

DATE: January 18, 2023

TO: Meritage Homes

RE: Planning Application No. DEV2022-029 Salt Creek Subdivision

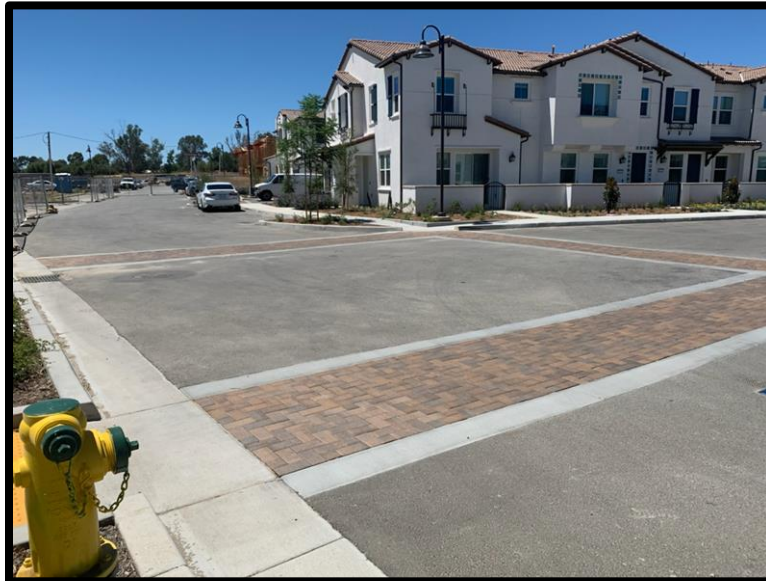
Community Development Comments – Brandon Cleary, Associate Planner
951-723-3761 & bcleary@cityofmenifee.us

City staff has reviewed the above-referenced case and has determined that the application is ***incomplete***. To allow staff to continue in its efforts to process this application, the following additional information and changes will be required on the application.

1. Staff is not in support of the proposed Planned Development Overlay (Change of Zone) to adjust the setback standards of the LMDR zone to accommodate the motor court loaded (cluster homes) detached single family on the southern portion of the project. However, in discussion with staff, the motor court loaded (cluster homes) could be proposed as a part of a condominium map, “separating” it from the rest of the project while also proposing a tract map for the remainder of the project. While SB330 allows the project to maximize the density of the General Plan and Zoning by lowering the minimum lot size, all of the lots are required to meet all other city requirements (zoning and general plan). If you plan to use this condominium option, this would allow the motor court loaded units (cluster homes) to meet the setback requirements of the LMDR zone and maintain compliance with SB330 and the City’s Municipal Code.
 - a. With the option of a condominium map along with a separate tract map (both will be reviewed concurrently), staff would like to see a street separating the two products (standard tract homes vs cluster type). The cluster homes will cause additional impacts related to parking and trash pick-up that could have a negative impact to the larger lots. Having a road completely separating these two types of products would provide a buffer to help alleviate those impacts.
2. Staff is concerned about the proposed design of the northwest corner of the project that connects this property to the Mahogany Creek tract directly west. In the cross section, there is an existing wall and a new proposed wall. This will create a “no-mans-land” situation that the city wants to prevent as it can lead to unmaintained areas where trash can accumulate along with other challenges. Please provide alternatives to the “no-mans-land”. Additionally, is Mahogany Creek Trail completely on the property to the west? Are there any opportunities to connect the communities through the use of this road? The City of Menifee Design Guidelines encourage direct connections with adjoining properties and projects to alleviate congestion on arterials and secondary highways.

