



Professional Engineers, Planners & Land Surveyors

NARRATIVE OF REQUEST ADD2015-00134

The applicant is requesting an administrative amendment to reconfigure the development tracts, lakes, roadways, open space, and to update the proposed recreational facilities internal to the development. As a result of the reconfigured lakes, a revised master concept plan (MCP) and revised lake littoral exhibits "E" and "F" are proposed. The reconfiguration results in additional preservation areas adjacent to lakes L29 and L34. Three tracts are proposed to be renumbered as a part of the reconfiguration to eliminate the labeling of a Tract L to prevent any confusion with the numeration of the lakes. The proposed renumbering, which include the recreation facility tract, is as follows:

<u>Designation on ADD2013-00083</u>	<u>Proposed Designation</u>
Tract "K"	Tract "M"
Tract "L"	Tract "K"
Tract "M"	Tract "N"

Adjustments have also been made to the upland conservation area adjacent to Tract M (formerly Tract "K"). A revised schedule of uses is also proposed to address the references to the renumbered tracts, as well as update the schedule of uses associated with the recreational facilities to incorporate consumption on premises in association with the private club on Tract K which meets the 500 foot setback requirement from external residences, specifically Oakmont subdivision, as shown on the revised MCP. There are no external impacts resulting from the proposed reconfiguration nor the update for the recreational schedule of uses.

Condition 4 of Resolution Z-02-070 was revised by ADD2013-00083 and will also need to be revised due to the tract renumbering and updating the proposed recreational facilities, as follows:

4. The Tract L **K** recreational area must include at a minimum, one multi-purpose field, a playground, and picnic area, **or recreational water feature**. Facilities of the safe passage of pedestrians cyclists from one side of Pritchett Parkway to the other as determined by the Director of Development Services at the time of local development order submittal must be provided.

Additionally, conditions 16 and 31, and deviation (3) language of Resolution Z-02-070 must be revised due to the tract renumbering, as follows:

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16. Lake littoral plantings within Tract K M 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 1 (contained within Tract K M).

31. Lighting

- a. This project must comply with the recently adopted "Outdoor Lighting Standards" adopted in §34-625.
- b. Outdoor ballfield lights for the any baseball field located on Tract K are prohibited.

Deviation (3) seeks relief from §10-418(2)b which requires the installation of 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 M lake (Lake L1). This deviation is APPROVED, SUBJECT TO Condition 16.

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that "the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development." In addition, this section provides that "the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impacts on surrounding land uses."

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that the minor administrative amendment request should be approved.