

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

October 20, 2021

Item 21-53

Union Square Phase I

(R. DeHoff, Union Square Investments, LTD)

Location: Town Park Blvd.

Final Plat Review – 2 Lots

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting the final plat of Union Square Phase I. The preliminary plan for this allotment was reviewed at tonight's meeting.

The Phase I plat involves the dedication of Town Park Blvd. as a 76' wide right-of-way (as existing) between its current east end and Wise Road to the south and east. A total of 7.4206 acres of land would be dedicated for the approximately 4,270' roadway extension. An additional 1.2336 acres of land would be added as right-of-way at the Wise Road intersection to accommodate a roundabout and right-of-way would be provided for the permanent cul-de-sac at the east end of Steese Road. The existing reservation strip at the end of Town Park Blvd. would be released and the associated temporary turnaround easement would be vacated upon recording of the plat.

The proposed Lot 1, at 26.77 acres, is the site of Project Northstar, which is under review at tonight's meeting and Lot 2, at 4.5 acres, is a future project site. The plat would also create the 29.03-acre Block A, the 30.29-acre Block B, and 47.03-acre Block C, as shown. Further subdivision of these Blocks could occur once development projects are identified and would be handled via replat. The total area of Phase I would be 146.28 acres and all roadways, lots, and blocks are consistent with the preliminary plan.

A future roadway connection will be provided to the Boulevard Subdivision to the north, which is an important link between these projects.

The existing temporary drainage easement on the Akron General parcel would be vacated upon recording of the plat. This is currently the site of a temporary stormwater management basin that will be removed. New permanent stormwater management easements are shown that replace the temporary easement.

Delineated wetlands/Riparian buffer areas are also shown on the plat. The appropriate approvals/permits are required for the proposed disturbances that are necessary for the project.

Sanitary sewer and water services would be extended along the new roadway. Existing sanitary easements are shown. Improvement plans are currently being developed for the project, which will be constructed by the City and financed via a TIF Agreement (no performance bond required). The roadway will include the required sidewalks (multi-use trail), street trees, and street lighting.

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 returned to project engineer.

FIRE

Reviewed with no comments or concerns.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for the proposed plat. Technical revisions of the plat document will need to be made prior to recording with Summit County. There are no performance bond requirements associated with this project.