

Look at the forest lakes
PUDSP to request and justify
PUD Modifications. Fire dept
support letter required

COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

LETTER OF INTENT

FEBRUARY, 2019

Address access points to the . The access points at Wheatland and Dines and Dines and Vollmer, Wheatland and Briargate, and Sterling Rd, should be completed before this development is plat recorded... Discuss in TIS detail and LOI briefly.

APPLICANT:

Challenger Communities
8605 Explorer Dr. Suite 250
Colorado Springs, CO. 80920

OWNER:

SR Land/Morley Bentley
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

N.E.S. Inc.
619 N. Cascade Ave.
Colorado Springs, CO. 80903

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A rezone from RR-5 (Rural Residential) and RS-5000 (Residential Suburban) to PUD (Planned Unit Development)
2. A PUD Preliminary Plan for Sterling Ranch at Copper Chase; a 134 townhouse development.

LOCATION

Copper Chase at Sterling Ranch is approximately 19.674 acres located east of the intersection of Marksheffel Road and Vollmer Road. The property is currently vacant, undeveloped land comprising of 19.674 acres. The property is located southeast of the intersection of Vollmer and the proposed extension of Marksheffel Road.



PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018.

platted tracks and roads, not lots.

An amendment to the Sterling Ranch Sketch Plan was approved on December 5th 2018. The amendment modified the densities within the overall Sketch Plan Area with no changes to the maximum amount of dwelling units previously approved. The higher residential density of 5-8 du/ac is reallocated to a smaller area of the northwest portion of the Sketch Plan. An area to the west of Sand Creek, previously 5-8 du/ac., is now the lower density residential of 3-5 du/ac. The Sketch Plan Amendment did not change the previously approved maximum dwelling units of 5,225 units.

focus this in for this property- its confusing...

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and the Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch plan and the goals and objectives of these plans was previously provided with the Sketch Plan, Zoning and Preliminary Plan submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Copper Chase at Sterling Ranch is consistent with the overall goals and objectives of the approved Sketch Plan and Zoning. As there have been no changes to the relevant County Plans since these approvals, the PUD Preliminary Plan continues to be in compliance with the County Master Plan.

How is it pedestrian oriented if there is only one sidewalk and it might be blocked by vehicles in driveways?

PROJECT DESCRIPTION

WATER MASTER PLAN NEEDS TO BE INCLUDED and ADDED

The project proposes 132 single family attached units on 19.674 acres, for a gross density of 6.7 dwelling units per acre. The lots front and are entered from the three private streets, Blue Feather Point, Salt Fork Point, and Lost Trail Point. Typical lot layouts have been identified on the PUD to accommodate four types of building footprints.

These typicals were not in PUD ..

A full-movement access is provided at the intersection of Alzada Drive and Lost Trail Point. A $\frac{3}{4}$ movement access is provided at the intersection of Bynum Drive and Salt Fork Point. Alzada Drive and Bynum Drive are both planned to be constructed as Urban Local streets as part of Sterling Ranch Filing No. 2.

If your keeping this add a map there is not context here.... Filing 2 has not gone to hearing and has not been reviewed

The project proposes a 5-foot side, a 20-foot front, and 0' rear setbacks are provided on all lots. The minimum lot area is 3,100 square feet. The building height maximum is 35-feet. A 6-foot opaque fence is provided along the property boundary.

what is a revised drainage intent?

Street cross sections addressing a revised drainage intent and pedestrian connectivity between amenity use spaces both active and passive were studied to better facilitate and promote a walkable, pedestrian oriented neighborhood development.

Did you provide or just study them? Are there trails? Are there tot lots, or is the drainage the open areas...

Zero lot line setbacks- Delete this because there will be more detailed required on PUD unless you really want to spell out guidelines in LOI. 5 feet side setback for corner lots is not safe...Site visibility

Provide a Map- I am not aware that any have been built- When is that to happen by whom?

Parks and Open Space: The Sterling Ranch Phase I Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. Landscape trail buffers are provided along the Marksheffel and Vollmer right of ways, providing buffers of 30' at Marksheffel and 50' at Vollmer between the roadways and this development. Parks will be maintained by the Sterling Ranch Metropolitan District. Copper Chase provides connections to this parks, trails, and open space system.

What is this development providing?

