

Staff Report

Subject: Sketch Plan (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **Braly Investments** as Agent for **Lamar Allen** requests approval of a **sketch plan** for Hosswood Subdivision. Located on Courthouse Rd, zoned **AR-1**, proposed zoning **R-6**. **Map# 390 Parcel# 1**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for Hosswood Subdivision.

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, 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.
- The 30-unit single family residential development will be served by Springfield water and sewer. The water-sewer agreement has been approved.
- The development will be accessed from one entrance on Courthouse Road. There are stub outs to the east and to the south, for connection to future development.
- The parcel is 15.32 total acres. 1.4 acres is undevelopable wetlands. The 13.92-acre upland area includes slightly more than 15% common open space (2.26ac).
- Minimum lot size is 8,500 sf; side setbacks will be 7.5'. There will be a maximum of 1.96 dwellings per gross acreage (15.32ac total); 2.2 units per net acreage (13.932ac buildable).
- Two off-street parking spaces will be provided for each lot, with additional parking at amenity and mail kiosk sites. The development will include open space with benches, a playground, and a ball field.
- Sidewalks will be 4' wide, and will be installed throughout the neighborhood.
- The pre-application meeting was held on April 28, 2022, and the open space, parking, and connectivity to adjacent parcels were discussed.
- Staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the June 13 Planning Board meeting, Brad Smith made a motion to approve the sketch plan for Hosswood Subdivision.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for “Hosswood Subdivision”.
2. **Deny** the **sketch plan** for “Hosswood Subdivision”.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Sketch Plan Application 3. Aerial Photograph
2. Sketch Plan 4. Springfield Water-Sewer Agreement.