

## Staff Report

**Subject:** Sketch Plan (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** May 3, 2022  
**Item Description:** **Brett Bennett** as Agent for **Greenland Developers, Inc.** requests approval of a **sketch plan** for: "Goshen Ext. Apartments" a 408-unit multifamily development on 34.6 acres. Located off Goshen Commercial Park Drive, zoned **B-2. Map# 465 Parcels# 2, 2A, 2B, 2C**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for: Goshen Ext. Apartments.

### 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 applicant proposes buffers of 15' between multifamily developments; 20' between multifamily and commercial; 15' between multifamily and industrial; 20' between multifamily and R/AR. The industrial property to the north and east is required to provide a 300' vegetative buffer with berm.
- The proposed multifamily development may be served by county water and sewer. A road will connect the development to Goshen Commercial Park Drive, and may be conveyed to the county.
- Proposed density is 12 units per acre, pursuant to previous R-3 zoning district requirements. The revised B-2 zoning district limits density to 12 units per acre for mixed use residential. The revised R-3 zoning district limits density to 9 residential units per acre.
- Proposed parking meets requirements (1.5 per unit=612 spaces). Wetlands acreage is not calculated. The development will include a pool area and community building, a playground, and dog park.
- At the February 28, 2022 pre-application meeting, open space, buffers, amenities & parking, roads, and common element maintenance were discussed.
- If approved, staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the April 18 Planning Board meeting, Dave Burns recused himself from this vote. Alan Zipperer made a motion to **approve** a sketch plan for Goshen Ext. Apartments.
- The motion was seconded by Brad Smith, and carried unanimously.

### Alternatives

1. **Approve** the request for a **sketch plan** for: Goshen Ext. Apartments.
2. **Deny** the request for a **sketch plan** for: Goshen Ext. Apartments.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Sketch Plan Application 3. Aerial Photograph  
2. Sketch Plan