

Development Review Comments Letter

Attachment B

7/25/2024 12:41:25
PM

TIGO INVESTMENT GROUP LLC
ZO SUP #31614

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	If connection to central sewer is not available site plan will be required to show septic system.	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of multiple food trucks. Parcel # 41200-079-03 is currently zoned B-2 and is 2 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	The applicant proposes 50 food trucks on this one site. This is estimated to generate 341 Peak Hour trips onto CR 484 which is a congested corridor. Consideration needs to be given to reducing the number of food trucks and limiting the number of food trucks in the Special Use Permit. Access management will be reviewed in the traffic study. Turn lanes may be required. The internal driveway will need to be moved further back from CR 484 and likely needs to line up with the proposed future cross access on the Marco Polo property. A traffic study will be required and a traffic methodology must be submitted and approved prior to conducting the study. Parking will be a significant concern as well. While there are 50 trucks, there are only about 70 parking spots. Approximately half of the 2 acre lot is dedicated for food service and dining space. This is comparable to an 87,000 SF high turnover sit down restaurant. The site plan also shows 91 tables. A restaurant with 91 tables requires 91 parking spaces. A right-of-way dedication will be needed on CR 484 for a future 6-laning.	INFO	ENGTRF
5	Special Use Permit	No Comments.	INFO	ENRAA
6	Special Use Permit	1) A layout that is consistent with what is currently on site will be required to be provided. 2) Any commercial cooking shall comply with NFPA 96, including kitchen hoods and kitchen hood	INFO	FRMSH

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		suppression systems. 3) An individual permit for fire inspection shall be obtained through the building department for each food trailer. 4) Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Plans will need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet. Currently there appears to be limited to no access to the food trucks. 5) Location shall provide fire department water supply within 400 feet of each food truck. 6) Any structure on the property shall be permitted and approved through the appropriate departments. 7) Please advise how fire safety hazards shall be mitigated, including waste, rubbish, and cooking oil.		
7	Special Use Permit	1. No tree removal prior to DRC site plan approval	INFO	LSCAPE
8	Special Use Permit	APPROVED - MCU service area with available public WATER MAIN but outside connection distance to closest sewer at this time (about 1100' away). Connection required within 365 days' notice of availability. Calculations will be made during permit review & subject to available sewer conditions/connection (by developer-paid extension if needed).	INFO	UTIL