

Shawn Nickel

From: Deborah E. Nelson <den@givenspursley.com>
Sent: Monday, May 8, 2023 12:47 PM
To: Shawn Nickel
Cc: Nathan Mitchell (nate.mitchell@ymail.com)
Subject: comments on staff report [IWOV-GPDMS.FID1118637]

Hi Shawn:

We have a couple comments on the staff report:

* Per comment on page 26 about roads in the development will be public: we will have some private roads in the development. At this time, we are seeking approval of the road providing access to the golf course, which will be designed and built to ACHD standards but will initially be a private road with a driveway approach permit until it is platted and then can be dedicated as a public road. Any other private roads in the development would be presented and considered with the preliminary plat.

* We are requesting and will present to Council revised language for Condition 3 relating to the golf course uses allowed with approval of the present application. This language reflects the definition of "golf course" in Star City Code, which is defined as "An area of land laid out for the game of golf with a series of nine (9) or eighteen (18) holes, each including tee, fairway and putting green, and often one or more natural or artificial hazards, and which may include a driving range and clubhouse with restaurant and bar."

Condition 3:

This approval is specifically for the golf course and associated amenities, including the clubhouse with restaurant and bar, and for the public Infrastructure facility. Any further commercial uses, including but not limited to any other restaurant and bar, fire station, and retail/commercial shall require approval through a Planned Unit Development.

Thank you,
Deb

DEBORAH E. NELSON

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