

CITY OF GREEN  
**Planning Department Review**  
PLANNING & ZONING COMMISSION  
*March 21, 2018*

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**Item 18-16      Spring Hill Business Park Phase I**  
(D. DeHoff, Green Land Trust, Ltd.)  
Location: Fortuna Drive  
Final Plat  
*Zoning: B-2*

**PLANNING DEPARTMENT**

Applicant is presenting a final plat of Spring Hill Business Park Phase I, which consists of one lot on a total of 13.16 acres of land. The proposed phase is located in the north-central portion of the Business Park, which is consistent with the preliminary plan for the allotment. Phase I would consist of the extension of Fortuna Drive to the south approximately 600' and the creation of the 12.215 acre Lot 1.

Lot 1 would front along the east side of Fortuna Drive and is the site of the proposed Village of St. Edward senior living facility that was conditionally approved at the December 21, 2016 meeting. The southern edge of Lot 1 would follow the alignment of the future eastward extension of Southwood Drive (currently part of Phase III of the allotment). The lot meets code requirements for lot area, width, frontage, and width-to-depth ratio. A 50' building setback line is shown, which complies.

Fortuna Drive would be extended south as a 60' right-of-way. Fortuna currently ends at a temporary cul-de-sac at the southern edge of the City's Spring Hill Sports Complex. The new roadway would curve to the east to avoid an existing wetland area to a "T" intersection at its southern end. The two ends of the "T" would be situated within the alignment of the future Southwood Drive, as referenced. (Reservation strips will need to be added to these two ends, per code.) A 12' wide utility easement along both sides of the new right-of-way is provided, per code. The temporary turnaround would be removed and existing turnaround easement and reservation strip would be released.

The routing of the roadway would also require the removal of a temporary stormwater basin, which will be replaced by permanent regional basins to the west. The temporary basin is situated within an easement and currently handles run-off from the existing roadway and Sports Complex. This easement would be released upon recording of the plat and replaced with two easement areas at the location of the new basins, as shown. The plat would also create a 60' wide storm sewer easement that would follow the geometry of future Southwood Drive in Phase II of the Business Park (i.e. west of Fortuna Dr.). A 25' wide storm sewer easement would also be platted along the southern frontage of Lot 1 for placement of a future public storm sewer.

Phase I would be served by sanitary sewer and water facilities. Water service would be extended south from the existing end of Fortuna Drive. Sanitary sewer services and associated easements are existing.

Improvement plans/stormwater calculations have been submitted for Engineering review and comments have been returned to the design engineer for revision. The Summit Soil & Water Conservation District is currently reviewing the site SWPPP. A Land Disturbance permit is required prior to commencement of earthmoving activities on site.

Final permits from the Army Corps of Engineers are required for the filling of wetlands (required for the roadway and senior facility) and excavation of wetlands for stormwater management purposes.

The plat also contains language delegating responsibility for maintenance of stormwater facilities to the Spring Hill Business Park Drainage Authority and may also include the City. Details will need to be finalized prior to recording of the plat.

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

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

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

Comments have been forwarded to the applicant for revision.

**FIRE**

No comments.

**ZONING**

No comments received.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for the final plat of Spring Hill Business Park Phase I. The maintenance responsibilities for stormwater facilities will need to be finalized prior to recording of the plat. 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).*

*The developer is required to meet all local, state, and federal regulations in development of this project.*