

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Coleman Company** request approval of a **sketch plan** for “Ramsey Landing Phase 3.” Located on Ebenezer Road, zoned **R-1**. **[Map# 445 Parcel# 28]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Ramsey Landing Phase 3.”

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- This parcel was rezoned to R-1 at the May 2, 2006 Board of Commissioners Meeting.
- The Sketch Plan for Ramsey Landing Phase 1 was approved in 2004 and Ramsey Landing Phase 2 Sketch Plan was approved in 2006.
- At the February 27, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, wetlands & floodplain, stormwater management, water & sewer, and development plan review requirements.
- This phase is proposed to have 133 lots and water & sewer will be provided by the City of Springfield.
- Access to this phase will be from an existing stub out from Cubbedge Drive and will connect to the cul-de-sac on Gnann Way.
- At the September 12, 2023 Planning Board Meeting, Mr. Neil McKenzie explained that the City of Springfield has committed to providing water & sewer for the first 52 lots.
- Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives

1. **Approve** the **sketch plan** for “Ramsey Landing Phase 3.”
2. **Deny** the **sketch plan** for “Ramsey Landing Phase 3.”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan

3. Aerial Photograph