this product is smaller or larger than cottage, and whether there is a roof form difference, or private outdoor space difference	<i>Intent of Urban form is to be larger than cottage but smaller than traditional detached. 'Traditional' has been added per the comment.</i>
9	Patrick Caldwell	The example does not look much different than the traditional.	<i>Intent of Urban form is to be a smaller version of the Traditional form, typically with a smaller private outdoor area.</i>
9	Patrick Caldwell	Add a size range to distinguish between cottage and urban SFD.	<i>Cottage and Urban SFD are distinguished by their lot size and development standards rather than a square footage. Cottages will generally have smaller square footages because of the more restrictive development standards. Standards are provided within the Development Standards and Regulations section of the PDP.</i>
9	Patrick Caldwell	Provide the unique development standards that differentiate cottage from a traditional SFD	<i>Standards are provided within the Development Standards for each individual planning area.</i>
9	Patrick Caldwell	Provide the unique development standards that differentiate cottage from a traditional SFD	<i>Standards are provided within the Development Standards for each individual planning area.</i>
9	Patrick Caldwell	Add a size range to distinguish between urban and traditional SFD.	<i>Cottage and Urban SFD are distinguished by their lot size and development standards rather than a square footage. Cottages will generally have smaller square footages because of the more restrictive development standards. Standards are provided within the Development Standards and Regulations section of the PDP.</i>
9	Patrick Caldwell	Add information that explains this is a two-unit residence. Three or more units are a townhome.	<i>Text has been changed to: "Paired homes are two units stacked or arranged in a side by side configuration"</i>
9	Jacob Kasza	Remove color and grayscale from the PDP. Use only black and white line drawings.	<i>Revised per comment.</i>
9	Patrick Caldwell	side	<i>Change not made, per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>

9	Patrick Caldwell	side	<i>Change not made, per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>
9	Patrick Caldwell	revise to state "side"	<i>Change not made, per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>
9	Patrick Caldwell	revise to state "side"	<i>Change not made, per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>
9	Patrick Caldwell	Cottage	<i>Revised per comment.</i>
9	Patrick Caldwell	rowhome is not different from townhome	<i>Revised per comment.</i>
9	Patrick Caldwell	side	<i>Change not made, per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>
9	Patrick Caldwell	an ODP, not "a filing".	<i>Revised per comment.</i>
9	Sean McCartney	There is a good deal of grade change on this site so please take advantage of the slopes to create articulation in multi-unit buildings and add stoops when necessary.	<i>Per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area. By allowing SFD front and alley load as well as larger paired homes in these Planning Areas, the grade can be utilized with walk-out homes. These details will continue to be studied with individual ODPs.</i>
9	Sean McCartney	I agree.	<i>These criteria have been added to the description of Live-Work, with a minor modification to the language regarding number of sinks.</i>
10	Patrick Caldwell	See the "live-work" criteria attached with these redlines in trakit. The live-work is both residential and non-residential, but counts as one residential unit. Designated square feet of work space counts towards retail/office square feet.	<i>These criteria have been added to the description of Live-Work, with a minor modification to the language regarding number of sinks.</i>
10	Patrick Caldwell	City is not supportive of front-loaded garages. Side-load is an options. Provide a definition	<i>Per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area.</i>

10	Sean McCartney	it'd be helpful to understand where these various architectural types will be located (Planning Area) so we can comment on character. In general I like the variety of housing types being shown but it depends on where on the site they are located and what the adjacent development looks like. I am a big believer in making sure elements of the surrounding developments are used in the new architecture.	<i>Noted, each Planning Area has a section within the PDP that contains a land use chart that reflects which housing types are permitted. Special attention was paid in the selection of permitted home types based upon the surrounding land uses. As an example, in PA-B, which is adjacent to existing SFD traditional home neighborhoods, only single-family detached traditional style (front and alley load) and paired homes (front and alley load) are permitted.</i>
10	Patrick Caldwell	staff suggests a different "typical" that is less monolithic, and walled at the street. Appears the main entry is not shown on this typical.	<i>The selected image has been changed. It now includes a view of the buildings entrance.</i>
10	Patrick Caldwell	provide more detail on this concept, such as size of court, length, # of units to serve, etc.	<i>The text has been revised.</i>
10	Sean McCartney	The unarticulated nature of this building stands out. Please provide steps backs.	<i>The image has been revised to provide more architectural interest.</i>
10	Jacob Kasza	Remove color and grayscale from the PDP. Use only black and white line drawings.	<i>Revised per comment.</i>
10	Patrick Caldwell	separate these into two definitions.	<i>Revised per comment.</i>
10	Patrick Caldwell	add phrase "such as schools." here	<i>Revised per comment.</i>
10	Patrick Caldwell	typo - remove "y"	<i>Revised per comment.</i>
10	Sean McCartney	There is a good deal of grade change on this site so please take advantage of the slopes to create articulation in multi-unit buildings and add stoops when necessary.	<i>Per discussions with the City, front loaded homes are appropriate for some areas within the PDP. This is limited under the permitted use charts for each planning area. By allowing SFD front and alley load as well as larger paired homes in these Planning Areas, the grade can be utilized with walk-out homes. These details will continue to be studied with individual ODPs.</i>
11	Mary Stahl	Metro district reference	<i>Per discussion with Patrick Caldwell, this comment can be disregarded.</i>
11	Mary Stahl	Not acceptable if within 10 feet of a public utility.	<i>Encroachment is only permitted into a setback. Utility easements will provide required clear access to public utilities.</i>
11	Mary Stahl	this will require super close review. typically meters and utilities are in right of way. so, there isn't an "easement" that would be encroached. utilities requests different wording/requirement here.	<i>The provided language only refers to setback encroachments. Detailed review will be done with each individual ODP and the civil CD phase to ensure all utilities are coordinated.</i>
11	Patrick Caldwell	up to 2 ft.	<i>Revised per comment.</i>
11	Patrick Caldwell	up to 2 ft.	<i>Revised per comment.</i>
11	Patrick Caldwell	Add a column here for guest parking.	<i>Per discussion with Patrick Caldwell, guest parking remains included within the overall parking count.</i>

