

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

December 18, 2019

Item 19-63

Forest Lakes Subdivision Ph I

(C. Brown, K. Hovnanian Homes)

Location: Extension of Forest Lakes /Tabs Drives

Final Plat Review - 55 Lots

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting the final plat of Forest Lakes Subdivision Phase I. The project was previously known as Bayside Mellon Subdivision when the concept plan was originally approved in 2017. The applicant returned for PZC review of an amended concept plan on May 15, 2019 that reduced the types of residential units being offered and the overall number of units proposed. The applicant is now returning for final plat review per PD District regulations and based on the amended plan that was subsequently approved by City Council.

The overall plan includes a mix of 77 cluster home lots and 223 townhome lots on 50.7 acres of land. The Phase I plat being presented, which includes the entire acreage, would create 11 cluster lots/44 townhome lots and dedicate portions of Forest Lake Drive and Tabs Drive. Two additional plats are also being presented at tonight's meeting that would provide the necessary roadway connections between the new development and existing roadways. The plat adheres to the amended concept plan, as approved.

The access system within Phase I would be provided via both public and private roadways. Forest Lake/Tabs Drives would be platted as 60' wide public rights-of-way with standard 12' wide utility easements. Actual pavement widths would taper from 36' in the adjacent industrial portion to 27' within this residential development. Forest Lake Drive would enter the allotment from the east and extend to a standard intersection with the extended Tabs Drive, which would enter from the south. The new sublots would front on private roadways. Street names will need to be provided for review/approval prior to platting. Per improvement plans submitted, a small portion of existing wetland area would be disturbed by one of the private drives. The appropriate approvals/permits are required through the Army Corps/OEPA. A Conservation Easement is required for the remaining wetland area to be preserved (easement will need to be shown on the plat).

All cluster lots would meet the 5,000 SF and 40' width minimums in the PD District. These lots, ranging from 5,878 SF to 9,628 SF, would feature detached single-family units. Townhome lots would typically measure 28' in width and 90' in depth (2,521 SF) with some lots being slightly larger. A variance is required for the lots, however, which would accommodate groupings of two, three, and four attached units. Per code, a 2,500 SF minimum lot area applies to dwellings with *more than four attached units*. (The variance hearing has been scheduled for December 19, 2019 for the proposed lot areas/widths.)

The project would be served by central sewer and water services, which would be extended along both public rights-of-way. Easements are also shown for two existing gasoline pipelines that bisect the site (Sunoco & Spelman). A portion of the Spelman pipeline will be relocated/re-laid, per improvement plans.

Dedicated open space within Phase I would be contained within the 5.6754 acre Block A, which includes the land surrounding the townhome lots (4.6593 acres when factoring out parking areas and private roadways). Stormwater management facilities serving the site would be developed as retention ponds to create a site amenity, which is required within open space areas. The open space area would count toward the overall open space within this PD District. The plat would also create the 38.68 acre Block B, which is a remainder parcel that will be further subdivided to accommodate the build-out of the District in future phases.

Improvement plans/stormwater calculations have been submitted for Engineering review. A traffic impact study was conducted and submitted for review in conjunction with the original concept plan in 2017. Due to the decrease in the number of units proposed and a roadway connection with Molly Drive that has been eliminated at this time, a new traffic study has been requested in order to assess the need for any off-site roadway improvements.

Per the provisions of the Land Development Code, sidewalks, street trees, and street lighting district are required within this subdivision.

The Planning & Zoning Commission is being asked to review the plat and make a recommendation to City Council for acceptance.

If approved, the applicant will need to return for Design Review Board/Planning & Zoning Commission review of the final site plan, which would need to include the townhomes and associated open space elements. (Single-family cluster homes do not require final site plan review.)

DESIGN REVIEW BOARD

No review required at this time.

ENGINEERING

Currently reviewing plat document and revised improvement plans/stormwater calculations.

FIRE

Currently reviewing plat document. Hydrant locations/spacing will also need to be approved.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC to City Council for the final plat of Forest Lakes Subdivision Phase I. The Engineer's cost estimate and performance bond requirements must be submitted to the Planning Department prior to introduction to City Council within two meetings of Council (approximately 30 days).

Any remaining technical revisions of the plat document are required prior to recording with the County. The following items must also be submitted for review and approval prior to being recorded with the plat:

- 1. HOA documents, which must make adequate provisions for the perpetual maintenance of all open space/common areas, including private roadways.*
- 2. Conservation Easement, for the preserved wetland area(s).*
- 3. Proposed street names for private roadways.*

Approvals from the pipeline companies related to relocation of lines/construction activities in proximity to existing lines and a revised traffic study are also required.

The developer is responsible to meet all local, state, and federal regulations associated with this project.