
Kendall Developers, LLC

TO: Billy Franklin
FROM: Ellen Anderson EA
DATE: May 7, 20—
SUBJECT: Changes in Deverville Site Plans Required by New City Regulations

After a conversation with Arden Sorbak, Deverville Planning Director, today, I think we should review our site plans for the new discount mall. Please examine the newly adopted city guidelines, make the necessary adjustments to our plans and delivery copies to me and Sorbak. We'll need those new plans in three weeks, no later than Friday, May 29, 20—, in order to present them for approval at the next meeting of the Planning and Zoning Commission. That time frame will allow us to request a time slot on the agenda for the upcoming meeting.

1. We had planned for 238 parking spaces with 24 handicapped spaces. The new city guidelines require that we provide 5 percent more overall parking.
2. The setback lines on the north side of the site allow 80 feet from the property line to the building. However, according to Sorbak, we need to allow 105 feet because of the drainage embankment.
3. The city planning and zoning committee also has some questions about the landscaping plans. In particular, committee members want to be certain that trees on the street side of the building do not create debris or hazards for drivers and that the trees are aesthetically consistent with the city plantings along the streets in that area.

We'll all be happy to see these plans recorded with a stamp of approval and this project under construction!

cah