11	Patrick Caldwell	one per unit plus one guest per every 8 units. One bike space per 8 units	<i>Revised per comment.</i>
11	Patrick Caldwell	Sentence should state "A maximum of two stairs may encroach into a garage space a maximum of 18 inches."	<i>Proposed language preserves the usability of the garage and allows for both parallel and perpendicular stair configurations. It is also more flexible for the various grading conditions thus we would rather keep this statement unchanged.</i>
11	Sean McCartney	It'd be helpful to have graphics depicting what is being stated in the text.	<i>Noted; if there is a specific line item that the City would like to see depicted graphically it can be added. Please note which graphics you would like to see.</i>
11	Sean McCartney	Seems a little tight. isn't 9' standard?	<i>The door dimensions listed match the city's design standards.</i>
11	Patrick Caldwell	replace with "shall provide utilities per the standard alley profile as shown in this PDP.	<i>Revised per comment.</i>
11	Patrick Caldwell	insert phrase "is to"	<i>A specific method of measurement is requested with this PDP as described in the proposed language.</i>
11	Patrick Caldwell	replace with "required as indicated in the alley profile"	<i>Revised per comment.</i>
11	Patrick Caldwell	not needed- no front loaded garages.	<i>Per discussion with the City, certain areas within the PDP are appropriate for front-load garages, thus this language remains.</i>
11	Patrick Caldwell	Make this a new bullet point to state "Parking is allowed on both sides of a non-arterial, or collector street, as approved on an ODP."	<i>We have revised the sentence slightly to make it clear that parking may be allowed on collector streets with ODP approval.</i>
11	Patrick Caldwell	Add phrase at start of sentence "Minimum lot sizes"	<i>Revised per comment.</i>
11	Patrick Caldwell	add phrase "as shown on an approved ODP"	<i>Revised per comment.</i>
11	Patrick Caldwell	this should be moved to the Exclusions subsection below.	<i>Revised per comment.</i>
11	Patrick Caldwell	Remove - already stated above.	<i>Revised per comment.</i>
11	Patrick Caldwell	insert word "above" here.	<i>Revised per comment.</i>
11	Patrick Caldwell	Add bullet here "Exceptions to setbacks may be granted on an ODP that has had formal review by the Planning Commission."	<i>Revised per comment.</i>
11	Patrick Caldwell	insert phrase "as shown on table on Sheet 27 of 46 of this PDP" here.	<i>Revised per comment.</i>
11	Patrick Caldwell	insert phrase "on an approved PDP and ODP that has been formally reviewed and approved by the Planning Commission"	<i>The language has been revised.</i>
11	Patrick Caldwell	end of sentence here	<i>Revised per comment.</i>
12	Jacob Kasza	Clarify that if a public space is beyond the alley, that the side is considered "public facing".	<i>The following statement has been added: "If an alley or private drive is single loaded and runs parallel to a public space, the sides facing the adjacent public space shall be considered public facing.</i>
12	Patrick Caldwell	change to "or less"	<i>Statement has been changed to "six lots or less"</i>
12	Patrick Caldwell	insert "and elevations"	<i>Revised per comment.</i>
12	Patrick Caldwell	title should be "CRITERIA FOR DISTINCTLY DIFFERENT ELEVATIONS"	<i>Revised per comment.</i>

12	Patrick Caldwell	insert "street and/or"	<i>For clarity, public facing elevations has been defined at the beginning of this section. It includes public and private streets.</i>
12	Patrick Caldwell	insert "street and/or"	<i>Revised per comment.</i>
12	Patrick Caldwell	insert phrase "on adjacent lots and blocks of" here	<i>Revised per comment.</i>
12	Patrick Caldwell	remove	<i>Revised per comment.</i>
12	Patrick Caldwell	remove	<i>Revised per comment.</i>
12	Patrick Caldwell	insert phrase "and attached" here	<i>Revised per comment.</i>
12	Patrick Caldwell	these are important energy and sustainability features, but are not ok to substitute for architectural enhancements. Remove from this section.	<i>These items have been removed as requested. Sustainability features will be addressed during subsequent ODP's.</i>
12	Patrick Caldwell	edit this bullet to state "up to 1 1/2 stories, and/or 20 ft. in height.	<i>To allow for gabled roof forms, 25 ft. in height is necessary even with 1.5 story buildings. The definition of Half Story has been revised to further address a half story ADU above a garage with sloping ceilings as follows, "Enclosed finished space shall be considered a half story as long as the enclosed square footage with a ceiling height greater than 8 ft. does not exceed 50% of the uppermost full story footprint"</i>
12	Jacob Kasza	These bullets contradict each other. The City will not accept accessory structures over 15 feet tall. Only ADU's may be built up to 25 feet.	<i>Noted, the first statement has been deleted.</i>
12	Patrick Caldwell	change to 10 ft.	<i>Allowed height of accessory structures is 15 ft. per W.M.C.</i>
12	Patrick Caldwell	insert "shall not exceed 440 square feet"	<i>The previous size has been reduced to 480 square feet. This allows for a 2 car garage with some extra room for stairs to account for grade differences. 440 square feet doesn't allow extra room for stairs and landings that may be needed for grade differences.</i>
12	Patrick Caldwell	change to 100 square feet	<i>W.M.C. uses 120 square feet as the delineation between large and small accessory structures. Statement has been changed to read as follows: "Size: The size of any detached garage shall not exceed 480 square feet. Non garage accessory structures shall be limited to 120 square feet."</i>
12	Patrick Caldwell	insert "one"	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "public" here	<i>Revised per comment.</i>
12	Patrick Caldwell	insert phrase "as noted on an approved ODP."	<i>Revised per comment.</i>

