

CITY OF GREEN
Planning Department Review

PLANNING & ZONING COMMISSION
July 19, 2017

Item 17-40

Kings Ridge Phase 8

(D. DeHoff, Green Land Trust, Ltd.)

Location: Lydington Circle

Final Plat Review – 25 Lots

Zoning: R-1

PLANNING DEPARTMENT

Applicant is presenting a final plat of Kings Ridge Phase 8, which consists of 25 lots (Lots 206-230) on a total of 14.862 acres of land. The proposed phase is located in the northwest corner of the allotment, adjacent to existing Phases 5 & 6. The location of Phase 8 and roadway configuration adheres to the most recently approved preliminary plan for the allotment (see attached for reference).

Phase 8 would be the last phase in the allotment to be platted and would result in the build-out of all 230 lots proposed in the preliminary plan, which was originally approved in 2002 and covers 162 acres. The allotment is served by central sewer and water facilities. Phases 5 & 6 were reviewed/platted in 2016 and home construction is currently underway.

Per the plat submitted for Phase 8, all lots would meet the 13,600 SF minimum area requirement for lots served by sanitary sewer, per the original preliminary plan approval. Lots range from 13,600 SF to the 58,844 SF Lot 206, which also includes an existing gas well. Width at the building line of all lots meets the 85' minimum. A 40' building setback line is indicated on all lots, which complies. The configuration of lots on the east side of proposed Lydington Drive has changed from the preliminary plan. These were originally proposed as seven (7) standard-size lots that abutted an open space area to the east. In the proposed phase, the lot lines are extended through this open space area to provide larger, deeper lots. As a result, the width-to-depth ratio of three of the lots would be exceeded and a variance would be required from the PZC (maximum depth is 4.5 times the width). This would apply for Lots 224-226. The applicant has indicated that this configuration would remove the burden from the Homeowners Association from owning additional land (i.e. what would have been more open space that is also unusable and difficult to access). The rear portion of these lots is characterized by wooded wetlands and hillsides and new homes would be constructed at the required front setback line. A Conservation Easement would be established to preserve these features and would also include the rear of the other four lots. An easement document will need to be submitted for review and approval prior to recording.

The plat features the extensions of Lydington Drive, an existing stub road within Phase 5, and Amberley Drive from Phase 6 (existing reservation strips would be released). Amberley Drive would extend northward to a knuckle and Ashwell Court would connect the knuckle to Lydington Drive to the east. All roadways would be 50' wide rights-of-way. Lots fronting on the knuckle would meet the 50' minimum frontage requirement and the balance of lots would meet the 85' minimum requirement. Lydington Drive would extend to the north allotment line for future extension. A 5' wide reservation strip has been placed at this end per requirement. The strip would be released upon legal extension of the roadway. A similar reservation strip has also been placed along the rear lot lines of Lots 214-219, which would be double-frontage lots along both Amberley Drive and Cottage Grove Road. The strip would prohibit direct access from Cottage Grove Rd.

The proposed public storm sewer would route stormwater run-off into the existing system within Phase 5 and on to an existing detention basin. A temporary sediment basin would be installed to handle run-off during the construction period. Overall, the site slopes down approximately 50' from the southwest corner of the phase to the wetland area. Improvement plans/stormwater calculations have been submitted for Engineering review and the SWPPP has been sent to Summit Soil & Water Conservation District for review. A Land Disturbance permit is required prior to commencement of earthmoving activities on site.

Dominion East Ohio gas facilities are also situated within Phase 8, which is common within the Kings Ridge allotment. This includes the referenced gas well on proposed Lot 206 and an associated gas line. A 100' radius easement is indicated around the well (i.e. no-build zone) and the gas line is within a 60' wide easement along the eastern edge of the phase, as shown. A portion of the existing access drive would be removed due to the construction of Lydington Drive and the access easement would be released due to the dedication of right-of-way. A small portion of the drive easement that would lie outside the right-of-way would remain, as shown, to allow for servicing of the well.

Per the provisions of the Land Development Code, sidewalks, street trees, and a street lighting district are required within this phase. A petition for the creation of the lighting district will need to be completed by the developer and returned to the City prior to introduction to City Council.

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

Currently reviewing improvement plans/stormwater calculations.

FIRE

Reviewed with 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 Kings Ridge Phase 8. This recommendation would include the granting of a variance for the width-to-depth ratios of Lots 224-226. 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 Conservation Easement document will need to be reviewed and approved prior to recording with the plat.

The developer is responsible to meet all local, state, and federal requirements in the development of this phase.