

Development Review Comments Letter

4/21/2024 8:36:40 PM

**HIDDEN LITTLE LAKE WEIR LLC
ZO ZONING CHANGE #31242**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-4 to P-MH. Parcel# 45509-000-00 is currently zoned R-4 and is a total of 10 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
2	Rezoning (non-PUD)	<p>Recommend Denial- A traffic impact analysis is required for all land use and rezoning applications. A traffic analysis has not been submitted, so a complete traffic review can't be provided.</p> <p>This development will have only one access point. This will violate the requirement to have at least two access points for a development with 50 or more lots. It is likely that 50 or more lots will be able to fit on this 10 acres parcel.</p> <p>The only access will be through an existing subdivision where there are current speeding complaints. This development is located in the back of the existing subdivision which may increase the speeding.</p>	INFO	ENGTRF	
3	Rezoning (non-PUD)	No Comments	INFO	ENRAA	
4	Rezoning (non-PUD)	Approved	INFO	FRMSH	
5	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE	
6	Rezoning (non-PUD)	APPROVED - MCU service area with available water & sewer force mains along northern and eastern property boundaries. Connection required.	INFO	UTIL	