

Development Review Comments Letter

4/24/2024 5:08:39 PM

GOLF PARK - OVERALL PROJECT REZONING TO PUD WITH CONCEPT PLAN #30892

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911
2	Rezoning to PUD with conceptual plan	APPROVED	INFO	911
3	Rezoning to PUD with conceptual plan		INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to PUD for the intended purpose of residential development with 337 units. The parcels included in this concept plan are currently zoned R-1 and are a total of 84.37 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management system and the applicant proposes 3 DRAs. There are no County Flood Prone Areas/FEMA/Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
5	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	Additional right-of-way is not expected.	INFO	ENGTRF
6	4.2.31.F(2)(b)(15) - Proposed parallel access locations	There is a proposed connection to the PUD to the west; however, the PUD to the west is not currently showing the construction of a road at the point of the connection.	INFO	ENGTRF
7	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	Sidewalk will be required on at least one side of the internal streets. No other multimodal facilities are proposed.	INFO	ENGTRF
8	Rezoning to PUD with conceptual plan	A traffic study is required for this development. As of December 8, 2023, a traffic study has not been submitted. A traffic methodology must also be reviewed and approved prior to conducting the traffic study. Without the traffic study, a full review of the traffic impacts can't be completed.	INFO	ENGTRF

9	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Per NFPA 1 Chapter 18.2.3.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.	INFO	FRMSH
10	6.18.2 - Fire Flow/Fire Hydrant	Per NFPA 1 Chapter 18.5.2 fire hydrants shall be required and installed per NFPA 291.	INFO	FRMSH
11	Rezoning to PUD with conceptual plan	n/a	INFO	LSCAPE
12	2.12.4.L(6) Gross/wetland/floodplain acreage listed?	The project's formal development plans will need to specify the site's gross, wetland (if any), and flood plain or flood prone (if any) acreage amounts. The presence of wetland and/or flood zone areas may result in a reduction in the site's potential density and maximum development amount unless suitable development design requirements are achieved.	INFO	LUCURR
13	3.2.3 - NON-RESIDENTIAL - Complies with FAR?		INFO	LUCURR
14	3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?	The Concept Plan proposes 337 dwelling units, however, the Amenity Information list 315 dwelling units. Please clarify the maximum number of dwelling units proposed.	INFO	LUCURR
15	Proposed PUD Uses are consistent with surrounding Land Use Designations?	The Amenity Information provided notes the development will be detached single-family residences, rather than duplex or multiple-family residential.	INFO	LUCURR
16	Proposed PUD Uses & Densities are consistent with Land Use Designation?	The concept plan proposed 337 lots resulting in a density of 3.99 DU/AC consistent with the maximum density potential under the site's Medium Residential future land use designation.	INFO	LUCURR
17	Rezoning to PUD with conceptual plan	The plan provided is identified as "preliminary" and does not include all information required for a Master Plan, as such, the plan is being reviewed as a Concept Plan.	INFO	LUCURR
18	2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?	The applicant will be required to provide written verification/documentation that City of Belleview has sufficient capacity to serve the project upon submittal of the project's final PUD Master Plan, or equivalent.	INFO	LUCURR
19	2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?	The applicant will be required to provide written verification/documentation that City of Belleview has sufficient capacity to serve the project upon submittal of the project's final PUD Master Plan, or equivalent.	INFO	LUCURR
20	Special Planning Items:	Staff notes the amenity and architectural information proposes the following:	INFO	LUCURR

		1) Minimum 1,900 SF clubhouse/cabana with community BBQ, outdoor kitchen, sheltered community gathering space, and sundeck; 2) Minimum 1,900 square foot pool with minimum 1,000 square foot pool deck. The pool will include a tanning deck portion and be fully accessible, along with restrooms and outdoor showers (via the clubhouse/cabana); 3) Sports/play field coordinated/within tiered retention areas, along with pocket parks with benches, and some accommodating dog service/exercise areas; 4) Dog park for off-leash exercise with waste disposal and water station, benches, and fully enclosed for safety; 5) Homes shall be one- and two-story not more than 40-feet in height.		
21	[2.12.9 - All Existing & Surrounding & Intersecting R/Ws are shown?]	Staff notes the Concept Plan provides the roadway connection to the west to the extension of SE 64th Avenue as the project's western access. Staff supports this connection which will require coordination with the adjoining property which is also currently proposed for development.	INFO	LUCURR
22	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	The Concept Plan does not formally propose a "buffer" along the east boundary shared with the adjoining subdivision, but does proposed a combination open space/DRA with walking trail along the east boundary, but does not specify the expected and/or minimum width (east-to-west) for that space; that space does include an extensive natural tree buffer that staff recommends remain "undisturbed" as a "no touch" buffer to the greatest extent possible.	INFO	LUCURR
23	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]	Staff notes the EALS provided calls for a future full gopher tortoise survey, with a companion burrowing owl survey, as gopher tortoises were observed on site and burrowing owl have been documented in the area (off-site by others). These completed final studies will be required as part of the project's formal development review, including Final PUD Master Plan, or equivalent.	INFO	LUCURR
24	2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided?	Staff notes the architectural examples of the project's proposed single-family homes includes one- and two-story models.	INFO	LUCURR
25	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	The site is located in the Silver Springs Primary Springs Protection Overlay Zone (P-SPOZ); the project's stormwater management systems	INFO	LUCURR

		will need to be designed and constructed in accordance with the P-SPOZ provisions.		
26	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	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."	INFO	LUCURR
27	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?	See the remark provided at "[6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?]"	INFO	LUCURR
28	6.12.12 - Sidewalks Internal/External Provided?	Sidewalks will be required within the subdivision, and must also connect to the sidewalk along SE 92nd Loop and along the future SE 64th Avenue.	INFO	LUCURR
29	[6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?]	See the remark provided at "[2.12.9 - All Existing & Surrounding & Intersecting R/Ws are shown?]"	INFO	LUCURR
30	[2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?]	See the remark provided at "[6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?]"	INFO	LUCURR
31	[6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?]	While a traffic methodology has been approved, no traffic study as been submitted to date (12/29/23). The study will determine needed improvements for the roadway network and site access, and those improvements will need to be completed consistent with the findings of the finally approved traffic study.	INFO	LUCURR
32	[6.12.2.A - Local Road right-of-Way Provided?]	Staff notes the Concept Plan proposes a 50-foot wide right-of-way for internal roadways with a curb/gutter drainage system to stormwater retention area. Per the LDC, the 50-wide right-of-way will require adjoining easements on each side a minimum of 5-feet	INFO	LUCURR

		wide and the local utility providers may require an additional a wider easement width in certain circumstances.		
33	6.14.2.A(1) - Public water service area/provider	Development served by City of Bellevue Utilities. Defer to CoB for all comments relative to water & wastewater applications for this project.	INFO	UTIL
34	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.	Please provide Future Land Use and Zoning for subject parcel and surrounding parcels.	INFO	ZONE
35	4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.	Parcel is currently vacant.	INFO	ZONE
36	4.2.31.F(2)(b)(7) - A list of proposed uses for the development.	Please provide this information on front page.	INFO	ZONE
37	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.	Proposed buffers meet and/or exceed those required by LDC. Per LDC the following buffers are required North- Type E; East- None; South- Type C; West- Type C	INFO	ZONE
38	4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.	Site is located in flood zone "X"	INFO	ZONE
39	4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.	Please provide these items with resubmittal.	INFO	ZONE
40	Location of water and sewer facilities.	Water and sewer are not shown on concept plan, please provide.	INFO	ZONE