



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning &
Development Director

DEPARTMENT: Planning &
Development

MEETING: Town Council – 9/8/2020

SUBJECT: Approve the preliminary plat approval for Hidden Hills Phase II Subdivision

BACKGROUND:

The applicant, Ann Freeman, is requesting preliminary plat approval for Hidden Hills Phase II Subdivision located on the west side of St. Joseph Street, east of Portside Village. Hidden Hills Subdivision has an approximately total area of 13 acres. 6.4 acres were approved for 10 lots in 2005. Two of the lots have been combined for a total of 9 lots. Seven of the lots have been developed. Phase II will consist of 6 lots for a total of 15 lots for the subdivision. The lots will be between 23,000 – 73,000 sq. ft. There is an existing access (Hidden Hills Dr) to the subdivision to St. Joseph Street and with a 42' private right-of-way. The applicant proposes to extend the existing 42' Oak Outlook Way right-of-way 225' to the south. The pavement will match the existing width of 22'. There will be a 40' x 120' hammer head at the end of Oak Outlook Way for turnaround access. A small portion of the proposed lots is in a floodzone and wetlands, but the structures will be located on high ground and no wetland disturbance will occur. There are two existing fire hydrants to service the subdivision. Water and sewer will be extended to service the lots. An additional light pole will be added and street trees for every 50' of lot frontage. Existing vegetation can be used and is encouraged. Sidewalks were not required for Phase I and none are being proposed for Phase II.

Single-family dwellings are permitted by right in the R-2 zoning district. The minimum lot size is 7,000 square feet and setbacks for structures in this district are 25 feet from the front, 10 feet off the rear, and 7.5 feet from the side yard except on corner lots where 12.5 feet will be required. Maximum height for structures is 50 feet for this district. The maximum lot coverage per lot will not exceed 40% and is within the allowable density for the R-2 zone.

PLANNING & ZONING COMMISSION:

Planning & Zoning Commission recommended approval of the Hidden Hills phase II preliminary subdivision with staff recommendation.

STAFF RECOMMENDATION:

Planning Staff recommends approval of this preliminary plat subject to the following conditions. Final plat may not be submitted for approval until all conditions, revisions, changes and submissions are made. The conditions, revisions, changes and submissions to be made are as follows:

1. Approval letter from the Division of Water Quality for Stormwater Control.
2. Approval letter from the Division of Land Quality for Sedimentation and Erosion Control.

3. Street trees shall be installed according to preliminary plat submittal. Existing vegetation can be used for this requirement.
4. The accurate locations and descriptions of all monuments, markers and control points.
5. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer.
6. Section 12-130 (The Planning and Zoning Commission may require the subdivider to construct a concrete sidewalk on one (1) side of all frontage streets and on one (1) or both sides of all other streets within the subdivision. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the Planning and Zoning Commission).
7. Lot coverage for any lot located within the subdivision shall not exceed 40% maximum lot coverage.
8. Designate on Plan location of all open space, recreation area, and stormwater pond and designate ownership.
9. Grading, surfacing, curb and gutters, sidewalks, street lighting, street trees, sewage disposal facilities, stormwater drainage facilities, and other utilities shall be installed and certified by a surveyor and/or engineer or Performance Guarantee provided prior to recordation of the final plat.
10. Planning & Zoning Commission may recommend a street stub out for Oak Outlook Way extension to the adjacent south parcel.
11. Any wetlands disturbance shall receive Army Corps of Engineer approval.