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Copper Chase, which incorporates subsequent analysis related to traffic estimates generated by buildout of Sterling Ranch Phase I and Phase II, and The Retreat at Timber Ridge. Sterling Ranch Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1.

See TIS comments- Conditions of approval will be added to guaranty construction of off-site access points

Drainage: The drainage improvements associated with the Copper Chase are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

Districts Serving the Property.

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

This LOI needs to be tied to THIS application. Yo have provided background but are not tying it together clearly

Woodmen HILLS MOU?

PROJECT JUSTIFICATION

PUD Zoning Criteria Chapter 4.2.6.D

The proposed PUD District zoning is consistent with the approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. The application is in general conformity with the Master Plan;

El Paso County Master Plan

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.

Policy 6.2.7: Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features

Falcon/Peyton Small Area Plan

The site is in the Falcon/Peyton Small Area Plan and is shown as Urban Density Development. The proposed density is consistent with the goals of the Urban Density designation.

You need to state how this project does each of these

3.1 Land Use

- 3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.
- 3.1.4 Provide a **variety of different densities** of development options.

3.3 Residential Areas and Densities

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations.

Black Forest Preservation Plan

The site is located within Area Number 10, the Southern Transition Area of the Black Forest Preservation Plan.

1. Growth and Land Use Goals:

- 1.2 Allow nodes of higher density residential, commercial, and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.
- 1.4 Provide for a mix of compatible uses within designated urban density areas.

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

HOW?

3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch.

4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

The development provides a transitional use of single-family attached (townhomes) that provides a buffer from the commercial to the lower density residential.

RS5000 is notlow its high?

5. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The units are limited to 35-feet, which is compatible with the surrounding existing and proposed development. The site has 20' setbacks and large ROW tract spaces along Marksheffel Road, Vollmer Road, and Sterling Ranch Road along with the Landscape Tracts provided as part of Sterling Ranch Filing 2.

what? the height, the lots ?

Nope....

6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

There are no such features within this site.

Verify no drainage or wetland is on site..

7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

Open Space and amenity areas are provided in Tracts B-K. Sidewalks are provided along the ROW and through Tract J in order to connect to the overall Sterling Ranch trail network.

What are the amenities?

- 8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

All necessary utilities are available. Sterling Ranch Metro District #1 will provide Water and Wastewater services. Mountain View Electric will provide Electric Service and Colorado Springs Utilites will provide Natural Gas service. The site lies within the Black Forest Fire Protection District. The Traffic Report demonstrates that the development is within the capacity of the proposed road network.

- 9. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Vollmer. There are no environmental features within the site.

How does this connect to the regional trail system.

- 10. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no mineral rights owners on this property.

- 11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

A deviation request for a modified right-of-way section that includes a sidewalk on only one side of the roadway. Thoughtful planning addressing the connectivity between pedestrian use spaces both active and passive were studied to better facilitate and promote a walkable, pedestrian oriented neighborhood development.

See comment letter.

- 12. The owner has authorized the application.**

The owner has signed the application.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

IS that what you were discussing above?

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

El Paso County Master Plan

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.

Policy 6.2.7: Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features

Falcon/Peyton Small Area Plan

The site is in the Falcon/Peyton Small Area Plan and is shown as Urban Density Development. The proposed density is consistent with the goals of the Urban Density designation.

3.1 Land Use

- 3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.
- 3.1.4 Provide a **variety of different densities** of development options.

3.3 Residential Areas and Densities

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations.

Something got mixed up here its jumping from small are a plans to Criteria...? Add water MP discussion. It is EDARP & should be on Website soon.

Black Forest Preservation Plan

The site is located within Area Number 10, the Southern Transition Area of the Black Forest Preservation Plan.

2. Growth and Land Use Goals:

- 1 . 2 Allow nodes of higher density residential, commercial, and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.
- 1 . 4 Provide for a mix of compatible uses within designated urban density areas.

