

**Development Review Comments Letter**

7/24/2025 4:46:56 PM

**JUNIPER LOOP DEVELOPMENT  
REZONING TO PUD WITH CONCEPT PLAN #32940**

| ID | DESCRIPTION                                                                                                                    | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STATUS | DEPT   | APPLICANT RESPONSE |
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| 1  | Rezoning to PUD with conceptual plan                                                                                           | APPROVED - New road names will be issued on future plat submittals. Sheets 03, 13 & 14 have Juniper Road incorrectly labeled as NW Juniper Rd. Be sure to correct the road name and remove "NW" on future submittals.                                                                                                                                                                                                                                    | INFO   | 911    |                    |
| 2  | 6.2.1.F - North arrow and graphic drawing and written scale                                                                    | APPROVED                                                                                                                                                                                                                                                                                                                                                                                                                                                 | INFO   | 911    |                    |
| 3  | Rezoning to PUD with conceptual plan                                                                                           | Central Sewer/Central Water through City of Belleview                                                                                                                                                                                                                                                                                                                                                                                                    | INFO   | DOH    |                    |
| 4  | Rezoning to PUD with conceptual plan                                                                                           | Stormwater is not opposed to the rezoning. The applicant proposes to change the parcel's zoning from an expired PUD to PUD for a residential subdivision. Parcel 36640-004-00 is currently zoned PUD and is 39 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone areas on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan. | INFO   | ENGDRN |                    |
| 5  | 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 dimension of the sheet | 6/11/25-Name is on SHORT dimension, not long.                                                                                                                                                                                                                                                                                                                                                                                                            | NO     | ENGIN  |                    |

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| 6  | 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius | 6/11/25-Not found on cover | NO     | ENGIN |                    |
| 7  | 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet                                   | 6/11/25-Not found on cover | NO     | ENGIN |                    |
| 8  | 2.12.4.I - Index of sheets and numbering                                                                            | 6/11/25-Not found on cover | NO     | ENGIN |                    |

| ID | DESCRIPTION                                                               | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS | DEPT   | APPLICANT RESPONSE |
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| 9  | Rezoning to PUD with conceptual plan                                      | 6/26/25 – A traffic study has been submitted and approved. The 151 single family detached houses will generate 1,475 daily trips, 108 AM peak HR trips, and 146 PM peak HR trips. The traffic study determined that all intersections within the study area will operate at acceptable levels at buildout of the development with the exception of the intersection on Juniper Road at SE 79th Street. This intersection currently fails in the morning peak hour primarily as a result of school traffic. The traffic study recommended the implementation of a 4-way stop at this intersection to improve overall operations. The Office of the County Engineer is reviewing this recommendation in more detail for possible implementation. No other traffic improvements were identified in the traffic study. No access improvements are needed at the project entrance on Juniper Road. The PUD plan shows that the internal roadways are proposed to have 30 feet of right-of-way with 15' easements on each side. This should be left for review by the Development Review Committee to review and approve any necessary waivers. | INFO   | ENGTRF |                    |
| 10 | 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan | 6/26/25 - Sidewalk is required along Juniper Road. Sidewalk also needs to be provided along one side of the emergency access with a crosswalk and connection to the sidewalk at the school entrance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | INFO   | ENGTRF |                    |
|    |                                                                           | Fire Review has been conditionally approved for the zone change only. The plans will also need to show a secondary means of access for emergency vehicles per Marion County LDC 6.11.4. Marion County Fire Rescue does not support the use of a Knox box on a manually operated gate. The secondary means of access will need to comply with the following. The stabilized road will need to have a 3rd party engineer certify the ground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |        |                    |