12	Sean McCartney	2 ft. in depth	<i>The requirement for a break is an additional requirement not included in the TMUND guidelines. The 1 ft distance is also a proportional distance for bay windows or other similar architectural features of a human scale width to project without feeling out of scale. For these reasons, we believe the 1 ft specification is sufficient and appropriate.</i>
12	Sean McCartney	2 ft. in depth	<i>The requirement for a break is an additional requirement not included in the TMUND guidelines. The 1 ft distance is also a proportional distance for bay windows or other similar architectural features of a human scale width to project without feeling out of scale. For these reasons, we believe the 1 ft specification is sufficient and appropriate.</i>
12	Jacob Kasza	A pergola is an accessory structure. Remove from this bullet list and add to the top bullet.	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "area"	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "on the street and/or public facing facade"	<i>Revised per comment.</i>
12	Patrick Caldwell	make this a separate bullet.	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "of"	<i>Revised per comment.</i>
12	Patrick Caldwell	add "detached"	<i>Revised per comment.</i>
12	Patrick Caldwell	typo, add space here	<i>Revised per comment.</i>
12	Patrick Caldwell	for the ADU add the definitions from above as they apply to habitable structures.	<i>Revised per comment.</i>
12	Patrick Caldwell	bullet this paragraph	<i>Revised per comment.</i>
12	Patrick Caldwell	typo, shift comma	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "shall" here	<i>Revised per comment.</i>
12	Patrick Caldwell	add "detached"	<i>Revised per comment.</i>
12	Patrick Caldwell	Add phrase "- Habitable" here	<i>Revised per comment.</i>
12	Patrick Caldwell	insert "minimum"	<i>Revised per comment.</i>
12	Patrick Caldwell	insert title of "STANDARDS" here	<i>Revised per comments.</i>
12	Patrick Caldwell	change to "between six and 25 lots"	<i>Revised per comments.</i>
12	Patrick Caldwell	Add - Non-habitable"	<i>Revised per comment.</i>
13	Patrick Caldwell	remove this option	<i>Revised per comment.</i>
13	Patrick Caldwell	remove this as a criterion for determining private outdoor living space	<i>Revised per comment.</i>
13	Patrick Caldwell	define enhanced	<i>The term has been revised from enhanced to improved and is intended to be courtyard or patio like spaces. These spaces are of a higher level of finish than a yard space and if provided, should be at a lesser required ratio.</i>
13	Patrick Caldwell	define "enhanced" criteria	<i>The term has been revised from enhanced to improved and is intended to be courtyard or patio like spaces. These spaces are of a higher level of finish than a yard space and if provided, should be at a lesser required ratio.</i>
13	Patrick Caldwell	replace with "optional"	<i>Revised per comment.</i>

13	Patrick Caldwell	remove this, not sure why the floor is described this way	<i>This has been revised to state 'floor surface'</i>
13	Patrick Caldwell	80 s.f. with minimum 8 ft. depth	<i>The multifamily outdoor space requirement has been updated to 80 sf.</i>
13	Patrick Caldwell	80 s.f.	<i>The multifamily outdoor space requirement has been updated to 80 sf.</i>
13	Patrick Caldwell	80 s.f.	<i>For SFD Traditional, minimum size for standard front porches has been updated to 80 sf.</i>
13	Patrick Caldwell	120 s.f.	<i>For SFD Traditional, minimum size for enhanced front porches has been updated to 120 sf.</i>
13	Patrick Caldwell	120 s.f.	<i>For SFD Traditional, minimum size for enhanced front porches has been updated to 120 sf.</i>
13	Patrick Caldwell	400 s.f.	<i>While the yard size requirement is less when a front porch or enhanced porch is provided, the combined space is intended to be a weighted equivalent.</i>
13	Patrick Caldwell	200 s.f.	<i>Change not made, while the yard size requirement is less when a front porch or enhanced porch is provided, the combined space is intended to be a weighted equivalent.</i>
13	Patrick Caldwell	200 s.f.	<i>Change not made, while the yard size requirement is less when a front porch or enhanced porch is provided, the combined space is intended to be a weighted equivalent.</i>
13	Patrick Caldwell	180 s.f.	<i>Change not made, while the yard size requirement is less when a front porch or enhanced porch is provided, the combined space is intended to be a weighted equivalent.</i>
13	Patrick Caldwell	Add Live/work in the Multi-family subsection. 0 front porch, 0 yard space, 80 s. f. improve patio, 80 s.f. elevated outdoor living	<i>Live/Work has been added.</i>
13	Patrick Caldwell	120 s.f.	<i>Required outdoor space sizes have been simplified and updated.</i>
13	Patrick Caldwell	120 s.f.	<i>Required outdoor space sizes have been simplified and updated.</i>
13	Patrick Caldwell	N/A	<i>Just as with other product types, having a variety of outdoor living options allows for a more diverse palate of housing options. Specific to an ADU, the PDP intends to allow either a private yard space or a structured patio space. While it is more likely to be a structured patio, maintaining the flexibility for both is preferred. Additionally, the size of 100 sf was chosen because TMUND requires 100 sf for ADU's.</i>

13	Patrick Caldwell	N/A	<i>Various equally weighted outdoor space options have been intentionally provided. This allows for a more diverse mix of housing types to fill the missing middle. There are examples of this in TMUND - for instance, it specifies 120 sf (8'x15') decks are an acceptable outdoor space option.</i>
13	Jacob Kasza	Provide minimum dimensions for these yard spaces so they are useable.	<i>Minimum dimensions are provided in the rules of measurement section.</i>
13	Patrick Caldwell	change to 10 ft.	<i>In TMUND, private balconies are deemed usable with a minimum dimension of 8'. Allowing similar options on detached housing forms allows for a more diverse mix of housing types that fill the missing middle. Specifying a minimum 6ft width or depth allows for more design flexibility like a corner porch 6.5' wide and 12' deep.</i>
13	Patrick Caldwell	insert "10 ft. in width"	<i>Specifying a minimum 6ft width or depth allows for more design flexibility like a corner porch 6.5' wide and 12' deep.</i>
13	Patrick Caldwell	not acceptable to the City.	<i>Revised per comment.</i>
13	Patrick Caldwell	this needs more explanation. Too broadly described here.	<i>The concept of community open space is to facilitate a cottage court where the homes share their outdoor space among a small cluster.</i>
13	Patrick Caldwell	City is not supportive of shared in-lieu of private outdoor space per unit.	<i>Statement has been clarified to specify common spaces provided for private use of units within a building for those units within the same building. For instance, a multifamily building with a common rooftop.</i>
13	Patrick Caldwell	Is community open space the same as a neighborhood park? If so, then	<i>The language for the two types of parks and open space within Uplands has been revised throughout the PDP for clarity. Two categories now exist, Public Land Dedication and Private Parks and Open Space. Private Parks and Open Space refers to the minimum 4% requirement across the development. Additionally, Private Outdoor Area describes individual home private areas like yards, patios, porches and rooftop decks, etc. The term Neighborhood Scale Private Outdoor Areas refers to the ability to provide the required Private Outdoor Area for each home (not to be counted toward the 4% Private Parks and Open Space Requirement) as a larger shared area of the same square footage as would be provided with the total of each individual home's requirement combined.</i>
13	Patrick Caldwell	use the same term- either communal or common	<i>Revised per comment.</i>
13	Jacob Kasza	Should these be swapped?	<i>Revised per comment.</i>
14	Mary Stahl	Need note that off-site capacity may be required before beginning any phase. off-site capacity will be the responsibility of the developer.	<i>Comments regarding off-site capacity are noted. Detailed phasing is shown on subsequent sheets.</i>

14	Sean McCartney	How will landscaping be handled in between phases? Will the area remain undisturbed, agricultural until developed?	<i>Landscaping between phases will remain undisturbed.</i>
14	Patrick Caldwell	insert "to"	<i>Revised per comment.</i>
14	Patrick Caldwell	Separate bullet item, and remove the word "however"	<i>Revised per comment.</i>
14	Patrick Caldwell	insert "in"	<i>Revised per comment.</i>
15	Mary Stahl	Sewer connection is here, not at the "6"	<i>This is shown correctly in the Utility Report, the design point has been moved on the plan</i>
15	Mary Stahl	In general, a combined flow of 1550 gpm for hydrant + building sprinkler is likely to be inadequate and will result in severely limiting the size of buildings in commercial areas and/or the size of multi-family buildings.	<i>Additional detail and definition of the fire flow has been added to the Utility Report. Also the table has been updated.</i>
15	Patrick Caldwell	sheet 8 shows this as 150	<i>The acreages, densities and unit counts have been reviewed for consistency.</i>
15	Patrick Caldwell	sheet 8 shows this as 247	<i>The acreages, densities and unit counts have been reviewed for consistency.</i>
17	Patrick Caldwell	This is a detention pond and has steep grades. How does the community access Cobblestone. City does have an open space parcel that could be considered in swap to achieve better access to cobblestone and internal circulation.!!	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Patrick Caldwell	add this sentence to #4. "Park area acreages may vary by up to 10% with the written approval of the Planning Manager. Above 10% difference requires formal Planning Commission review.	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Patrick Caldwell	This is too speculative to wait until the ODP. Acreages and functions need to be indicated on the PDP so that there is a clear picture of the parks purpose, size, ownership, and maintenance.	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Kathy Piper	what is dimension of this proposed park for City? parking and entrance would be needed. how does housing about the park? Additional Soil testing would be required and mediation if needed	<i>Per the Environmental Report, no remediation is required. As far as parking/entrances, the park may take access from either edge but would depend on intersection spacing. As part of the design and construction of this public park, parking will need to be contemplated within the ultimate design.</i>

17	Kathy Piper	How is this private park accessed? monitored or maintained? Provide access to Rose Hill parcels and neighboring community. Water?	<i>Planning Area E will have access via the public ROW along 88th. A note has been added to the maps describing this connection.</i>
17	Kathy Piper	this park is shown over a detention pond. Location sits at top of Cobblestone park. cutting off access	<i>The overall parks plan has been updated, please refer to Sheet 22.</i>
17	Kathy Piper	What is average size of these Metro District Parks. based on location and size these metro district parks are not big enough to accommodate larger groups or activities.Consider combining these for better opportunities for play.▯	<i>Noted, the Metro District parks will vary in size depending on the location and purpose. Some parks may be more amenitized than others. The details of the park designs will be proposed and reviewed at the time of ODP.</i>
17	Kathy Piper	This is in proposed detention pond.Consider using detention area as a corridor to some of these very small metro parks.	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Kathy Piper	is there an internal trail system to get to these different parks or just by road?	<i>An overall trails, walks and other connectivity map has been added to the PDP set to better depict pedestrian connectivity.</i>
17	Kathy Piper	This park acreage is too small for a neighborhood park. City would not accept this. Combine with the metro park site for consideration. this will help maintain view corridor along Lowell provided housing was stepped down.▯	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Kathy Piper	combine these two smaller parks. Road between doesn't work.	<i>The linework has been revised; this isn't a road, it's the dividing line between planning areas.</i>
17	Kathy Piper	Show Comprehensive Trail connections.▯	<i>Refer to Sheet 23 for an overall trails plan.</i>
17	Patrick Caldwell	Metro park is park of detention pond in this area. Confirm	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Patrick Caldwell	this parcel is too small for City to provide adequate access, parking and amenities to both existing and proposed communities. Location is far removed from the majority of the proposed development	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
17	Patrick Caldwell	Appears that metro district parks can only be accessed by roadway. Show any internal circulation that has public access	<i>Refer to Sheet 23 for an overall trails plan.</i>

17	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>
17	Jacob Kasza	Remove color and grayscale from the PDP. Use only black and white line drawings.	<i>Color has been removed from maps.</i>
17	Patrick Caldwell	Change these to ODP	<i>Revised per comment.</i>
18	Patrick Caldwell	Paseo Parks-Are these considered private or metro district parks?	<i>All parks with exception to dedicated City parks will be owned and maintained by either the Metro District or an HOA. Metro District parks are required to allow public access in order to count toward the minimum park requirements.</i>
18	Patrick Caldwell	paseo parks need to have a minimum dimension of at least 30 ft. for width.	<i>Minimum dimension for paseo parks is provided for both 2-story and 3-story structures.</i>
18	Patrick Caldwell	these need to have a stronger connection to the public realm. A green connection to an adjacent green space, either public or private is required. As a hidden standalone island these spaces are not visually accessible to the majority of residents in the PDP.	<i>Noted, language has been added stating public access will be provided to parks and is to be reviewed at the time of ODP.</i>
18	Patrick Caldwell	Most of these parks can't be accessed by walking/biking without adult supervision. Crossing of major streets is a safety concern.	<i>The overall parks and trails plans have been updated, please refer to Sheets 22 and 23.</i>
18	Patrick Caldwell	these need to have a minimum width of 15 ft. with a minimum sidewalk width of 5 ft.	<i>The language has been revised to commit to a 15' width and a minimum 5' pedestrian walk.</i>
18	Patrick Caldwell	Will these paseo parks feel more private for the few homes than for the community /public.	<i>These parks may be either private or public, if a park area is to count toward a minimum parks requirement such as the 4% requirement, then it must have public access (even though it may be privately maintained.) If these are private parks then the associated HOA would control access.</i>
18	Patrick Caldwell	residence	<i>Revised per comment.</i>
18	Patrick Caldwell	Add the phrase "City owned" here to make it clear that this is	<i>Revised per comment.</i>
19	Patrick Caldwell	If the corridor is 10' what is the trail width?How do you indicate private versus public trail to access metro district parks? Who enforces	<i>The language has been revised to commit to a 15' width and a minimum 5' pedestrian walk. Whether these will be public or private (if applicable) will be refined at ODP.</i>
19	Patrick Caldwell	this should be a minimum of 15 ft. wide to allow for a 5 ft. sidewalk, and a landscaping area wide enough to sustain plants.	<i>Revised per comment.</i>
19	Patrick Caldwell	these items are active community amenities. There is a confusing blending of amenities with the underlying "green" ownership/designation.	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>

