

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
December 21, 2016

Item 16-57 Spring Hill Business Park
(D. DeHoff, Green Land Trust, Ltd.)
Location: 3831 S. Arlington Road
Preliminary Plan Review
Zoning: B-2

PLANNING DEPARTMENT

Applicant is presenting a preliminary plan for the development of the Spring Hill Business Park, a proposed commercial allotment on the east side of S. Arlington Road, north of Boettler Road. The site is comprised by a single 104 acre tract of land that is owned by the applicant. The Business Park would consist of an 85.3 acre portion of this tract that is currently zoned B-2, Professional Office.

The site is situated in the area directly north of the Spring Hill residential subdivision and south/west of the City's Spring Hill Sports Complex. The land is characterized by a mix of agricultural and wooded areas, small streams/channels and wetland areas, which are shown on the plan. Riparian setbacks (50' wide) are associated with the system of waterways on site. The eastern portion of the site is significantly higher in elevation than the western portion.

The plan indicates a three-phase development of the land, which is associated with the extension of roadways through the site per the following:

Phase I would consist of the extension of Fortuna Drive to the south approximately 600'. Fortuna Dr. currently ends at a temporary cul-de-sac at the southern edge of the Sports Complex. This extension will provide frontage for a 12.2 acre parcel (Lot 1) to be created for the development of The Village of St. Edward, a proposed senior-living facility that is also under review at tonight's meeting. The construction of the St. Edward facility will likely begin first with roadway construction following shortly thereafter. Final plat and improvement plan approvals will also be required for this phase.

Phase II would consist of the westward extension of Southwood Drive from the south end of Fortuna Dr. to its intersection at S. Arlington Road. This intersection would align with the existing Southwood Dr. on the west side of S. Arlington Rd. The roadway would curve along the B-2/PD zoning district boundary line. An area of wetlands will require disturbance/mitigation and Army Corps of Engineers permit(s). One new tract of land would be created on each side of this roadway extension.

Phase III would consist of the eastern portion of the allotment. This involves the eastward extension of Southwood Drive to the east allotment line, which would create a second frontage for the St. Edward site. A temporary cul-de-sac would be provided at the east end of the roadway, which allows for future extension. It would also include a northern extension of Brigantine Avenue from its current stub end in the residential allotment to an intersection with the Southwood extension. This would create three tracts of land.

The tracts of land referenced above could be further subdivided in the future as development projects are identified.

A wetland delineation study has been conducted for the property and will be submitted. Per applicant, the Army Corps is in the process of issuing a final jurisdictional determination and the required permits for mitigation.

A buffer area is shown along the boundary of the B-2/R-1 zoning districts that shows the intent to provide this required feature on site plans for future commercial projects.

The development would be served by central sewer and water facilities. Sanitary sewer is currently installed within the geometry of the Fortuna Drive extension and the western portion of the Southwood extension and is contained within a

30' easement. Water services are existing within Fortuna Drive and Brigantine Avenue and would be extended accordingly. Roadways would be developed as 60' wide public rights-of-way.

Stormwater for the Business Park would be managed via the construction of two permanent regional basins within the lower, western edge of the site. An existing temporary stormwater basin would be eliminated to make way for the Fortuna extension. An Army Corps permit is also currently in process for the use of these wetland areas for stormwater management purposes (similar to what was done at the residential allotment). The required easements will be established within the platting process.

A site SWPPP will need to be submitted for Summit Soil & Water Conservation District review and approval in conjunction with the improvement plans for each phase. A Land Disturbance permit is required prior to commencement of earthmoving activities. The permit for Phase I would also include the construction of the St. Edward facility.

The applicant will be proceeding with a traffic study that will take into account the impacts of the Business Park on the adjacent roadway system, especially the new Southwood Dr./S. Arlington Rd. intersection, and assess the need for infrastructure improvements.

The roadways and lots shown in the southwestern portion of the overall plan are part of a future residential expansion from the north side of the Spring Hill allotment into a Planned Development District (the smaller cluster lots shown). This area would connect in with the future Southwood Drive but is not part of the Business Park under review at this time.

The provision of sidewalks, street trees, and street lighting is required per code in conjunction with the platting of the land.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Comments have been incorporated into the plan.

FIRE

Currently reviewing revised plan.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plan of the Spring Hill Business Park as proposed. Renewal of the plan by the PZC will be required in 12 months, per code. The applicant will need to return to the PZC for final plat review of each phase.

The developer will be responsible to meet all local, state, and federal requirements in the development of this project.