

**To:** Shane Lippard, PE  
**From:** Nicole Smith, Associate Planner; 910-341-1611  
**CC:** File;  
**Date:** 12/12/2019  
**Re:** Indie Ice House Lofts

---

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
  - Update Zoning: UMX (CD) Repeat comment.
  - Add Maximum parking as 15 per Sec. 18-204(c)(6).
  - CAMA land use classification update. Urban Repeat comment.
- Sec. 18-60 (c) (8): Add capacity numbers for CFPUA. Repeat comment.
- Show bicycle parking compliance. Requirement is 1 space per dwelling unit per Sec. 18-204(c)(6)(b). Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility. Repeat comment.
- A tree preservation/removal permit is required. If no removal is proposed there is not a fee. If tree removal is proposed there is a fee based on the acreage. Repeat comment.

Conditional Zoning District:

- Add notation regarding exterior lighting to ensure compliance with Condition # 8.
- Add elevations to signature set to ensure compliance with Condition #4.

UMX Zoning (Sec. 18-204):

- Elevations required to ensure compliance with utility and equipment screening.
- Illustrate site lighting compliance.
- Street trees required along Sixth Street. Add calculations. Sec. 18-204(c)(7)(c) requires 1 tree per 30 linear feet of frontage.

Landscape Plan to Include:

- Site data table does not match the site data table provided on the site plan sheet.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Submit a formal request to document reduced buffer. Also add the calculations for the proposed buffer to the plan.

- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required. Roll out cart enclosure details. Plantings are required to be added to the cart corral screen.
- Add the interior area calculations per Sec. 18-481.
- Add the foundation area planting calculations per Sec. 18-490.