

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: November 12, 2013

To: Chip Block, Principal Planner
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Project: Stoneybrook North
Case: ADD2013-00083
STRAP: 15-43-25-00-00001.0000 & Others

The Division of Environmental Sciences (ES) staff has reviewed the proposed Stoneybrook North administrative amendment request and offer the following analysis and recommendation.

PROJECT HISTORY/PROPOSAL:

This site is currently zoned as an RPD per Z-02-070. This application is a request to modify the existing RPD master concept plan (MCP) and conditions to add two more connections to Pritchett Parkway and reconfigure the development tracts and lakes. No reductions in preserve areas, buffers, or enhanced littoral planting areas are being requested as were approved through previous zoning actions. The proposed changes in lake design result in the need to modify conditions #14, #16 (including the exhibits referenced in these conditions), and the narrative for Deviation #3 of Z-02-070 to reflect the newly proposed MCP design.

ES staff recommends approval of the requested administrative change with an amendment to lake/littoral conditions #14, #16, and deviation #3 narrative of Z-02-070:

14. Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the "Stoneybrook North Littoral Planting Exhibit," stamped "~~Received Apr 07 2003 Community Development,~~" and attached as Exhibit E.

All lake littoral zones must be constructed as depicted in Cross-Section B-B. Littoral planting quantities must be consistent with the "Littoral Planting Exhibit, Stoneybrook North" ~~and accompanying table stamped "Received May 29 2003 Community Development,"~~ and attached as Exhibit F. The planting area along the northern ditch expansion must also provide native wetland plants installed three-feet on center.

16. Lake littoral plantings within Tract ~~K~~ L must be calculated at one littoral plant per linear foot of lake shoreline. One 10-foot-tall tree or two (2) three-gallon shrubs may be substituted for 10 herbaceous plants. Trees and shrubs may be used to count toward up to 50 percent of the required lake littoral planting requirements. A minimum of two (2) native wetland tree species and four (4) native herbaceous plant species must be installed in the Lake L1 (contained within Tract ~~K~~ L)

Deviation (3) seeks relief from LDC 10-418(2)(b) which requires the installation on one (1) native wetland herbaceous plant per linear foot of lake shoreline and where trees and shrubs can be substituted for up to 25 percent of the total number of herbaceous plants required; to allow the required plantings to include up to 50 percent trees in the Tract ~~K~~ L lake (Lake L1). This deviation is APPROVED SUBJECT TO Condition 16.