2. The subdivision is consistent with the purposes of this Code;

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will

provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**
A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and Water resources report provided by JDS Hydro.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.**
Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report provided by JDS Hydro.
- 6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];**
These matters are addressed in the Soils and Geology report provided for Sterling Ranch by Entech Engineering Inc.
- 7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**
These matters are addressed in the Drainage Report prepared by M&S Civil.
- 8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**
All lots will be accessible by new public streets that comply with the LDC and ECM.
- 9. The proposed subdivision has established an adequate level of compatibility by**

 - (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**
There are no natural physical features on the site. Sufficient open space is provided in Tracts B-K.
 - (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**
Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Sterling Ranch trails and open space.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The site is surrounded by landscape tracts that are part of this project and Filing 2 as required by the IDC and the Sterling Ranch Sketch Plan.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas on the property.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads as identified through the Sketch Plan process and the Phase 1 Preliminary Plan. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

10. Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

Water and sanitary service is provided by the Sterling Ranch Metro District. Natural gas is provided by Colorado Springs Utilities. The required will serve letters are included with this submittal.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Falcon Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modification/Deviation Request

PUD Modification of ECM Chapter 2 Transportation Facilities Section 2.2.4 Figure 2-16: Typical Urban Local Cross-Section

PUD Modifications here- LOOK at FOREST LAKES PUD...

There is no ECM standard for Private Streets in townhome developments. The street section is a modified roadway design utilizing an inverted crown without curb and gutter. The section includes a 24-foot drive aisle a 3.5-foot buffer between the drive aisle and the 5-foot sidewalk. The sidewalk is proposed on only one side of the road.

Copper Chase is framed around the idea of a walkable community providing reduced private street speeds and access throughout the development to an interconnected pedestrian framework. This framework is intended to encourage and promote the idea of the walkable community and encourage the safe interaction with automobiles.

specify

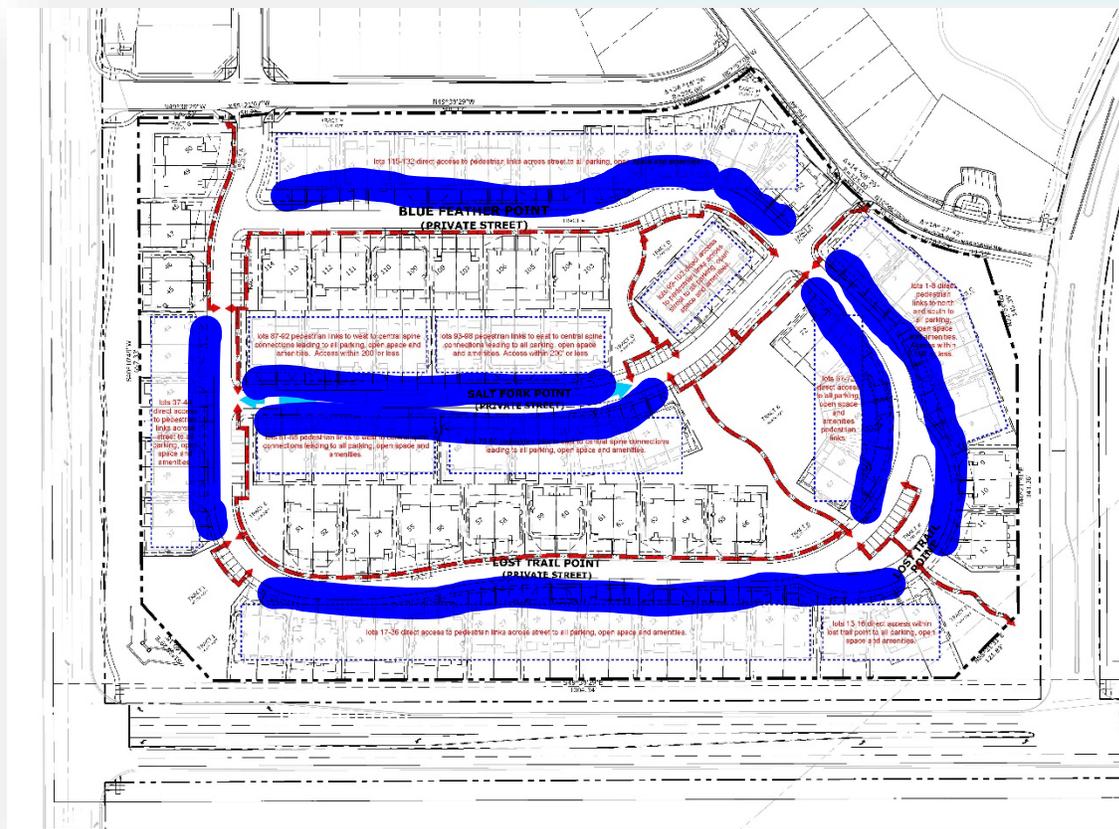
Access to the community is provided in two manners and largely supported from the proposed cross section. First creating a network of connections that allow the pedestrian to safely navigate the community within the private roadways to further the idea walkability through reduced speeds, zero height curbs, surface paving treatments and convenient connections to a central spine of walkways. Second, creating an accessible central spine of interconnected pedestrian links providing connections between the site amenities across the development and access to the larger Sterling Ranch Community.

where?

