STAFF REPORT

PLANNING & ZONING COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, October 24, 2018
7:00 P.M.

1. PLAT REVIEW

Applicant:	Elite Real Estate Holdings
Location:	10331 Sawmill Rd, Powell 43065
Existing Zoning:	Planned Residential District (PR)
Request:	To review a plat for a proposed residential subdivision consisting of 8 units on approximately 1.5 acres.

Aerial Site Image: https://goo.gl/maps/jkdAFhYQDx22

Project Background

The development plan was approved by P&Z on June 13, 2018 and by City Council on August 7, 2018. Since that time, the applicant decided to divide the development into eight fee-simple lots with a split common wall. As per city code, any lot split of three or more lots requires a plat which is the document that gets recorded, establishing the dedication of public streets and rights-of-ways and the private lots on which will be homes.

Approved Development Plan Synopsis

The proposed subdivision plat is consistent with the approved development plan for the Mews at Zion development.

Ordinance Review

Section 1107.08 of the Powell Codified Ordinances requires a plat to be submitted and approved, and then recorded, prior to the sale of any lots and the dedication of streets for public use.

Staff Comments

Staff is generally accepting of the content of the plat. The lot locations, buildings and easements are where they need to be but more work is needed on clarifying easements and maintenance of utilities. This can be done through staff review after plat approval.

The City Engineer with his initial look mentioned that the detention basin is not clearly called out on the plat as privately maintained. This along with some other items will need to be clarified through the review process by staff.

The Law Director also reviewed that plan and had two comments:

1. Given the easement locations, it is vitally important that the footprints of the buildings are correct. We will need to verify these locations as the building permits come in.
2. Delco and/or the County sewer folks will want specific easement language on the plat.

Overall, staff has no issues with the proposed plat seeing that many of the finer details can and will be corrected during staff review and prior to final signatures.

Staff Recommendation

Staff recommends approval of the Mews at Zion plat with the following conditions:

1. That all comments made by the Law Director are addressed.
2. A note is added to the plat stating that all of the drainage will be privately maintained.
3. The plat adds language that more specifically call out public vs. private utilities.
4. All staff comments are addressed following approval.