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| 11 | Rezoning to PUD with conceptual plan                                     | compaction is sufficient to support the weight of 78,000 Lbs for MCFR services to access the structure. – This document is to be submitted to the Marion County Fire Marshal for review and approval. Signage will need to be in place in or a form of delineation for emergency personnel to maintain driving on the stabilized roadway. Please keep in mind the location will need to ensure adequate water supply due to how close the structures will be built. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. Marion County Fire Rescue has reviewed the concept plan PUD as provided for the location. Approval of this concept PUD plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project. | INFO | FRMSH  |  |
| 12 | Rezoning to PUD with conceptual plan                                     | Per BoCC meeting of 12/17/24, applicant is to work with Growth Services and Landscape to develop the buffer on the north boundary. 2. Details on plan indicate canopy trees may be substituted for understory due to OHE, work with Landscape to determine alternate strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | INFO | LSCAPE |  |
| 13 | Proposed PUD Uses & Densities are consistent with Land Use Designation?  | Medium Residential is consistent with single-family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | INFO | LUCURR |  |
| 14 | Proposed PUD Uses are consistent with surrounding Land Use Designations? | Surrounding is SFRs with larger lot sizes, ag lots being used residentially with larger lot sizes and multifamily with more units on similar lot size.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INFO | LUCURR |  |

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| ID | DESCRIPTION                                                          | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS | DEPT   | APPLICANT RESPONSE |
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| 15 | Proposed PUD Master Plan submitted for review?                       | No Master Plan submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INFO   | LUCURR |                    |
| 16 | Developer's Agreement for LUA/Zoning completed?                      | no Developer's Agreement submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | INFO   | LUCURR |                    |
| 17 | 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? | Minimum is 40 units, max is 157 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | INFO   | LUCURR |                    |
| 18 | 3.2.3 - NON-RESIDENTIAL - Complies with FAR?                         | no commercial or industrial proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INFO   | LUCURR |                    |
| 19 | 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?        | <p>Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may pursue certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s): "This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."</p> | INFO   | LUCURR |                    |

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| 20 | 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?          | Letter from the City of Bellevue is required                                                                                                                                                                                                                                                                                     | INFO | LUCURR |  |
| 21 | 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?          | Letter from the City of Bellevue is required                                                                                                                                                                                                                                                                                     | INFO | LUCURR |  |
| 22 | Special Planning Items:                                      | In previous zoning to PUD that was initially approved then repealed due to land use designation being inaccurate, be advised the Board had concerns about the lot widths compared to adjacent area and number of residential units. Board does not have to grant max density if PUD is approved.                                 | INFO | LUCURR |  |
| 23 | 2.12.4.L(6) Gross/wetland/floodplain acreage listed?         | In the west of the property a waterbody is present and unmarked on the plan. Also flood prone area is present                                                                                                                                                                                                                    | INFO | LUCURR |  |
| 24 | 2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed? | Please mark springs protection zone on the cover sheet                                                                                                                                                                                                                                                                           | INFO | LUCURR |  |
| 25 | [4.1.4.J - Greenway Setback Provided?]                       | location would be in greenway if not for the gap in the greenway                                                                                                                                                                                                                                                                 | INFO | LUCURR |  |
| 26 | [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]      | Large mature shade trees on western half of property. No mitigation or preservation plan submitted.                                                                                                                                                                                                                              | INFO | LUCURR |  |
| 27 | 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?        |                                                                                                                                                                                                                                                                                                                                  | INFO | LUCURR |  |
|    | 2.12.5/1.8.2.D -                                             | In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan: "This proposed project has not been granted concurrency approval and/or granted and/or |      |        |  |

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| 28 | Concurrency - PRELIM Evaluation Required? | reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."                                                                                                                                                                                                                                                                             | INFO | LUCURR |  |
| 29 | Additional Utilities Comments             | <p>Parcel 36640-004-00 is located within the City of Belleview Utility Service Area. Therefore, Marion County Utilities has no comments regarding the proposed zoning change.</p> <p>As the City of Belleview is not part of Marion County's Development Review process, they should be given the opportunity to review and provide comments on this request.</p> <p>Please note that during the Improvement Plan or Site Plan review phase, the applicant will be required to submit a Letter of Utility Availability and Capacity to Serve from the City of Belleview.</p> <p>Additionally, this parcel is located within the Urban Growth Boundary and lies within the Silver Springs Primary Springs Protection Zone.</p> | INFO | UTIL   |  |
| 30 | Rezoning to PUD with conceptual plan      | Concept plan is sheet 03. This is not a master plan submittal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | INFO | ZONE   |  |