The intention of the development is to encourage a community framework that strengthens the idea of safe access for the pedestrian typically seen in neighborhoods and the idea of community allowed from the support of the pedestrian component.

Figure 1. Sidewalk Connectivity

Highlighted areas don't appear to provide pedestrian connectivity.



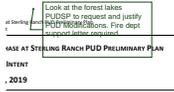
Markup Summary

dsdparsons (28)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/4/2019 2:45:45 PM
Color: ■

Address access points to the . The access points at Wheatland and Dines and Dines and Vollmer, Wheatland and Briargate, and Sterling Rd, should be completed before this development is plat recorded... Discuss in TIS detail and LOI briefly.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/4/2019 2:51:44 PM
Color: ■

Look at the forest lakes PUDSP to request and justify PUD Modifications. Fire dept support letter required



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 2:53:22 PM
Color: ■

platted tracks and roads not lots



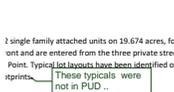
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 2:55:06 PM
Color: ■

focus this in for this property- its confusing...



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 2:56:01 PM
Color: ■

WATER MASTER PLAN NEEDS TO BE INCLUDED and ADDED



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 2:57:34 PM
Color: ■

These typicals were not in PUD ..



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 3:00:32 PM
Color: ■

If your keeping this add a map there is not context here....Filing 2 has not gone to hearing and has not been reviewed



Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 3:00:43 PM
Color: ■

ses a 5-foot side, a 20-foot front, and 0' rear setbacks are provided on all lots. The minimum lot area is 3,100 square feet



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/4/2019 3:02:15 PM
Color: ■

Zero lot line setbacks- Delete this because there will be more detailed required on PUD unless you really want to spell out guidelines in LOI. 5 feet side setback for corner lots is not safe...Site visibility



Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 4/4/2019 3:18:54 PM
Color: ■

Something got mixed up here its jumping from small are a plans to Criteria...? Add water MP discussion. It is EDARP & should be on Website soon.

dsdrice (15)



Subject: Callout
Page Label: 6
Author: dsdrice
Date: 4/11/2019 1:00:36 PM
Color: ■

See comment letter.



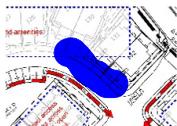
Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:08 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:22 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:25 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:31 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:37 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:52 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:11:56 PM
Color: ■



Subject: Highlight
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:12:02 PM
Color: ■

...the construction, construction or a similar open or
 ...the general spirit of environmental protection, providing
 ...across the development and access to the larger Sterling Ranch
 ...encourage a community framework that strengthens the idea of
 ...a sense of neighborhood and the idea of connectivity allowed from
 ...



Subject: Text Box
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:12:52 PM
Color: ■

Highlighted areas don't appear to provide pedestrian connectivity.



Subject: Cloud+
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:13:55 PM
Color: ■

specify

...safely navigate the
 ...reduced speeds, zero
 ...of
 ...pedestrian links providing
 ...the largest Sterling Ranch
 ...where?
 ...it strengthens the idea of
 ...community allowed from
 ...

Subject: Callout
Page Label: 10
Author: dsdrice
Date: 4/11/2019 1:14:24 PM
Color: ■

where?



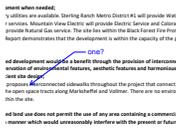
Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 4/11/2019 12:55:52 PM
Color: ■

PUDSP-19-003



Subject: Callout
Page Label: 2
Author: dsdrice
Date: 4/11/2019 12:57:38 PM
Color: ■

How is it pedestrian oriented if there is only one sidewalk and it might be blocked by vehicles in driveways?



Subject: Callout
Page Label: 6
Author: dsdrice
Date: 4/11/2019 12:59:55 PM
Color: ■

one?