

Development Review Comments Letter

3/4/2025 4:29:17 PM

HERITAGE OAKS VILLAGE AKA SOUTHEAST 73RD AVENUE LLC REZONING TO PUD WITH CONCEPT PLAN #32444

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with conceptual plan	Central Sewer/Central Water	INFO	DOH
2	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD for the intended purpose of allowing 6 ft privacy fencing, modifying the amenities, and to add 1 additional lot. The parcel 48347-000-00 is currently zoned PUD and is a total of 36.67 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are two County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.	INFO	ENGDRN
3	Rezoning to PUD with conceptual plan	Traffic Comments 2/19/25 1. The traffic study for this site was evaluated against 158 residential units and found that 1,537 new daily trips would be generated with 113 new AM peak hour trips and 153 new PM peak hour trips. The addition of one residential unit totaling 159 residential units will not have a significant impact on trip generation for the site. 2. Traffic study concluded the existing conditions for the intersections of SE HWY 42 at S US HWY 301 and at SE 73rd AVE are operating at an overall LOS of F. The Heritage Oaks development would contribute an additional 1.4% of buildout traffic for the S US HWY 301 intersection for which a background mitigation proposal was developed. Significant delay in the buildout condition for the intersection at SE 73rd AVE was	INFO	ENGTRF

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		<p>attributed to the proposed development for which a proportionate share of 45% was deemed necessary to implement a 245' southbound left turn lane to reduce delays and thereby improving the intersection to a LOS of D or better.</p> <p>3. Traffic study was completed in 2023 with a forecasted build-out of 2027. However, after two years, the developer has yet to submit an offsite improvement plan for the required left turn lane with the proportionate share responsibility of 45%. The condition for approval should include an updated traffic study to reflect an updated buildout date and the submission of an offsite improvement plan showing the construction of the proportionate share turn lane, a right turn lane for the southern driveway, and any other adjustments deemed necessary by an updated traffic study.</p> <p>4. Traffic comments regarding driveway alignment in the original PUD application and the submitted improvement plan have not been addressed and should be comprehended with this PUD amendment proposal. Alignment of the southern driveway should be adjusted as required and the northern driveway should be explicitly shown as emergency access only.</p> <p>5. This application should integrate all of the latest required plan adjustments from all concurrent applications (such as the requirement of sidewalks along SE 73rd Avenue and the internal road right-of-way of 50' wide with a 5' easement on each side) to avoid confusion as to what is being approved and to limit the number of times it needs to be reviewed by the DRC and the BCC.</p> <p>6. Right-of-way dedication of 25' is required along SE 73rd Ave.</p>		
4	4.2.31.F(2)(b)(14) - Preliminary sidewalk and	2/19/25 - Sidewalks are required along SF 73rd Ave and one side of	NO	ENGTRF

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	multimodal circulation plan	internal roads.		
5	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	2/19/25 - Right-of-way dedication of 25' is required along SE 73rd Ave.	NO	ENGTRF
6	6.18.2 - Fire Flow/Fire Hydrant	Please ensure the improvement plan shows hydrants in accordance with NFPA 1, Chapter 18.	INFO	FRMSH
7	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Please ensure the improvement plan maintains a minimum of 20 feet in width per NFPA 1, Chapter 18.	INFO	FRMSH
8	Rezoning to PUD with conceptual plan	1. Will all trees from lot lines to property boundary be preserved? 2. Preserved trees to be assessed per 6.7.3.(5) 3. How will gaps in existing vegetation be filled in? Irrigation? maintenance?	INFO	LSCAPE
9	Proposed PUD Uses are consistent with surrounding Land Use Designations?		INFO	LUCURR
10	3.3.3.A(2)(d)2e - Hamlet 2 sewer connection distance measurement verified with Utilities?		INFO	LUCURR
11	2.12.4.L(5)/5.2 Applicable ESOZ Status Listed?		INFO	LUCURR
12	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?		INFO	LUCURR
13	2.12.4.L(5)/5.7 - Wellhead Protection - 1/2/3 Zones?		INFO	LUCURR
14	2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?		INFO	LUCURR
15	3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?		INFO	LUCURR
16	3.3.3.A(2)(d)1a - Hamlet Density (Type 1: 1du/5 ac OR Type 2: 1 du/3.5 ac) met?		INFO	LUCURR
17	3.3.3.A(2)(d)1c - Hamlet 1		INFO	LUCURR

