



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Town Council – October 8, 2024

SUBJECT: Consider a preliminary plat for a 4-lot subdivision located at 1231 Saint Joseph Street

Applicant: Black Lotus Properties, LLC

BACKGROUND:

Black Lotus Properties, LLC, has submitted a request for a preliminary plat approval for the Kybalion Creek subdivision at 1231 Saint Joseph Street. The property is 49,437 square feet (1.14 acres). This subdivision will consist of 4 lots between 7,224 – 10,231 sq. ft. The existing single-family home on the property will become Lot 2 of the subdivision.

The applicant proposes to install a private road, Reef Rd., which will meet the minimum width of 22'. The road will be constructed with impervious material that meets the standards of DOT & Fire Code, subject to P&Z approval. To remain within the 10,000 square feet impervious surface limit for a state stormwater permit, a pervious road surface is proposed. The existing ditch that runs along the rear of the property will be relocated closer to the rear property line, with a riprap lined swale to manage drainage. The existing ditch carries flow from other properties, which the engineer has provided calculations to account for additional drainage. The only proposed fill would be for the ditch relocation. Most of the dirt from the new ditch will be repurposed to fill in the old ditch, with only a minimal amount of additional fill required. The site will be graded to maintain natural flow from south to north. An 85' x 60' hammerhead at the end of Reef Rd will be installed for turnaround access. The entire subdivision is in an AE 11 flood zone. There is an existing fire hydrant in front of Forest by the Sea to service the subdivision. Water and sewer will be off St. Joseph Street with private lines extended to service the lots. Streetlamps will be required, and street trees will be installed for every 50' of lot frontage. Existing vegetation can be used and is encouraged. Sidewalks are not proposed along the street, but P&Z may require applicant to construct a sidewalk. The proposed 8' multi-use path will be in the right-of-way in front of the subdivision.

Single-family dwellings are permitted by right in the R-2 zoning district, which has a minimum lot size of 7,000 square feet. Setbacks for structures in this district are 25 feet from the front, 10 feet from the rear, and 7.5 feet from the side yards, and 12.5 feet required on corner lots. The maximum height for structures is 45 feet, with a maximum lot coverage of 40% and a maximum impervious coverage of 65% per lot.

ACTION REQUESTED:

Consider recommending approval or denial of a 4-lot subdivision located at 1231 Saint Joseph Street.

STAFF RECOMMENDATION:

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. Street trees shall be installed according to preliminary plat submittal. Existing vegetation can be used for this requirement.
2. Permanent monuments of stone or concrete shall be placed at one or more corners of the subdivision to be designated as control corners.
3. 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.
4. Surfacing shall be done in accordance with plans and standard specifications approved by the Planning and Zoning Commission and the state Department of Transportation.
5. The Planning and Zoning Commission may require the construction of a concrete sidewalk on one side of all frontage streets and potentially on one or both sides of all other streets within the subdivision, in accordance with approved plans and specifications.
6. The installation of a street sign, light pole, and stop sign is required.
7. Electrical lines shall be buried.
8. Lot coverage for any lot located within the subdivision shall not exceed 40%.
9. The plan must clearly designate the location of open space, recreation areas, and stormwater ponds, as well as ownership details.
10. 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.

P&Z recommended unanimous approval with the condition that the pervious road be certified. Staff will require each home to provide stormwater containment on site and require certification at the time of CO.

MOTION:

Motion to approve or deny the preliminary plat with the proposed conditions.