| ID | DESCRIPTION                                                                 | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STATUS | DEPT | APPLICANT RESPONSE |
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| 31 | 4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11. | Per Land Development Code Div 2.11 and Sec. 2.12.18, concept plans are required to show "All trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species."<br><br>Staff could not locate information to satisfy this concept plan requirement. Provide this information and clearly indicate it in the next submittal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INFO   | ZONE |                    |
| 32 | 4.2.31.F(1)(b) - Front page requirements.                                   | [1] Overlay zones were omitted. Add Primary Springs Protection Overlay Zone to the next submittal.<br><br>[2] Open space / amenity uses were omitted from the "proposed use" section of site data on 03 Concept Plan.<br><br>[3] Max building height listed is 50' which is 10' higher than allowed under standard R-1 zoning.<br><br>[4] Parking spaces for single family homes are not listed. See Sec. 6.11.8 for parking standards for Single-Family Detached. Sec. 6.11.8.A states that "Alternatives to these parking standards may be accepted by the Planning/Zoning Manager, if the applicant demonstrates that such standards better reflect local and project conditions."<br><br>[5] Tracts are not labeled.<br><br>[6] Projected daily trip generation and a.m/p.m. peak hour traffic volume not provided with this submittal. Provide with next submittal. | INFO   | ZONE |                    |
|    | 4.2.31.F(2)(b)(1) - The name of the proposed PUD shall be centered at the   | Centered on the short dimension of the sheet.<br>Center the name of the PUD on the long dimension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |      |                    |

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| 33 | top of the sheet along the long dimension of the sheet.                                                                | for next plan submittal                                                                                                                                                                                                                                                                                                                                   | INFO | ZONE |  |
| 34 | 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius. | Provided, but not shown on cover sheet.                                                                                                                                                                                                                                                                                                                   | INFO | ZONE |  |
| 35 | 4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.                         | Dimensions shown on 03 Concept Plan.<br>Provide boundary survey with legal description with master plan submittal.                                                                                                                                                                                                                                        | INFO | ZONE |  |
| 36 | Location of water and sewer facilities.                                                                                | Location of water/sewer facilities not shown, but 03-Concept Plan states City of Bellevue as the Water and Sewer provider.<br>Please provide letter of availability from Bellevue Utilities for centralized water and sewer.                                                                                                                              | INFO | ZONE |  |
| 37 | Additional Zoning comments                                                                                             | [1] Staff would support pedestrian connectivity stub out to the north for children in future development to safely walk to school through this project.<br>[2] Regarding note 12 on 05-B-Notes V1, what is a "buffer easement?" Is the intent to allow signage in buffer areas only, easement areas only, or allow signage in buffers and easement areas? | INFO | ZONE |  |
| 38 | 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.                                                            | Addressed as part of Note 1 on sheet 05-B-Notes.<br>Please provide sheet(s) showing the spatial extent of the potential phasing options considered by the developer/applicant (e.g., all one phase; phase 1a, 1b, & 2, phase 1 and 2, etc).                                                                                                               | INFO | ZONE |  |

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| 39 | 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers. | <p>Modified Type C buffer fits the intent of buffering SFR to existing School (Public use) and exceeds the intent of SFR buffering to existing Agricultural properties to the north.</p> <p>For next plan submittal, show colored renderings of what the buffers will look like Modified Type C and Enhanced Type C buffers will look for installation, year 1, year 3, and year 5.</p> <p>For master plan, the area consisting of the "existing vegetation to be utilized as buffer" and the area consisting of the "existing trees to be preserved and utilized for shade"</p> | INFO | ZONE |  |
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| ID | DESCRIPTION                                                | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STATUS | DEPT | APPLICANT RESPONSE |
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| 40 | 4.2.31.F(2)(b)(12) - Identify access to the site.          | <p>Primary access on NW Juniper Road<br/>Emergency access and pedestrian access on Juniper Trail Loop.</p> <p>Questions: [1] Will there be sidewalk circulation within the PUD connecting to this pedestrian gate?<br/>[2] Will sidewalk circulation connect to the sidewalks on the east side of Juniper Road?<br/>[3] Sidewalk widths do not appear to be listed on the plan set.</p> <p>[1] Staff advocates to connect the project's internal sidewalk circulation to the project's pedestrian gate, so the future parents and students have a safe, convenient option to walk to Legacy Elementary School located directly to the south. Collaboration with Marion County Public Schools may be needed and an off-site improvement (crosswalk) may be added to help pedestrians safely cross the bus loop street and access the school's sidewalk network.</p> <p>[2] Staff advocates to connect the existing sidewalk system along Juniper Road by routing sidewalk circulation to the front entrance and connecting across Juniper Road with a painted crosswalk and appropriate signage for pedestrian safety. The applicant proposes a sidewalk.</p> <p>[3] Staff would accept five (5) foot minimum sidewalk width because of the "local" context of the PUD's proposed streets. However, six (6) foot sidewalks are preferred to accommodate multiple users on the same path.</p> | INFO   | ZONE |                    |
| 41 | 4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site. | Shown on 05-Flood zone map. FEMA flood zone X and scattered portions of Marion County Flood Prone Area are being converted to DRAs per 03 Concept Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | INFO   | ZONE |                    |

