

Exhibit

B

PLANNING COMMISSION:

1. The rational or other information, as to why the proposed buffering presented in the plans only provides 60% opacity as compared to current typical buffering which provides for 80%.

The proposed 60% opacity standard is stipulated in the existing RMF-1 zoning for the property. With the reduction in density, from 5 dwelling units per acre to 2 dwelling units per acre, and significant amount of open space provided by the proposed VICA PUD, the 60% opacity standard remains appropriate.

2. Clarification showing the preservation of the 80' right-of-way dedication for Laurel Road as required by the pre-annexation agreement.

The development concept plan has been amended to show the preservation of the 80' right-of-way dedication for Laurel Road as required by the pre-annexation agreement.

3. The placement of City water wells if required by city staff. 80' right-of-way dedication for Laurel Road as required by the pre-annexation agreement.

Based on discussions with Utilities staff at our meeting on March 5th, we understand the well site will not be required since there is no plan for raw water source development in this area. The development concept plan has been amended to show the preservation of the 80' right-of-way dedication for Laurel Road as required by the pre-annexation agreement.

4. Clarification on whether the community will be gated.

As indicated in the development plan standards, the proposed VICA PUD will allow for a gated community at the option of the developer.

5. Delineate any potential access to Laurel Road.

The development concept plan has been amended to delineate a potential access to Laurel Road at the northwest of the property.

6. Clarification as to why sidewalks on both sides of planned roads are not possible.

Limiting sidewalks to one side provides for reduced impact to wetlands and their buffers. Furthermore, we have prepared a circulation plan that demonstrates sidewalks on one side of the street will provide excellent pedestrian connectivity from each of the development pods to the amenity center, as well as to the sidewalk and multi-use trail along Jacaranda Boulevard.

7. Description of proposed street lighting for the project.

Street lighting is not proposed for neighborhood streets. Street lighting is currently located within the Jacaranda Boulevard right-of-way.

8. Description of street shade trees included in the proposed project.
Although street trees are not required per City Code, the Applicant will provide one (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation. These will be identified as part of the Plat.
9. A narrative within the master plan that discusses how the development provides for multi-modal transportation to and throughout the development to ensure safe and sufficient facilities.
The project narrative within the master plan has been revised to discuss how the development provides for multi-modal transportation to and throughout the development to ensure safe and sufficient facilities.
10. Address how the proposed project intends to provide options for multiple utility providers to serve the development (specifically cable service).
Utility service will be provided as required by Federal, State and Local law.