

Development Review Comments Letter

CAPOZZOLI, LINDA

COMP PLAN SMALL SCALE MAP AMENDMENT #33510

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911
2	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the existing use of the property to allow for a 72 SFR units. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Small Scale Map Amendment	A traffic assessment has been provided and is under review for this application. The traffic assessment indicates that the development will generate 79 PM peak hour trips based on the maximum development potential for the proposed land use. At the proposed density of 72 single family dwelling units, the development will generate 73 pm peak hour trips. The assessment included an evaluation of SW 80th Street, the proposed access points, and the intersections of SW 80th Avenue at SW 80th Street and SR 200 at SW 80th Street. The assessment indicates that 68% of the development traffic will head east to SR 200 while 32% of the traffic will head west to SW 80th Avenue. This amounts to a maximum impact of 31 peak hour trips on SW 80th Street, 29 peak hour trips on SR 200, and 11 peak hour trips on SW 80th Avenue. There is sufficient capacity on SR 200 and SW 80th Avenue to meet the current Level of Service standard of D on SR 200 and E on SW 80th Avenue. There is also sufficient capacity to meet the proposed future Level of Service standard of D on SW 80th Avenue. SW 80th Street is currently a Major Local roadway, and the County does not have an adopted Level of Service standard for Major Locals. However, if a Maximum Service Volume for SW 80th Street is assumed at 540 directional peak hour trips, there is sufficient capacity on SW 80th Street. The traffic assessment shows that the intersections of SW 80th Avenue at SW 80th Street and SR 200 at SW 80th Street will operate with an overall Level of Service of C and B, respectively including the traffic from the adjacent Melody Preserve and Villa Verde developments. Therefore, all impacted road segments and intersections are expected to operate acceptably with the approval of this development. The main access for the subdivision is proposed on SW 80th Street. SW 80th Street is a two-lane County maintained Major Local roadway with approximately 50 feet of right-of-way. Future unfunded plans in the area include realigning SW 80th	INFO	ENGTRF

Attachment C

		Street at SR 200 and potentially widening to 4-lanes. This will require 120 feet of right-of-way. This development will need to dedicate at least 35 feet of right-of-way to aid in those future plans. There is also a proposed connection to SW 72nd Court. SW 72nd Court is a non-County maintained unpaved roadway with approximately 40 feet of right-of-way. The development will need to dedicate at least 10 feet of right-of-way to help bring the right-of-way width up to the minimum 60 feet for subdivision streets. Also, the road needs to be paved just past the proposed driveway connection meeting the County design standards for a subdivision street. The development should also accept maintenance of that section of roadway once it is paved.		
4	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH
5	Comp Plan Small Scale Map Amendment	no comments	INFO	LSCAPE
6	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR
7	Comp Plan Small Scale Map Amendment	Parcel 35460-039-00 is within the Marion County Utility (MCU) service area and will be served by MCU water and sewer, as stated on page two (2) of the application packet. Water and sewer infrastructure is located on SW 80th ST, at the proposed entrance to the development. Marion County Utilities will reserve comment until a future Improvement Plan is submitted.	INFO	UTIL
8	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE