



Plan Review & Routing Comment Form

Project Information

Project: Auburn Community Commons - Development Plan
Revision: Preliminary
Type: Development Plan
Logos ID: PROJ-PUBLIC - 2020-00000002
Due Date: **Jan 15, 2020**

Reviewer Information

Name: Amy
Dept.: Planning
Phone: 925-6449

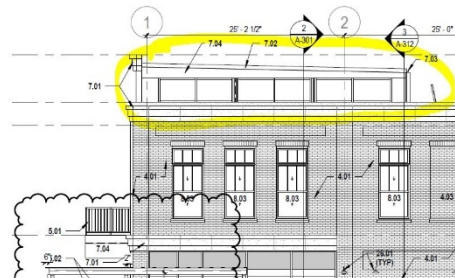
Comments *(add more numbers and pages, if necessary)*

Zoning / Compliance Related

1. This project falls under the definition of "Park, Public" and is permitted in this district.
2. Property is zoned Downtown Commercial and is within the Wellhead Protection Overlay.
3. The County owns the property. How will this be handled?
4. Development Plan approval is required via the Plan Commission. When this project is routed for Plan Commission, we will also route it to DARC (Downtown Auburn Review Committee).
5. Local Building Permit and Indiana Construction Design Release is required. Building Construction Plans will need routed and reviewed in addition to the Development Plan. (These routings may be concurrent.)
6. Provide Structure Height at the highest point.
7. Utility and drainage plans will be required.
8. Will there be a dumpster?
9. We will need more details on any exterior lighting (light specs/details, light locations, photometric plan); signs; and solar components.

Opinion/Design Preferences

1. Security concerns with opened all day, every day
2. We'd strongly encourage incorporating some sort of storage area within the maintenance space. There always seems to be a need for secured storage areas in downtown.
3. Please consider alternatives to the roof line to allow for natural light and air:
 - Leaving the roof off the open area and designing it to be an open air plaza. It could still have the columns and trusses.
 - Similar to TQS, one portion of the roof being taller than the others with some open air vents (see image)



Recommended Action

- _____ Approve
- _____ Approve with Comments
- _____ Revise and Resubmit
- XX _____ Other: No significant compliance issues

BPD Use Only

Rec'd By: _____

Date: _____