19	Patrick Caldwell	this description is a catchall. The title should be Active recreation areas and the summary should include only active items.	<i>The PDP has been revised to state the minimum acreages required for PLD and the associated population calculations, refer to Sheet 9: Land Dedication. Additionally, general locations of proposed PLD in the form of parks, view corridors and trail corridors has been shown on Sheets 22 and 23.</i>
19	Patrick Caldwell	City will not take any open space within this development based on definition. Parcel E shown as "private park/open space"	<i>Parcel E recently underwent a Comprehensive Plan Amendment to designate this parcel as Private Parks / Private Open Space. This will be privately owned and maintained.</i>
19	Patrick Caldwell	define an "irrigation facility"	<i>The definition has been revised to include examples.</i>
19	Patrick Caldwell	remove the word "passive"	<i>Revised per comment.</i>
19	Patrick Caldwell	City is not supportive of active amenities in open space.	<i>Revised per comment.</i>
19	Sean McCartney	Is this the existing barn or will this structure be designed to emulate the barn or at least have a nod to the agricultural history of this property?	<i>This image depicts a potential design but does not utilize the existing barn. As we continue to develop the brand expression for this new community more detail will be provided on the design of the amenity spaces.</i>
19	Patrick Caldwell	Drainageways are described above, and they should not be in open spaces.	<i>Revised per comment.</i>
22	Mary Stahl	Note.This cross section supports 2 public utilities. Storm will need to be overland	<i>Per the teams discussion with Heath other city staff, the street sections are acceptable and storm drain can be within in the section, potentially in the street or under the sidewalk.</i>
22	Sean McCartney	I think some extra attention should be given tot he west side of Lowell being that every house on the west side, from Chestnut to Shaw, fronts Lowell and has to back out into traffic. Are there any other solutions that would make sense (i.e. buffer lane) that would lessen the impact on these residents?	<i>The team will worked with engineering on the typical sections. The sections provided were deemed acceptable.</i>
23	Mary Stahl	Only sanitary permitted. No pressure line within 20-25 feet of building face/foundation.	<i>The cross sections presented in this PDP have been previously approved by the City on different projects and we expect the same considerations. The city's criteria does not limit pressure lines within a certain distance of structures. We have continued to work with City staff on this topic.</i>
23	Mary Stahl	No. One utility only if water included. Pressure line may not be within 20-25 feet of building face/foundation. Two public utilities allowed if both are gravity.	<i>The cross sections presented in this PDP have been previously approved by the City on different projects and we expect the same considerations. The city's criteria does not limit pressure lines within a certain distance of structures. We have continued to work with City staff on this topic.</i>
24	Sean McCartney	what happens in the remainder 1.5' on each side of the walk?	<i>This extra width allows for additional area for planting or for the walk to meander.</i>

25	Mary Stahl	Storm must be overland in this cross-section. OR storm is placed under tree lawn and no trees on one side.	<i>Per the teams discussion with Heath and other city staff, the street sections are acceptable and storm drain can be within in the section, potentially in the street or under the sidewalk and trees will be allowed within the tree lawn as discussed with engineering staff.</i>
25	Mary Stahl	Storm must be overland in this cross-section. OR storm is placed under tree lawn and no trees on one side.	<i>Per the teams discussion with Heath and other city staff, the street sections are acceptable and storm drain can be within in the section, potentially in the street or under the sidewalk and trees will be allowed within the tree lawn as discussed with engineering staff.</i>
25	Mary Stahl	Storm must be overland in this cross-section. OR storm is placed under tree lawn and no trees on one side.	<i>Per the teams discussion with Heath and other city staff, the street sections are acceptable and storm drain can be within in the section, potentially in the street or under the sidewalk and trees will be allowed within the tree lawn as discussed with engineering staff.</i>
25	Scott Wimmer	Need 20 feet travel lane.	<i>It was discussed in a meeting with Fire the provided cross section is acceptable so long as 20' of all weather access is provided.</i>
26	Jacob Kasza	Show MAX 1.0 FAR for PA-A 6 & 7	<i>Revised per comment.</i>
26	Jacob Kasza	Mixed Use is not supported for Planning Areas PA-A(5) and (8).	<i>Mixed-Use has been limited to PA-A(6) and PA-A(7)</i>
26	Patrick Caldwell	see comments on Sheet 8	<i>The land use notes have been revised per the comments on Sheet 8.</i>
26	Patrick Caldwell	add comma here	<i>Revised per comment.</i>
26	Patrick Caldwell	should be shown as MIN, not max	<i>The header and data column have been revised for clarity.</i>
26	Patrick Caldwell	road network	<i>Revised per comment.</i>
26	Patrick Caldwell	verify these numbers match info on sheets 8 and 15.	<i>Noted, these have been reviewed for consistency.</i>
26	Patrick Caldwell	change to "6 and 7"	<i>Revised per comment to state PA-6 and PA-7.</i>
26	Patrick Caldwell	add ADU and live/work to this list of housing types.	<i>ADUs have been added to the list of housing types.</i>
26	Patrick Caldwell	MIN, not max	<i>The header and data column have been revised for clarity.</i>
27	Patrick Caldwell	City is not supportive of any auto dealer here	<i>Revised per comment.</i>
27	Mary Stahl	Repeat comment. Consideration must be given for building code requirements on utilities such as required clean-outs outside of buildings. Private clean-outs may NOT be placed in public easement or public ROW. Additionally, accessory items such as grease interceptors for restaurants must be placed wholly within private property. Private storm may not be located in ROW. Location/space for dry utilities must be provided.	<i>Specific details and designs for each planning area will be provided at the ODP stage.</i>
27	Mary Stahl	This area of the city has pressures of 40-45 psi at the higher elevations. This will not change in the future. Building height greater than 2 stories will require private pumping, particularly for fire protection systems.	<i>Noted; details and designs for each planning area will be provided at the ODP stage.</i>

