

MEMORANDUM

DATE: 07/23/2024

TO: City of Banks Planning Staff

CC: Max Bondar, David Weekley Homes
Dave Cady, David Weekley Homes

FROM: Stacy Connery, AICP
Patrick Espinosa, PE
Jaki Hunt, PE
Peyton James

RE: Staff Report Comments- Sunset View Master Planned Development

Enclosures:

Amended Plan Sheets (Cover Sheet, Existing Conditions, Site Plans)
Typical Front-Loaded Townhomes and Single Detached Elevations
Colored Renderings

The following are responses to Staff comments regarding the Sunset View Master Planned Development.

Ask applicant for estimated home construction completion dates for Phases I-III.

Response:

Phase I: Home Starts 2026 – Ends MID TO LATE 2027
Phase II: Home Starts 2027 – Ends LATE 2029
Phase III: Home Starts 2028 – Ends MID 2029 TO MID 2030

Ask the applicant to update the Existing Conditions Plan (where tree removal is indicated as typical/“typ.” on the proposed one-acre parcel) to be consistent with the no tree removal shown in this area on the Tree Protection and Removal Plans.

Response: See Enclosed Existing Conditions Sheets which has been updated per the above detail.

Ask applicant to add lot coverage from application narrative (45% for detached and 59% for attached) to Site Plans (Exhibit D), and add building heights (in feet) to each of the Architectural Elevations (Exhibit K).

Response: See Enclosed Site Plans Sheet 8.4 for the added lot coverage, and building heights on the Typical Front Loaded Townhomes and Single Detached dwelling Architectural Elevations. Building height is already shown on the previously provided the Typical Rear Loaded elevations.

Ask applicant to more clearly show/indicate setback dimensions of front entries on Site Plans and Arch. Elevations.

Response: See on the Site Plan sheet 8.1 and 8.2 for added setback dimensions of the front entries. These are subject to refinement with building permits.

Ask applicant if there are any changes in mass, surface, and/or finish to note for the front entries of front-loaded townhomes.

Response: Renderings are enclosed which show examples for proposed details for the front entries. More details will be provided as refinements occur with building permits.

Ask applicant to clearly label garage width on front elevations in Arch. Elevations. (Width of edge to edge of wall around garage door, not just garage door)

Response: Garage widths have been added to the enclosed Typical Front Loaded and Single Detached Architectural Elevations.

Confirm with applicant that 2nd and 4th garages in 5-townhome rows have windows on the garage doors.

Response: The 2nd and 4th 5-townhome products will have windows on the garage doors as shown on the enclosed Typical Front-Loaded Architectural Elevations.

Ask applicant whether color elevations are or could reasonably be available.

Response: See enclosed elevation renderings that show further examples of color palettes for the homes.

Confirm with applicant that they plan to eventually submit plans for exterior home lighting, park lighting, accessway lighting, and more detail of street lighting.

Response: Lighting plans will be provided at the time of construction documents and will be submitted to the City for review and approval.

Ask the applicant to provide the math showing that both the detached and attached dwellings meet 15% landscaping mins in MDR-L and HDR zones, and 10% landscaping min in MU zone. (Show in a callout on the Site Plans.)

Response: Details providing compliance with the landscaping minimums are shown on the Typical Lot details Sheet 8.4 in the enclosed plans.

Ask applicant whether there is any above-grade mechanical equipment proposed (for screening requirements).

Response: Transformers will be required for the site, location to be determined with coordination from PGE which along with screening will be shown on construction documents.