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	Fire Water Supply provided?			
18	3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract? 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract? 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?		INFO	LUCURR
19	3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?		INFO	LUCURR
20	3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?		INFO	LUCURR
21	3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?		INFO	LUCURR
22	3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?		INFO	LUCURR
23	3.3.3.A(2)(b)1.b - Hamlet Phases Independent?		INFO	LUCURR
24	3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?		INFO	LUCURR
25	3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?		INFO	LUCURR
26	3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?		INFO	LUCURR
27	Developer's Agreement for LUA/Zoning completed?		INFO	LUCURR
28	2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?		INFO	LUCURR
29	3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?		INFO	LUCURR
30	3.2.3 - NON-RESIDENTIAL - Complies with FAR?		INFO	LUCURR

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31	2.12.4.L(6) Gross/wetland/floodplain acreage listed?		INFO	LUCURR
32	3.3.3.A(1)(b) - Rural Residential Cluster: 1) Open Space provided? 2) Bonus Points correct?		INFO	LUCURR
33	2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?		INFO	LUCURR
34	Special Planning Items:	The review will be conducted at the time of the reporting process.	INFO	LUCURR
35	Proposed PUD Uses & Densities are consistent with Land Use Designation?		INFO	LUCURR
36	Rezoning to PUD with conceptual plan	The review will be conducted at the time of the reporting process.	INFO	LUCURR
37	Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?		INFO	LUCURR
38	Proposed PUD Master Plan submitted for review?		INFO	LUCURR
39	[6.11.5 - Driveways to Driveways Separated/Coordinated?]		INFO	LUCURR
40	6.12.12 - Sidewalks Internal/External Provided?		INFO	LUCURR
41	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?		INFO	LUCURR
42	2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?		INFO	LUCURR
43	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?		INFO	LUCURR
44	2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?		INFO	LUCURR
45	[6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left- turn, by-pass)?]		INFO	LUCURR

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46	[2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?]		INFO	LUCURR
47	[6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?]		INFO	LUCURR
48	[6.11.2, 4 & 5 - Internal Access Street System Provided?]		INFO	LUCURR
49	[6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?]		INFO	LUCURR
50	[6.11.5 - Driveways to Intersections Separated/Coordinated?]		INFO	LUCURR
51	2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided?		INFO	LUCURR
52	[4.1.4.J - Greenway Setback Provided?]		INFO	LUCURR
53	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]		INFO	LUCURR
54	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]		INFO	LUCURR
55	[2.12.9 - All Existing & Surrounding & Intersecting R/Ws are shown?]		INFO	LUCURR
56	[6.12.2.A - Local Road right-of-Way Provided?]		INFO	LUCURR
57	6.14.2.A - Sewer Connection Requirements	MCU service area with 12" sewer forcemain available within ~700' on SE Hwy 42; connection, by offsite extension of sewer main along SE 73rd Ave will be required for this proposed development.	INFO	UTIL
58	6.14.2.A - Water Connection Requirements	MCU service area with 12" water main available within ~700' on SE Hwy 42; connection, by offsite extension of water main along SE 73rd Ave will be required for this proposed development.	INFO	UTIL
59	Additional Zoning comments	The review will be conducted at the	INFO	ZONE

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		time of the reporting process.		
60	Location of water and sewer facilities.		INFO	ZONE
61	4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.		INFO	ZONE
62	4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.		INFO	ZONE
63	4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.		INFO	ZONE
64	4.2.31.F(2)(b)(12) - Identify access to the site.		INFO	ZONE
65	4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.		INFO	ZONE
66	Rezoning to PUD with conceptual plan	The review will be conducted at the time of the reporting process.	INFO	ZONE
67	4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.		INFO	ZONE
68	4.2.31.F(2)(b)(4) - Provide the acreage of the subject property along with a legal description of the property.		INFO	ZONE
69	4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.		INFO	ZONE
70	4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.		INFO	ZONE
71	4.2.31.F(2)(b)(1) - The name of the proposed PUD shall be centered at the top of the sheet along the long		INFO	ZONE

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	dimension of the sheet.			
72	4.2.31.F(1)(b) - Front page requirements.		INFO	ZONE
73	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.		INFO	ZONE
74	4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.		INFO	ZONE
75	4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).		INFO	ZONE
76	4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.		INFO	ZONE
77	4.2.31.F(2)(b)(7) - A list of proposed uses for the development.		INFO	ZONE
78	4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.		INFO	ZONE