



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, February 27, 2019
7:00 P.M.

1. PLAT REVIEW

Applicant: Pulte Homes of Ohio LLC
Location: Steitz Road and Hunters Bend
Existing Zoning: Planned Residential District (PR)
Request: To review a plat for a proposed residential subdivision (Section 2 Phase A) consisting of 23 units on approximately 17.69 acres.

2. PLAT REVIEW

Applicant: Pulte Homes of Ohio LLC
Location: Steitz Road and Hunters Bend
Existing Zoning: Planned Residential District (PR)
Request: To review a plat for a proposed residential subdivision (Section 2 Phase B) consisting of 18 units on approximately 7.86 acres.

Aerial Site Image: <https://goo.gl/maps/RnjqRLvkWWL2>

Project Background

The property was annexed in 2017 and the zoning was approved for these sections for single family lots and open space as shown on the plat. The street layout, rights-of-ways and open space dedication is all shown and compliant with the approved development plan. The open spaces will be dedicated to the Homeowner's Association as approved by City Council.

Approved Development Plan Synopsis

The proposed subdivision plat lot and block layout and open spaces are consistent with the approved development plan for Carpenter's Mill. With this second phase, the stormwater controls and entrance feature design improvements will be completed. Staff will review all of the landscaping requirements at the time of acceptance of the subdivision improvements and prior to the occupancy of the first home.

One item that has come up with the overall grading of the subdivision is that some tree areas that were at first going to be preserved cannot be accomplished. Future phases it appears as though tree preservation areas are able to be kept, so this is a minor change. Staff has requested a full rundown of tree removals over six inches and an accounting system be put into place for the re-planting of new trees to replace those removed per code requirements.

Staff Comments

The subdivision plat is the document that gets recorded that establishes the dedication of public streets and rights-of-ways, and establishes the private lots on which will be the homes and/or open spaces.

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.

Comprehensive Plan Consistency

These 2 plats are consistent with the Comprehensive Plan and approved Development Plan.

Staff Recommendation

Staff recommends approval of the Carpenter's Mill, Section 1, Part A plat with the following conditions:

1. That the City Engineer have final approval over addresses, lot numbers, easements and rights-of-way needs and other items prior to recording of the plat.

Staff recommends approval of the Carpenter's Mill, Section 1, Part B plat with the following conditions:

1. That the City Engineer have final approval over addresses, lot numbers, easements, rights-of-way needs and other items prior to recording of the plat.