

this is 5 years out from today. the district must be formed, rezoning requested, preliminary plan(s), final plats(s), and site development plans approved. adjacent Claremont Commercial was approved in 2006 and is still not built out. Please justify.

please verify that the anticipated zoning and your use align. Review the definitions in Chapter 1 of the LDC to verify.

EXHIBIT B DEVELOPMENT SUMMARY

Different zoning categories

Approximately 50,000 square feet of commercial and either an apartment or medical office anchor are anticipated to be developed in District No. 1 and approximately 323,000 square feet of commercial buildings are anticipated to be developed in District No. 2 with the possibility of a sports park in the future. The project is expected to be completed by the end of 2025. The number of square footage remains an estimate and may be altered depending on the final outcome of the development approval process. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that for District No. 1, 5,600 total square feet will be added in 2023, 35,542 total square feet will be added in development, and 8,709 total square feet will be added in 2025; and for District No. 2, 293,000 total square feet will be added in 2023, 27,000 total square feet will be added in 2024, and 2,800 total square feet will be added in 2025. Regarding public improvements, overall costs of approximately \$48,500,000 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, planning and professional consulting costs in excess of \$3,150,000; road, street, and related improvement costs in excess of \$9,350,000; water, sanitary sewer and related drainage improvement costs in excess of \$7,200,000; traffic, safety, and signalization improvement costs in excess of \$1,650,000; park, recreation, and landscaping improvement costs in excess of \$15,500,000. The contemplated on and off-site public improvements include, but are not limited to, on and off-site streets, roadway, water and sanitary sewer, drainage, traffic and safety, and park and recreation improvements. As noted in the Service Plan, the cost estimates remain preliminary in nature and the ultimate costs may be altered depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) could be significantly higher which would result in a material increase in the overall development costs.

no applications for underlying land use approval have been submitted or reviewed to date. how have these figures been calculated without there being a design (even if conceptual) in place/

Total square footage of what? commercial, industrial, residential?

much, if not all, are not public improvements. The plan proposes that the district is strictly for public improvements.

under-lying zoning should be in place, applied for concurrently, or additional justification of why a district is needed without such zoning is required.

multi-family? Please work with Danny to determine uses and appropriate commercial districts.. and provide accurate concept plan- most of Ninas comments are not addressed on this page.

this indicates you are not sure what will be required. the formation of the district appears a bit premature.

Development Summary_V2.pdf Markup Summary 8-6-2020

dsdparsons (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 8/6/2020 4:14:59 PM
Status:
Color: ■
Layer:
Space:

multi-family? Please work with Danny to determine uses and appropriate commercial districts.. and provide accurate concept plan- most of Ninas comments are not addressed on this page.

dsdruiz (4)



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/29/2020 2:29:41 PM
Status:
Color: ■
Layer:
Space:

please verify that the anticipated zoning and your use align. Review the definitions in Chapter 1 of the LDC to verify.



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/29/2020 2:32:10 PM
Status:
Color: ■
Layer:
Space:

this is 5 years out from today. the district must be formed, rezoning requested, preliminary plan(s), final plats(s), and site development plans approved. adjacent Claremont Commercial was approved in 2006 and is still not built out. Please justify.



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/29/2020 2:36:24 PM
Status:
Color: ■
Layer:
Space:

no applications for underlying land use approval have been submitted or reviewed to date. how have these figures been calculated without there being a design (even if conceptual) in place/



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/29/2020 2:37:24 PM
Status:
Color: ■
Layer:
Space:

this indicates you are not sure what will be required. the formation of the district appears a bit premature.

dsdsevigny (4)



Subject: Cloud+
Page Label: 1
Author: dsdsevigny
Date: 6/26/2020 1:31:19 PM
Status:
Color: ■
Layer:
Space:

Different zoning categories



Subject: Cloud+
Page Label: 1
Author: dsdsevigny
Date: 6/26/2020 1:32:44 PM
Status:
Color: ■
Layer:
Space:

under-lying zoning should be in place, applied for concurrently, or additional justification of why a district is needed without such zoning is required.



Subject: Cloud+
Page Label: 1
Author: dsdsevigny
Date: 6/26/2020 1:33:34 PM
Status:
Color: ■
Layer:
Space:

Total square footage of what? commercial, industrial, residential?



Subject: Cloud+
Page Label: 1
Author: dsdsevigny
Date: 6/26/2020 1:37:48 PM
Status:
Color: ■
Layer:
Space:

much, if not all, are not public improvements. The plan proposes that the district is strictly for public improvements.