

Development Review Comments Letter

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GATEWAY TIRE DIST.WAREHOUSE ZO ZONING CHANGE #32305

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	Central Sewer/Central Water	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from M-1 to M-2. Parcel# 13708-000-06 & 13708-001-00 are currently zoned M-1 and are a total of 35.65 acres in size. There is a Flood Prone Area on the property. Per the MCPA, parcel 13708-000-06 currently has 914 SF of impervious coverage while parcel 13708-001-00 currently has 2,346 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage on either parcel exceeds 9,000 SF.	INFO	ENGDRN	
4	Rezoning (non-PUD)	There are no traffic concerns with this request. A traffic study was conducted for the adjacent parcel which was developed as a distribution center. This parcel was included with that study. A traffic signal is being built at the intersection of NW 44th Avenue at NW 35th Street by the developer of the adjacent parcel.	INFO	ENGTRF	
5	Rezoning (non-PUD)	Approved	INFO	FRMSH	
6	Rezoning (non-PUD)	no tree removal prior to DRC site plan approval	INFO	LSCAPE	
7	Rezoning (non-PUD)	PROPOSED CONDITION - Parcels are within MCU's service area and water and sewer are available with capacity to serve. A water main extension must be run along the full southern boundary of this parcel per LDC 6.14.2.A(3) prior to	INFO	UTIL	

ATTACHMENT C

		installation of any water meter. MCU has no objection to this water main extension being shown on the Major Site Plan when submitted to Development Review.			
8	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	

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