3. Please provide amenities for the development that all residents can enjoy (rec center, pool, gym, playground, dog parks, open turf areas, etc). Please coordinate with the Community Services Department for additional information. The project will be routed to them for review and may have to go to the Parks, Recreation and Trails Commission (mainly for the park) prior to a hearing at Planning Commission.
 - a. A conceptual landscaping plan will also be required for review.
 - i. Please provide conceptual wall and fencing plan that incorporates view fencing, community style block wall that blends in with surrounding communities, conceptual community monument signs and any other project features that are appropriate.
 - ii. Roundabouts shall incorporate decorative paving or landscaping. Please consult with Engineering and your traffic engineer to make sure line of sight is not being affected.
 - iii. Cul-de-sacs should provide pedestrian and bicycle access to adjacent neighborhoods, open space and land uses where connections are available.
 - b. With the separation of the cluster type homes and the general tract lots, please provide access points to the open space lots that blend in with the paseos. This may require the relocation of the proposed basin. The current location of the proposed basin makes it difficult to access all areas of the open space lots.
 - c. Upon submittal of the conceptual landscaping, the project will be routed to Community Services for comments as noted above.
4. In accordance with Menifee Municipal Code (Chapter 9.215 Parking and Loading Standards), guest parking will be required. Please incorporate guest parking into the cluster type homes on the southern end of the project at a minimum rate of 1 per 10 units.
5. Please submit a separate exhibit showing where the trash cans will be located on trash pick-up day. Due to the dense nature of the cluster type homes, the trash locations can conflict with street parking. Please have designated locations for each unit or group of units to decrease any conflicts with parking or trash trucks.
6. Provide cross sections for paseos. Are there also opportunities to incorporate view fencing (wrought iron in place of block wall) on lots that are higher in elevation to the paseo?
 - a. Maintain a consistent width on the north/south paseo and similarly with east/west paseos. Currently, they range in width from 44-64 feet for north/south. Provide dimensions for east/west paseos.
7. Many of the lots bordering the edge of the project include a down slope inside of the lot. Block walls are required to be at the top of the slope and Menifee Municipal Code requires lot lines to be at the top of slopes instead of toe or intermediate locations.

8. Many of the cul-de-sac lots also do not meet minimum frontage requirements listed in the LMDR zone. Please review and update accordingly.
9. Provide an enhanced system of walkways for pedestrian connectivity throughout the project site. In those locations where pedestrians will have to cross interior roadways and roundabouts, provide an enhanced surface such as decorative pavers or stamped concrete as shown below.



10. The General Plan calls out Briggs Road as an enhanced landscaped corridor. Please provide substantial landscaping on the west side of Briggs to comply with the General Plan. Please make the Briggs Corridor consistent with the depth and plants in the development to the north.
 - a. General Plan Goal CD-4 Corridors and Scenic Resources. Recognize, preserve and enhance the aesthetic value of the city's enhanced landscaped and scenic corridors.
 - b. Due to the enhanced landscape corridor, please design this stretch of Briggs to be consistent with the development to the north including a more elaborate corner landscaped area similar to the NWC of Briggs and Simson Road.
11. As the redlines note, lot lines should be located at the top of slopes rather than the toe of the slope. Label down slopes outside of the lots as open space lots as these will likely be maintained by HOA or CFD.

12. As mentioned during a phone call when the project was submitted, please confirm in writing the removal of architecture from the project. Generally, developers submit architecture as a post approval plot plan which allows for greater flexibility during the review process rather than taking architecture to public hearing.

Engineering Comments – Chris Heron – cheron@cityofmenifee.us

General Comments:

1. Provide the following items with any future submittals:
 - a. Title Report
 - b. Maintenance Exhibit
2. Project falls within a FEMA flood zone. Mitigation will need to occur, will be conditioned to do so prior to any grading permit issuance.
3. See redline requirements regarding alleyways, insure consistency with City of Menifee Standards and Ordinances.
4. For downward slopes beyond rear lot lines, Confirm who maintenance entity for these sections will be (reference redlines). Should separate these sections into a separate open space lot for maintenance when not to be maintained by the homeowner. See redlines for further comments regarding these sections.
5. See other redline comments on sections provided on sheet 1.
6. **Bulk of the comments are provided on the site plan via redlines. Provide responses to all shown redlines.**

Geotechnical Report:

1. Report calls out an R-value of 21. Where did this number come from, and where were the locations of the testing?
2. Update TI information. Collector Road has a TI of 8 per city standard. Project also consists of a Secondary Road and Major Road along Simpson and Briggs, both which have a TI of 10.

Phase 1 and 2 ESA have been approved, please see attached memo. WQMP and Hydrology Review is forthcoming.

Should you have any questions please contact me at (951)723-3761 or via email at bcleary@cityofmenifee.us.

Sincerely,
City of Menifee Community Development Department

Brandon Cleary, Associate Planner

