MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: November 9, 2016

TO: Donna Marie Collins
Chief Hearing Examiner

FROM: Alvin Block, AICP
Principal Planner

SUBJECT: DCI2016-00011, Blasingim Road RPD
Response to 48-Hour Letter

This memorandum has been prepared in response to the Applicant's 48-Hour Letter. The references below are to each Item in the applicant's Letter.

1.A. Condition 3.i.a:
The intent of this condition is to address the onsite drainage canal. Therefore, staff suggests the following change:

a. Details illustrating the initial onsite drainage canal revisions to accommodate the discharge from the subject parcel and a long term maintenance plan to maintain the drainage canal in perpetuity;

1.B. Condition 3.1.c:
Staff offers the following change to clarify the condition:

c. The drainage calculations must reflect a ~~lower~~ reduction in the discharge rate than what is currently required per the Land Development Code.

1.C.:
The Condition applies in the instance the developer chooses to use the deviation (Deviation 5) during the course of the development of the project. Staff believes that there is not a need to change the Condition since Open Space is specifically addressed by Land Development Code Section 10-415.

1.D. Condition 3.ii.c
Staff proposes to help clarify the guidance of the application of this Condition with the following change to Condition 3.ii.b:

b. Deep lake trees must be calculated at two trees per 100 linear feet. 50% of deep lake trees may be counted toward the general tree requirements.; and

2. Condition 5. Vehicular Access

Proposed Condition 5.a is also found as a Code requirement (LDC Section 10-291(3)). No deviation from this requirement has been sought, justified, analyzed, and recommended as part of this application. With or without the proposed Staff condition, the requirement would still apply.

3. Condition 8, Northern Buffer

Staff acknowledges this is correct.

4. Condition 9, Native Hedge

Staff offers no objection to the change sought in the applicant's 48-Hour Letter

5. Staff notes the reference is in error and the reference should be to Condition 9, not Condition 8.

6. Property Development Regulations

Staff has no objections to the modifications to the proposed Property Development Regulations offered by the applicant.

cc: Zoning File
Neale Montgomery, applicant's agent (via e-mail)
Marcus Evans, Development Services (via e-mail)
Beth Workman, Zoning (via e-mail)
Sam Lee/Steven Farah, Natural Resources (via e-mail)