27	Mary Stahl	Repeat comment.0 setback in alley precludes running any public utilities in alley. Typical utility layout in denser developments has one utility in street, one utility in alley, and stormwater overland. Space for gas/electric must also be available. This must be thought through further.	<i>The team disagrees. As long as the public utility easement extends to the 0 setback line as shown on the cross sections, the public utilities can be accommodated with the easement as noted on the cross sections. Other utility locations will be coordinated at the ODP stage.</i>
27	Mary Stahl	Repeat comment.Dense development with little green space on private lot/small yards is problematic for meter placement. Additionally, cluster meters require larger areas of zero to very little landscaping which is problematic with little green space with which to start. Meters may NOT be placed in paved/hardscaped areas; meters must be placed in landscape areas.	<i>Noted, details and designs for each planning area will be provided at the ODP stage.</i>
27	Patrick Caldwell	Note #2 is not needed.	<i>Note 2 has been removed.</i>
27	Patrick Caldwell	20 ft.	<i>This has not been revised, smaller setbacks are a critical element in creating a non-suburban, pedestrian friendly neighborhood.</i>
27	Patrick Caldwell	10 ft.	<i>This has not been revised, smaller setbacks are a critical element in creating a non-suburban, pedestrian friendly neighborhood.</i>
27	Patrick Caldwell	Add phrase "between structures"	<i>Phrase isn't necessary. There is a separate column for space between structures.</i>
27	Patrick Caldwell	N/A	<i>Per discussion with City, front load garages are appropriate in some instances as defined in this PDP.</i>
27	Patrick Caldwell	City does not review condo plats. Building setbacks are measured from the lot line to the building foundation. Remove this note.	<i>This is if a builder wants to plat Townhomes or Cottage homes tight to the structure and have a common open space tract. The applicant requests this language remain. This information will be provided on each individual ODP for further review.</i>
27	Patrick Caldwell	State "Side-load garages shall not face a public street."	<i>Side load garages are allowed to face a public street per the garage access requirements on sheet 15.</i>
27	Andrew Spurgin	Tesla does not have dealerships. I think "dealer" is not the right word for what they are describing. Car sharing is typically within ROWs. Do we have anything to require EV charging stations?	<i>Car dealerships have been removed as a permitted use.</i>
27	Jacob Kasza	This language could be revised. Residential is not allowed in B1 and C1. Suggest you just say "Industrial - NP"	<i>Revised per comment.</i>
27	Jacob Kasza	Remove this is too vague.	<i>Revised per comment.</i>
27	Patrick Caldwell	remove A(5) and A(8)	<i>Revised per comment.</i>
27	Patrick Caldwell	uses listed here should be in the table. The table may need to have more columns , maybe one per each Planning Area.	<i>Revised per comment.</i>
27	Patrick Caldwell	add "11-4-6" except as noted in this chart	<i>Revised per comment.</i>

27	Patrick Caldwell	this is very broad, City suggests a line in the table for "churches, synagogues, mosques, and similar religious organizations" separate from other assembly uses..	<i>This has not been revised, it was written as described in W.M.C.</i>
27	Patrick Caldwell	List these residential uses in the RESIDENTIAL USES column to the left. Add a column	<i>Revised per comment.</i>
27	Patrick Caldwell	Add A(5) and A(8)	<i>Revised per comment.</i>
27	Patrick Caldwell	insert "in this subsection"	<i>Revised per comment.</i>
27	Patrick Caldwell	remove these billiard table notes	<i>This language has been merged into the Use Table; however the specific limitations related to billiard tables is per an agreement with the Land Owner.</i>
27	Patrick Caldwell	Add phrase "on sheets 11, 12 and 13 of this PDP."	<i>Revised per comment.</i>
28	Patrick Caldwell	15 ft.	<i>Revised per comment.</i>
28	Patrick Caldwell	15 ft.	<i>Revised per comment.</i>
28	Patrick Caldwell	20 ft	<i>Revised per comment.</i>
28	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>
28	Patrick Caldwell	N/A	<i>Revised per comment.</i>
28	Patrick Caldwell	35 ft.	<i>Revised per comment.</i>
28	Patrick Caldwell	typo	<i>Revised per comment.</i>
28	Patrick Caldwell	insert phrase "main building entry."	<i>Revised per comment.</i>
28	Patrick Caldwell	insert "at 71st and Federal"	<i>Revised per comment.</i>
28	Patrick Caldwell	of commonly owned land,	<i>Revised per comment.</i>
28	Patrick Caldwell	The TMUND guidelines have a number of minimum standard requirements. This PDP proposes some deviations from the standards in the TMUND guidelines. The exceptions need to be noted here. List the exceptions here in the resubmittal. Examples include parking requirements in garages, building heights, etc. With the ODP's the City will require compliance with the TMUND guidelines unless the exceptions are clearly stated on the PDP.	<i>Per discussions with Patrick Caldwell, no exceptions to TMUND Design Guidelines are requested as they are guidelines not standards.</i>
28	Patrick Caldwell	add phrase "at edge of lot line."	<i>Revised per comment.</i>
28	Patrick Caldwell	insert phrase "may change"	<i>No exceptions to TMUND Design Guidelines are requested. This section has been removed.</i>
28	Patrick Caldwell	insert phrase "at Federal"	<i>No exceptions to TMUND Design Guidelines are requested. This section has been removed.</i>
28	Patrick Caldwell	architectural	<i>No exceptions to TMUND Design Guidelines are requested. This section has been removed.</i>
28	Patrick Caldwell	typo	<i>No exceptions to TMUND Design Guidelines are requested. This section has been removed.</i>
29	Patrick Caldwell	label the acreage of this mixed use area in each PA	<i>This level of detail is too specific for the PDP, actual locations of mixed-use development will be identified at time of ODP.</i>
29	Patrick Caldwell	See edits to notes on Sheet 17.	<i>Revised per comments.</i>
29	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>

