

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

December 15, 2021

Item 21-61

Forest Lakes Subdivision Phase II

(J. Rutushin, K. Hovnanian Homes)

Location: Tabs Drive/Forest Lakes Drive

Final Plat Review – 38 Lots

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting the final plat of Forest Lakes Subdivision Phase II. The plat is part of the overall plan for the Forest Lakes Subdivision Planned Development that was approved as an amended Concept Plan in 2019. The applicant is now returning for review of the second phase of the development per PD District requirements and based on the approved amended plan.

The overall Concept Plan for the District includes a mix of 77 cluster home lots and 146 townhome lots (223 total lots) on 50.7 acres of land (see attached). The Phase I plat, approved/platted in 2020, included 11 cluster lots and 44 townhomes (Lots 1-55) and dedicated the Tabs Dr./Forest Lake Dr. extensions. The 38.68-acre Phase II involves the extension of Tabs Drive to a permanent cul-de-sac and creation of 38 lots (Lots 56-93). The new lots would be a mix of 21 townhome lots and 17 cluster lots.

The proposed cluster lots would range from 5,331 SF to 13,313 SF, which would meet the 5,000 SF minimum lot area in a PD for single-family detached dwellings. All lots would meet the 40' minimum width standard. Lots fronting on Tabs Drive feature a 30' front building setback line and a 14' setback is shown along private roadways, which complies. Townhome lots measure 28' in width and range from 90'-111' in depth. They vary in area from 2,532 SF – 3,110 SF. A variance would be required from the Board of Zoning Appeals 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 40' minimum lot width standard applies to all residential uses in the PD District and a variance is also required. Variances for these issues were granted for similar townhome lots in Phase I.

Access to lots in Phase II would be via the Tabs Drive extension and private roadways. Tabs Drive would be extended approximately 413' to the center of a permanent cul-de-sac as a 60' wide public right-of-way. The extension is to the north and bears to the west. Five (5) lots would front on this portion. The proposed street names for each of the private roadways have been provided and are acceptable. These roadways would be placed within the 22' wide access easements shown. A variance to the City's typical roadway section would be needed for the private roadway design, which has been implemented in Phase I.

The project would be served by central sewer and water facilities and the appropriate easements are shown on the plat. Sanitary sewer service for this portion of the site will be provided via connection to the existing sanitary within E. Turkeyfoot Lake Road. This will involve an extension from the site along Molly Drive to the north and west along E. Turkeyfoot Lake Road to a manhole near the Jerzees site. This extension would also serve to improve the residential lots on Molly Drive and commercial lots on the north side of E. Turkeyfoot Lake Road (as well as residential on the south side) that previously had no access to sewer. Sanitary improvement/maintenance of traffic plans are currently being finalized. An existing 30' gas pipeline easement is also indicated on the plat.

The plat would also create the 0.18-acre Block C at the northeast corner of Tabs Dr./Forest Lake Dr., which would serve as open space, per the Concept Plan. The balance of Phase II would be the remaining area of Block B that was platted in Phase I. This modified Block would be replatted to Block B-R and is the area of future phases.

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 for the townhomes. Single-family cluster homes do not require final site plan review.

DESIGN REVIEW BOARD

No review required at this time.

ENGINEERING

Currently reviewing revised plat document.

FIRE

Reviewed with no comments.

ZONING

No comments requested.

STAFF RECOMMENDATION

The Phase II plat is consistent with the approved Concept Plan and staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance. This recommendation would also include a variance to the typical section for the private roadways. Introduction to City Council, however, should be contingent upon the following:

- 1. Submission of the Engineer's cost estimate and performance bond requirements.*
- 2. Receipt of variances from the Board of Zoning Appeals for the area and width of proposed townhome lots.*

Any remaining technical revisions of the plat document are required prior to recording with the County. The following items are also required:

- 1. The inclusion of Phase II into the HOA documents.*
- 2. Appropriate approvals from the pipeline company for the project.*

The applicant is responsible to meet all local, state, and federal requirements associated with the project.