DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 5

Project Number: PR-2019-003169

Application Number: SD-2020-00115, VA-2020-00192
Project Name:

Request: Preliminary Plat, Temp Deferral of Sidewalk

COMMENTS:

~~The plat needs owner signature~~
The applicant had a sketch plat review on 12-20-19
~~Was the zoning changed to allow the single family use?~~
~~The MX-M zone does not allow the single family use.~~
The property is zoned MX-T, which permits single-family detached dwellings/uses.
~~Staff has no objection to the Plat.~~

The requirements for the Sage Park Subdivision Preliminary Plat is a landscaping stabilization plan to show the following, as a minimum:

1. Stabilization landscaping of the drainage pond with a minimum of native grasses and an access ramp for maintenance.
2. Street trees provided along Sage Road 25 feet on center in accordance with IDO 5-6(D). Street trees would normally be planted between the street and sidewalk, however, previous Parks and Recreation and Planning comments indicated that this could be accomplished by placing trees along the south boundary of Tract B drainage pond AND a tree on the southern boundary of lots 21, 22, and 23 AND two trees along the southern boundary of lot 24.
3. Irrigation for the trees and establishment of the native grasses for the pond must be specified. (Check with Parks & Rec.)
4. Tract A does not require a landscaping plan, however, DRB staff would prefer seeing one included with the above landscaping plan.

The following are guidelines for drainage tracts in small subdivisions:

1. Maintain maximum slope of 3:1. A 4:1 or less steep slope is preferred.
2. Provide an access ramp for maintenance of the pond.
3. Applicant may landscape according to their own plan. (Use as play area, park, etc. with groundcover.)

(Comments may continue onto the next page)

4. Alternatively, the landscape plan must:
    a. Establish stabilization of the bottom and sides with a native seed mix. Bottom is grasses only; sides may include some small shrubs to benefit stabilization.
    b. Gravel ¾ to 1 inch is the preferred mulch to promote germination of seed as it allows minimal maintenance for 3 years. (Hydroseed or other mulch blankets can be used only when irrigation is provided. The mulch blanket must be replaced within the 3 year period—unless there is 70% coverage of native vegetation.
    c. Native grasses establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used to promote seed germination (based on that year's rainfall). Seeds that do not germinate in one year will need to be reseeded.
    d. Contractor must weed the basin in the first growing season to promote native growth and eliminate invasive species growth.
    e. Pond stabilization must pass a city inspection for acceptance by the City per the Stormwater Quality Ordinance.
5. A corner area of the pond can be xeriscaped and will likely need permanent irrigation.
6. Trees on the perimeter of the pond are encouraged and will likely need irrigation.

The infrastructure list should be modified to include final stabilization of the drainage pond.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jolene Wolfley and Jay Rodenbeck DATE: 4-27-21
Planning Department