30	Patrick Caldwell	Add a note here to state that a PDP amendment is needed to change the phasing as shown here.	<i>Revised per comment</i>
30	Mary Stahl	Master Utility Study does NOT provide backup/information on when utility improvements are needed.	<i>Offsite improvement triggers are included in section 4 of the Master Utility Study.</i>
30	Mary Stahl	Phasing requirements with regards to utilities must be in a formal document signed by the participant. The Master Utility Study is used to identify, but is not the formal document.	<i>Noted, the team is working on the infrastructure agreement with the city.</i>
31	Andrew Spurgin	How will this be tracked over time?	<i>See tracking tables on sheet 9.</i>
31	Andrew Spurgin	Maximum Unit Count for all properties shown on this PDP	<i>Notes have been revised per comments.</i>
31	Patrick Caldwell	See comments from Sheet 8 for these notes.	<i>Revised per comment.</i>
32	Jacob Kasza	ADU's will only be allowed on PA-A.	<i>Noted, ADU's are shown as only permitted on PA-A.</i>
32	Mary Stahl	Please see previous comments on utility issues with zero setback and dense development.	<i>Please refer to previous response.</i>
32	Jacob Kasza	The maximum height needs to take into account the view corridor along Lowell Blvd. You must propose setbacks and height restrictions that protect the views.	<i>Noted, the heights proposed are appropriate. View corridors provided by the City have been added to the plans.</i>
32	Jacob Kasza	The City will not accept TMUND style design standards for PA-B. You must use the design standards for Single Family Attached.	<i>Noted; exceptions to the SFA and SFD standards are included.</i>
32	Andrew Spurgin	Repeat comments from sheet 27	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
32	Jacob Kasza	This language could be revised. Residential is not allowed in B1 and C1. Suggest you just say "Industrial - NP"	<i>Revised per comment.</i>
32	Jacob Kasza	Remove this is too vague.	<i>Revised per comment.</i>
32	Patrick Caldwell	See comments on these notes on Sheet 27.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
32	Patrick Caldwell	Setbacks, lot size, and building height listed here are a significant deviation from the standards in the SFD and SFA guidelines. Provide justification for the proposed exceptions to the guidelines in the resubmittal. It is not clear what the City is gaining with the proposed exceptions.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
32	Patrick Caldwell	See Sheet 27 for guidance on the items in the Use Table.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
33	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>
33	Patrick Caldwell	30 ft.	<i>Revised per comment.</i>
33	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>
33	Jacob Kasza	This is too vague. There is no alternative standard listed in your PDP. Show the specific new standard that will apply.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
33	Jacob Kasza	Separate the justifications for each specific standard that you are requesting a deviation on.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
33	Patrick Caldwell	See notes on Sheet 28 as they relate to this section.	<i>Revised per comments on sheet 28.</i>

33	Patrick Caldwell	The Single Family Detached and Attached guidelines have a number of minimum standard requirements. This PDP proposes some deviations from the standards in these guidelines. The exceptions need to be noted here. List the exceptions here in the resubmittal. Examples include parking requirements in garages, building heights, setbacks etc. With the ODP's the City will require compliance with the SFD and SFA guidelines unless the exceptions are clearly stated on the PDP. The City will review the exceptions with the resubmittal.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
34	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>
34	Jacob Kasza	Call these "Shared use paths"	<i>Revised per comment.</i>
34	Patrick Caldwell	See redline notes on Sheet 17	<i>Revised per comments.</i>
35	Mary Stahl	This sewer is inaccessible from Area B due to grade and an existing retaining wall. Sewage must be directed to Lowell. Existing 6" must be upsized to 8".	<i>All sewage will go to design point 2 and no longer will go to design point 3</i>
35	Mary Stahl	See previous comment on off-site utilities.	<i>Noted, the team is working on the development agreement with the city.</i>
36	Patrick Caldwell	The City is not supportive of changing the Mixed Use Comprehensive Plan designation for this planning Area. Edit the description and intent, and the Land Use Table on this sheet to reflect Mixed Use.	<i>Noted, this has been revised to match the Mixed-Use comp plan designation.</i>
36	Patrick Caldwell	See comments from Sheet 8 for edits to these notes.	<i>Revised per comment.</i>
36	Patrick Caldwell	This references either PA-B, or PA-D, not PA-C.	<i>Revised per comment.</i>
37	Jacob Kasza	ADU's will only be allowed on PA-A.	<i>Noted, ADU's are shown as only permitted on PA-A.</i>
37	Jacob Kasza	The City will not accept TMUND style design standards for PA-C. You must use the design standards for Multi-family Residential.	<i>Noted; we intend to comply with the design standards for Multi-Family Residential or should exceptions be needed in the future depending on the ultimate development of that site, they will be requested as part of that specific ODP.</i>
37	Mary Stahl	Please see previous comments on utility issues with zero setback and dense development.	<i>See previous response.</i>
37	Jacob Kasza	Remove this is too vague.	<i>Revised per comment.</i>
37	Jacob Kasza	This language could be revised. Residential is not allowed in B1 and C1. Suggest you just say "Industrial - NP"	<i>Revised per comment.</i>
37	Patrick Caldwell	See comments on these notes on Sheet 27.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
37	Patrick Caldwell	Setbacks, lot size, and building height listed here are a significant deviation from the standards in the SFD and SFA guidelines. Provide justification for the proposed exceptions to the guidelines in the resubmittal. It is not clear what the City is gaining with the proposed exceptions.	<i>Noted, exceptions to the SFA and SFD standards are included along with justification. In general, in order to provide a range of housing types and price points as outlined in the Comprehensive Plan, modification to 'typical' single-family development are required. As an example, by reducing setbacks Uplands is able to provide water-wise lawns, and consolidate land into larger, programmed parks and open spaces that can be enjoyed by Uplands residents and the City of Westminster public alike.</i>

