

DEVELOPMENT SERVICES



April 4, 2016

**MEMORANDUM**

TO: Bruce Lewis, City Planner Supervisor  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Residences at Matthews Crossing PUD  
R-2016-185**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Provide a left turn lane on Century 21 Dr at complex entrance or provide a warrant analysis demonstrating that the turn lane does not meet warrant.
2. If gated, provide adequate onsite queuing prior to gate stopping point and a public turn around area prior to gate.
3. Signs, walls, fences and landscaping shall be located so that horizontal line of sight is not blocked at driveway exit.
4. Ensure that Fire/Rescue & garbage trucks can maneuver & turn around on internal site where drive aisles terminate at north and west side of site.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.