

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

December 18, 2019

Item 19-65

**Replat of Akron Canton Corp Pk Ph 8 &
Final Plat of Akron Canton Corp Pk Ph 9**

(C. Brown, K. Hovnanian Homes)

Location: Forest Lake Drive

Replat/Final Plat Review

Zoning: I-1

PLANNING DEPARTMENT

Applicant is presenting the Replat of Akron Canton Corporate Park Phase 8 and the Final Plat of Akron Canton Corporate Park Phase 9. The project is part of the amended concept plan for the Forest Lakes Subdivision Planned Development (formerly Bayside Investments Planned Development) that was approved by the PZC at the May 15, 2019 meeting and is associated with Forest Lakes Subdivision Phase I that is also under review at tonight's meeting. 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 purpose of this plat is to provide the necessary roadway extension of Forest Lakes Drive that would provide a connection with the proposed Forest Lakes Subdivision, which includes a mix of single-family cluster homes and townhomes. The plat would extend the 60' wide public right-of-way of Forest Lakes Drive approximately 726' north and west to the new allotment line, from where it would extend to an intersection with Tabs Drive. A portion of the dedicated right-of way that comprises the permanent cul-de-sac (and associated utility easements) would also be vacated via this plat. A standard 12' wide utility easement would abut the new right-of-way lines.

To achieve this roadway extension, approximately one (1) acre of land would be dedicated via this plat. This dedicated area would be derived from existing Lots 4, 5, & 6 and Block A of the Akron Canton Corporate Park Phase 8 and an adjacent unplatted parcel of land owned by CAM Green, LLC (developer of the Corporate Park). The replatted parcels of land in Phase 8 would include Lot 4-R at 3.3371 acres, Lot 5-R at 3.1622 acres and Lot 6-R at 3.5596 acres. The existing Block A would be divided into two separate parcels; Block A-R-1 at 2.1360 acres and Block A-R-2 at 1.5918 acres. Due to the current configuration of Block A, the new Block A-R-1 would contain a substandard frontage of 61.59' (85' minimum). Staff is working with the developer of the Corporate Park to possibly combine the property with the adjacent unplatted land to create a compliant parcel (there is an issue with this due to different ownership entities.)

Phase 9 of the Corporate Park would be created by the roadway dedication through the unplatted parcel and would consist of the 5.7815 acre Block A and 6.1532 acre Block B. It is possible that the area of Block A could be modified via some form of lot consolidation with the proposed Block A-R-1, as referenced above.

Both phases would retain their current I-1 zoning classification.

The extension of Forest Lakes Drive would also involve the connection to existing storm sewer, sanitary sewer, water, and gas/electric services to serve the new development. Stormwater management/water quality would be provided for the additional run-off. Improvement plans/stormwater calculations have been submitted for Engineering review.

A 60' wide easement associated with an existing Sunoco gasoline pipeline is shown cutting across the site. Approval from the pipeline company will be needed due to construction activities near the line.

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

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 plat document and revised improvement plans/stormwater calculations.

FIRE

Currently reviewing plat document.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC to City Council for acceptance of the proposed replat/final plat. A variance may be needed from the PZC/BZA for the substandard frontage of proposed Block A-R-1 of Phase 8 if a consolidation cannot be performed. Approval from the pipeline company is required prior to commencement of construction.

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