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| 42 | 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces. | <p>03 Concept plan states 8.03-acre open space park and tree preservation area.</p> <p>11-Open Space Map seems to have several inaccuracies.</p> <p>[1] There is a portion of open space (shown in green) along the northern boundary that protrudes south into the interior of the site. This does not match the lot configuration shown on the concept plan (see area between lots 19 and 30). Adjust the concept plan or open space map as needed in the next submittal. State which one was changed.</p> <p>[2] The pale yellow color in the key for improved open space seems to correspond with private yards for the proposed lots. The tan color, which is not included on the key, seems to correspond with improved open space. Clarify the key in the next submittal.</p> <p>[3] Why is only a portion of the walking trail made of grass shown as improved open space? Per code 6.6.6.B(1) "Improved Open Space may include active and passive parks and recreation facilities... and outdoor areas." The grass walking trail would be part of a park and outdoor area for community use. Revise accordingly in next plan submittal.</p> <p>[4] The DRA is shown as 1.23+- AC (25% of 14.68AC). Why? The total provided open space is listed as 14.25. Please re-run your calculations for the next submittal and fix inconsistency. Consider adding a breakdown of modified type C buffers and enhanced type C buffers.</p> <p>[5] Calculations for open space on 03 Concept Plan are not consistent with calculations for 11-Open Space Map. Make the calculations consistent for the next submittal.</p> | INFO | ZONE |  |
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| 43 | 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.                                       | <p>Buffers and architectural rendering shown on Sheets 8 through 14.</p> <p>See comments related to buffers under "4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers."</p>                                   | INFO | ZONE |  |
| 44 | 4.2.31.F(2)(b)(4) - Provide the acreage of the subject property along with a legal description of the property.                                                      | Legal description does not state the acreage of the site. Provide in next submittal.                                                                                                                                            | INFO | ZONE |  |
| 45 | 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. | <p>Subject property FLU: MR</p> <p>Subject property Zoning: Expired PUD. Needs to revert to A-1 or renew the PUD. Applicant is opting to renew the PUD.</p> <p>Adjacent FLU/Z shown on 05-D and 05-E.</p>                       | INFO | ZONE |  |
| 46 | 4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.                                                                                                 | No existing site improvements                                                                                                                                                                                                   | INFO | ZONE |  |
| 47 | 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.                                                                                                     | <p>1. Detached SFR and all accessory uses allowed in R-1, which would include "single-family, guest cottages, apartment."</p> <p>2. Open space park and tree preservation area</p> <p>3. Amenity area, including playground</p> | INFO | ZONE |  |
| 48 | 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot,                                                                              | <p>For next plan submittal,</p> <p>On 06-Typicals, label setbacks for accessory</p>                                                                                                                                             | INFO | ZONE |  |

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|    | and cul-de-sac lot noting setback requirements and parking lot locations.                             | structures consistent with dimensions/labels shown on 03-Concept Plan (bottom right corner)                                                                                                                                                                                     |      |      |  |
| 49 | 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.). | <p>For next plan submittal,</p> <p>[1] On 03-Concept Plan, add 15' min side street setback, consistent with what is shown on 06-Typicals and listed on 05-A-Site Data.</p> <p>[2] On 05-A-Site Data, specify that the side setback is 5' and the side street setback is 15'</p> | INFO | ZONE |  |