

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

Item 18-08

Chenoweth Crossing Planned Development

(D. Read, Condo Association President)

Location: St. Andrews Court

Final Site Plan Review

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting a final site plan for Chenoweth Crossing Planned Development, an existing single-family detached condominium community located on St. Andrews Court (private), which extends between Chenoweth and Ashwood Roads.

This 4.2 acre multi-family community was originally approved by the Planning & Zoning Commission in 2003 with a total of 16 condominium units. To date, a total of 11 dwellings have been constructed. A conceptual site plan was reviewed by the PZC at the October 18, 2017 meeting in association with a rezoning request from R-2 to PD. The objective of the rezoning was to eliminate the “true” condominium ownership structure in favor of creating individual fee simple lots. This plan was favorably recommended by the PZC and subsequently approved by City Council. The applicant is now returning for review of the final site plan (plat) per PD regulations.

Per the plat submitted, a total of 15 lots ranging from 5,000 SF to 9,811 SF are proposed, which are permitted in the PD District (5,000 SF minimum for single-family detached dwellings). Of the lots to be platted, four (4) would be vacant at this time. Required building setbacks in the PD District are flexible and are established during the review process. Per the plat, all existing dwelling units would fit within the proposed lots and sufficient area for new dwellings would be provided. Front setbacks to the private drive and building separation are existing conditions. The plat is consistent with the approved conceptual plan.

The plat would also create a parcel for the private road and a total of 1.052 acres of open space area, which exceeds the 25% minimum required in the PD District (0.64 acres minimum).

Drainage structures are in place and there are no additional stormwater management requirements associated with this request. The community is served by central sewer and water facilities.

PD regulations require that maintenance responsibilities for all open space areas be specified in conjunction with final plan approval. The community currently has Condominium Association documents that have been modified for the new ownership arrangement. The amended documents are in draft form and will be officially adopted by the membership upon approval of the plat. Per the documents, the Association is the responsible party for on-going maintenance (see attached).

There are no performance bond requirements associated with this request.

The PZC is being asked to review the plat and make a recommendation to City Council for acceptance.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Currently reviewing revised plat document.

FIRE

No comments requested.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the final plat of Chenoweth Crossing Planned Development. There are no performance bond requirements for this proposal. Association documents, as amended, will need to be officially adopted and recorded with the plat.