37	Patrick Caldwell	See comments on Sheet 27 as they relate to this table.	<i>Revised per comments.</i>
37	Patrick Caldwell	See Sheet 27 for guidance on the items in the Use Table.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
38	Patrick Caldwell	Show setbacks for these uses.	<i>Setbacks have been proposed.</i>
38	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>
38	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>
38	Patrick Caldwell	35 ft.	<i>Revised per comment.</i>
38	Jacob Kasza	This is too vague. There is no alternative standard listed in your PDP. Show the specific new standard that will apply.	<i>The language for the proposed exceptions has been revised.</i>
38	Jacob Kasza	Separate the justifications for each specific standard that you are requesting a deviation on.	<i>Noted, the justifications have been separated.</i>
38	Patrick Caldwell	See notes on Sheet 28 as they relate to this section.	<i>Revised per comments.</i>
38	Patrick Caldwell	The Single Family Detached and Attached guidelines have a number of minimum standard requirements. This PDP proposes some deviations from the standards in these guidelines. The exceptions need to be noted here. List the exceptions here in the resubmittal. Examples include parking requirements in garages, building heights, setbacks etc. With the ODP's the City will require compliance with the SFD and SFA guidelines unless the exceptions are clearly stated on the PDP. The City will review the exceptions with the resubmittal.	<i>Noted, exceptions to the SFA and SFD standards are included along with justification. In general, in order to provide a range of housing types and price points as outlined in the Comprehensive Plan, modification to 'typical' single-family development are required. As an example, by reducing setbacks Uplands is able to provide water-wise lawns, and consolidate land into larger, programmed parks and open spaces that can be enjoyed by Uplands residents and the City of Westminster public alike.</i>
39	Patrick Caldwell	show mixed use per the Comprehensive Plan	<i>Revised per comment.</i>
39	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from the maps.</i>
39	Patrick Caldwell	See notes on Sheet 28 as they relate to this section.	<i>Noted.</i>
40	Mary Stahl	See previous comment. Comment regarding lift station must remain on PDP. modify comment to "Lift station wet well storage to be increased to a minimum of 35,000 gallons, or as determined by utility study at time of ODP, prior issuance of building permit.	<i>The wet well storage will be increased per the utility study and per the infrastructure agreement.</i>
41	Jacob Kasza	Per agreements with the City, you are required to build a minimum of 58,000 square feet of Office space.	<i>The planning areas and acreages and densities have been revised with this resubmittal. Per discussion with the City, the amount of office space listed has been revised to more accurately reflect what this size site could potentially handle and whats allowed per the Comp Plan Land Use Designations.</i>

41	Jacob Kasza	With the current amount of land you are proposing to leave designated as office, 1.33 acres shown on PDP, you will not be able to construct this amount of office space on that parcel. The Comprehensive Plan limits the FAR for Office designations to a maximum of 0.35. With the 1.33 acres you have left designated on your PDP, you can only build approximately 20,000 square feet of office space on that parcel. The City is committed to the 58,000 square feet of office space as agreed to. The City in the past has previously stated that no residential should be built east of 83rd Way. The City would prefer to see all of Parcel D east of 83rd Way designated as office, a total of 3.097 acres as shown on your ALTA. This would allow a maximum of 47,000 square feet of office space to be constructed on this parcel. The remaining 11,000 square feet of office would need to be constructed in Planning Area A as a part of the TMUND development.	<i>Noted, the planning areas and acreages and densities have been revised accordingly.</i>
41	Patrick Caldwell	minimum 58,000 sf	<i>The minimum square footage has been updated to accurately reflect an amount of office that could potentially fit on this site.</i>
42	Jacob Kasza	ADU's will only be allowed on PA-A.	<i>Revised per comment.</i>
42	Mary Stahl	Please see previous comments on utility issues with zero setback and dense development.	<i>Please see previous response.</i>
42	Jacob Kasza	The City will not accept TMUND style design standards for PA-D. You must use the design standards for Single Family Attached.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
42	Jacob Kasza	The maximum height needs to take into account the view corridor and vista along 84th Avenue and Federal Blvd. You must propose setbacks and height restrictions that protect the views.	<i>Noted.</i>
42	Glenn Kollman	46	<i>Revised per comment.</i>
42	Jacob Kasza	This language could be revised. Residential is not allowed in B1 and C1. Suggest you just say "Industrial - NP"	<i>Revised per comment.</i>
42	Jacob Kasza	Remove this is too vague.	<i>Revised per comment.</i>
42	Patrick Caldwell	See Sheet 27 for comments as they relate to this table.	<i>Noted.</i>
42	Patrick Caldwell	See Sheet 27 for guidance on the items in the Use Table.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
42	Patrick Caldwell	See comments on these notes on Sheet 27.	<i>Use Table and Use Notes have been revised per comments on Sheet 27.</i>
43	Jacob Kasza	These setbacks are inconsistent with the Retail Commercial Design Guidelines and the City's Landscape Regulations. Revise.	<i>We have revised these to 20' - due to the long narrow shape of the parcel, a 35' setback on all edges would make this parcel essentially undevelopable, especially for and office use as proposed on PA-D(2).</i>
43	Patrick Caldwell	20 ft.	<i>Revised per comment.</i>

43	Patrick Caldwell	35 ft.	<i>We have revised these to 20' - due to the long narrow shape of the parcel, a 35' setback on all edges would make this parcel essentially undevelopable, especially for and office use as proposed on PA-D(2).</i>
43	Jacob Kasza	This is too vague. There is no alternative standard listed in your PDP. Show the specific new standard that will apply.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
43	Jacob Kasza	Separate the justifications for each specific standard that you are requesting a deviation on.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
43	Patrick Caldwell	See notes on Sheet 28 as they relate to this section.	<i>Revised per comments on sheet 28.</i>
43	Patrick Caldwell	The Single Family Detached and Attached guidelines have a number of minimum standard requirements. This PDP proposes some deviations from the standards in these guidelines. The exceptions need to be noted here. List the exceptions here in the resubmittal. Examples include parking requirements in garages, building heights, setbacks etc. With the ODP's the City will require compliance with the SFD and SFA guidelines unless the exceptions are clearly stated on the PDP. The City will review the exceptions with the resubmittal.	<i>Noted, exceptions to the SFA and SFD standards are included.</i>
44	Jacob Kasza	The City does not support residential east of Bryant St.	<i>The Planning Areas have been revised as requested.</i>
44	Jacob Kasza	This parcel area, as proposed, is not large enough to contain 58,000 square feet of office.	<i>The minimum square footage has been updated to accurately reflect an amount of office that could potentially fit on this site and would be allowed per the Comprehensive Plan Land Use Amendment.</i>
44	Jacob Kasza	This entire length of the property is shown as a vista in the comprehensive plan. The vista must be maintained with this development and cannot be blocked.	<i>Vistas and View Corridors are different in the comprehensive plan. Per further discussions with Staff, the PDP now reflects the two designation View Corridors within the development.</i>
44	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>
44	Jacob Kasza	What are these pointing to?	<i>The trails plan has been revised and these no longer exist.</i>
44	Patrick Caldwell	See notes on Sheet 28 as they relate to this section.	<i>Revised.</i>
46	Mary Stahl	"Metro district". Other places say "or HOA"	<i>Revised to state Metro District or HOA.</i>
46	Glenn Kollman	Remove Aerial and Color map. Replace with line drawing.	<i>Color has been removed from maps.</i>