



**Date:** November 19, 2020  
**Project Name:** Lakeview Farms Site  
**Project Number:** HW58.100  
**To:** Ms. Shelley DeHart, Planning and Zoning Director

**Re:** Response to Review comment letter for SKPR2020.12 Lakeview Farms Site

On behalf of TRI Pointe Homes, please find the following response memo for the HW58.100 Lakeview Farms Site Sketch Plan submittal staff comments:

***Planning Review Comments:***

**1. Plan Notes and other comments:**

- a) Please use six-digit parcel numbers.

***Response: Acknowledged. See updated sketch plan tabular.***

- b) Provide lot type breakdown – 549 units (XXX Front load SFD, XXX rear load SFD, etc.) Include the ratio between front load lots vs rear-load lots/product.

***Response: Acknowledged. See updated sketch plan tabular.***

- c) There is no sewer capacity for this development currently.

***Response: Acknowledged. Applicant is coordinating with City of Belmont.***

- d) Process: Annexation and conditional zoning.

***Response: Acknowledged.***

- e) A TIA will be required.

***Response: Acknowledged.***

**2. Project Design:**

- a) Townhomes– All townhomes are required to face a street and must meet the required front setback which in the case of townhomes, is a maximum setback. The townhome buildings located adjacent to South Point Road do not comply and shall be removed or redesigned. Emergency services does not support as designed.

**Response: Acknowledged. See updated sketch plan.**

- b) Tree Save: A note states that there is a potential for in-lieu fees or planting to meet this requirement. There is no support for this option and full compliance will be required for preservation of 25% of existing canopy. Further detail is needed to determine compliance with the city regulations. Please refer to Section of 11.3.3 H Heritage Trees. All heritage trees must be surveyed in order to confirm compliance and are defined in Section 11.10 of the LDC.

**Response: Acknowledged. See updated sketch plan and sketch plan tabular.**

- c) Open Space: all open space areas shall include square footage for areas and shall be exclusive of proposed water quality areas unless proposed as a wet-pond or amenity. Please provide details for “pocket parks” vs. “close”.

**Response: Acknowledged. Detail on open space areas and typologies to be provided during schematic plan phase.**

### 3. Circulation and Transportation:

- a) The roadway connectivity needs to be enhanced for the southwest area of the development from the proposed 60-foot right of way within the orange color lots. Emergency services requested a secondary access or roadway connection to the central portion of the development.

**Response: Acknowledged. See updated sketch plan. Additional connection has been added to southern portion of site based on conversation with Fire.**

- b) The proposed street stub-out to the vacant residential lot at the southern property line does not appear to be feasible. The residential lot is located within the Reflection Pointe subdivision which is a gated community with private streets. Please confirm this future roadway connection is feasible.

**Response: Acknowledged. Stub removed; see updated sketch plan.**

- c) Please evaluate: Available parking for the community in the areas of all rear-loading products and near amenity areas.

**Response: Acknowledged. On street parking provided; see updated sketch plan. Additional details to be provided during schematic plan phase.**

- d) Please evaluate: Maximum cul-de-sac length (northwest corner).

**Response: Acknowledged.**