

REZ-23-07, W. YOUNG STREET
RESPONSES TO COMMENTS
MARCH 19, 2024

Planning & Zoning – Planning Staff

1. Continue to - Provide a written response to all comments.
Response. The Applicant has provided written responses to all staff comments from the second round of review.
2. Continue to - Add Revision dates to all revised materials submitted.
Response. Revision dates are included with these responses and the updated zoning conditions.
3. FYI – On 02-27-2024, Applicant conducted a Neighborhood Meeting Per LDO Appendix A/2.3.D. This step is complete.
Response. Noted.
4. Regarding LDO Section 8.C., Traffic Impact Analysis – V2 included a Trip Generation Letter dated February 6, 2024 by Kimley Horn. Staff communicated to the Applicant via email on 02/12/2024 that the last paragraph in the letter is inaccurate – per LDO Section 8.C, Applicability, the thresholds for requiring a TIA are 500 Daily trips and 50 in either peak hour; the letter incorrectly states those thresholds are 1,000 and 100 respectively. With 528 daily and 84 AM / 85 PM Peak hour trips, the letter indicates the thresholds are met; ultimately, as stated in 8.C.5, the LDA (Planning Director) has the ability to waive the TIA requirement for various reasons. Applicant may wish to analyze and provide data on both/either internal capture of trips or shared generation by possible separate uses (ie, coffee shop and dry cleaner, 1 stop for 2 trips), as a means to reduce trip generation figures below thresholds. Short of that, Applicant can make the request of LDA to waive requirement; Staff acknowledges that the Trip Gen was based on the MAXIMUM 30,000 SF figure (ie worst case) whereas the commitment is only to 5,000 SF minimum, hence a huge amount of difference in those figures.
Response. The Applicant has offered a condition that would require a traffic impact analysis if a Site Development Plan includes at least 20,000 square feet of Office and Medical Uses.
5. Condition 1 – Consider re-phrasing to “The Proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Use Prohibited). “ This includes reference to the proposed District (which was omitted in this document entirely, an oversight), more directly refers to Exhibit A, and more clearly expresses the 3 categories of uses. Apologies for the 2nd revision/wordsmith to the same condition.
Response. The zoning condition has been revised per the Planning staff comments.