

DEVELOPMENT SERVICES



June 13, 2016

MEMORANDUM

TO: Aaron Glick, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Springfield Lofts PUD**
R-2016-387

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

1. Traffic does not support 18' drive aisle for parking (6' less than minimum). Providing parking that vehicles cannot maneuver through is hazardous.
2. 12' alley is insufficient in width for two-way traffic and creates hazardous environment for motorists.
3. Any proposed planting in the City's right-of-way shall comply with Section 2.3 *Streetside Landscaping* of the Land Development Procedures Manual.

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.