

March 26, 2021

Project: Christian Brothers Automotive  
 1-UP-2021  
 Response to 1<sup>st</sup> CUP review comments

Below is a list of the comments received from the 1<sup>st</sup> CUP submittal and our responses. Please contact us with any questions. **Please note – in order to comply with # 9, the building footprint changed slightly to accommodate the additional door. Due to the footprint change, we are submitting the requested items and also a revised hardscape plan, pedestrian circulation plan and grading plan.**

**REVIEW COMMENTS**

Reference#	Comment	Response to Comment
<b>SIGNIFICANT ISSUES</b>		
1	Revise Open Space Plan to correctly calculate the required open space	Complete
2	Drainage – subsequent to the review letter it was determined that the preliminary grading and drainage plan and report are acceptable for the CUP application.	Complete
3	Provide a minimum of 2 bicycle parking spaces	Complete
4	Provide minimum 6 feet wide accessible pedestrian route to each abutting street.	Complete
5	Provide windows along the south building elevation facing Thomas Road	Complete – An additional door has been added to the south elevation and faux windows have been added to the building.
6	Revise the building elevations to eliminate the exterior gutters / downspouts	In order to comply with this request, the roof of the building has been revised from a peak roof to a flat roof. Complete
7	Show the fire riser room with an exterior access	Complete
8a	Revise size of the refuse enclosure city standards	Complete
8b	Refuse orientation of the refuse enclosure to be angled 30 degrees from drive aisle	Complete

<b>CONSIDERATIONS</b>		
9	Consider revising the onsite pedestrian route to eliminate customers walking in the drive aisle on the south side of the building and to provide a more convenient path of travel to the adjacent coffee shop.	In order to comply with this request, an additional customer door has been added on the south side of the building and an accessible walkway extends to the public street. Complete
10	Consider adding a second entrance on the south building elevation.	See response to # 9. Complete

TECHNICAL CORRECTIONS		
11	The gateway design feature was not dedicated with the prior plat. Please provide.	Complete and added to site plan
12	Identify the dedication of a 24 foot wide cross access easement or provide reference to an existing recorded agreement.	The recorded minor land division plat for "8700 East Thomas Road" shows a blanket private cross access easement between lots 1C and 1D is already existing. Complete
13	Revise the Landscape plan to reflect the removal of the existing sidewalk along Thomas Road and show the landscaping between the existing curb and the new detached sidewalk.	Complete
14	The BOD's are approved and accepted. Address water and wastewater items with the improvement plans.	Noted.