

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

May 18, 2022

Item 22-33

Jacobs Ridge Phase I

(J. O'Connor, Pulte Homes of Ohio)

Location: 1265 Boettler Road

Final Plat Review – 65 Lots

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting the final plat of Jacobs Ridge Phase I. This project was originally approved as a conceptual site plan as part of the rezoning request to Planned Development District in 2021 (Ref. Item 21-51). The overall plan included a three-phase development of 166 single-family lots on approximately 79 acres of land at 1265 Boettler Road. The applicant is now returning for final plat review per PD regulations based on the approved concept plan (see attached).

The Phase I plat being presented would create 65 lots on 39.37 acres of land fronting on Boettler Road, directly north of the Meadow Wood allotment. The tract contains a vacant single-family dwelling and associated outbuildings, which will be demolished (permit required). The proposed fee-simple lots would range from 7,417 SF to 13,797 SF, which exceeds the 5,000 SF minimum lot area in the PD District. There are two basic lot sizes that would accommodate two separate home series. The typical “small” lots are approximately 7,425 SF (with most being larger) and the larger lots approximately 11,250 SF. All lots would exceed the 40’ minimum lot width requirement (typically range from 50’-70’). Per the concept plan, front building setbacks would range from 25’–35’, which complies for local roadways in the PD. These setbacks will need to be shown on the plat.

Access within Phase I would be provided via two public roadways that would intersect with Boettler Road. This includes the proposed Beamer Lane to the east (aligns with Golden Wood Way) and Jacobs Lane to the west. Sight-distance studies have been provided for the new intersections and were found to be acceptable. Jacobs Lane would also widen to include a boulevard island entry (for landscaping and any proposed signage). Since this is within the right-of-way, it will need to be set up as a Block of land (owned by the HOA) or an easement granted to the HOA for landscaping/signage and maintenance responsibilities. Rachael Lane, extending northeast from Beamer Lane, would also be dedicated by the plat. All three roadways would stub at the north end for extension into the future phases. Required 5’ Reservation Strips to the City are provided. A temporary turnaround easement is also provided at the end of Rachael Lane, per code. Similar easements are not needed at the other two stub roads due to their short length. A standard 12’ wide utility easement is shown across each of the lots.

Phase I would also plat five dedicated open space areas, per the approved concept plan. This includes the 0.4285-acre Open Space A and 0.3185-acre Open Space E, which serve as entryway buffers along Boettler Road. The 9.4294-acre Open Space B is situated as a buffer along the Spring Hill allotment to the west and includes existing wetlands and two proposed stormwater retention ponds. This area also includes exclusive easements to each of the 11 adjoining lots here as part of an offer by the developer. The 8.5629-acre Open Space C is centrally located and includes four stormwater ponds and preserved wetlands/Riparian setback areas. A gas well/tanks and access drive in this area would be abandoned. Open Space D, at 1.454 acres, buffers along the east property line and includes a small wetland area. Conservation Easements are required for preserved wetlands/natural areas. Total open space would be 20.1933 acres.

The balance of the land in Phase I includes Block A (37.1102 acres) and Block B (1.2154 acres) for a total platted area of 77.6623 acres. Block A incorporates the area for the future phases. Block B is a 40' wide strip across the northern edge of the allotment that will be offered for dedication by the developer as part of the Southwood Drive extension. An outlet to Southwood Drive will be provided in Phase II.

Existing easements and other proposed easements (i.e. stormwater management, sanitary sewer, storm sewer, etc.) are indicated.

The plat adheres to the approved conceptual site plan as presented.

The development would be served by sanitary sewer and water services, per code. A Right-of-way permit is required for all work to be performed within the public right-of-way.

Improvement plans/stormwater calculations have been submitted for Engineering review. The proper permits will be required for the disturbance of any wetland areas. A Land Disturbance permit is required prior to commencement of earthmoving activities on site.

Per the provisions of the Land Development Code, sidewalks, street trees, and street lighting are required within the new community. Proposed sidewalks, as shown, would connect to existing sidewalk on Boettler Road.

Homeowners Association documents will need to be submitted for review. The documents will need to make adequate provisions for the perpetual care and maintenance of all open space areas/amenities and stormwater management facilities and will also be recorded.

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 site improvement plans/stormwater calculations and plat document.

FIRE

Reviewed with no comments.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC to City Council for the final plat of Jacobs Ridge Phase I. Engineer's cost estimate and performance bond requirements must be submitted to the Planning Department prior to introduction to City Council.

Any remaining technical revisions of the plat document are required prior to recording with the County. The following items must also be submitted prior to platting/construction:

1. HOA documents accounting for the perpetual maintenance of open space areas and stormwater

management facilities.

- 2. The appropriate approvals/permits for wetlands to be disturbed by the project.*
- 3. The street name Beamer Lane should be modified to continue Golden Wood Way.*

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