

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Braly Investments** as Agent for the **Estate of Robert North** requests approval of a **sketch plan** for “North Tract Subdivision”, a single-family residential development. Located on Zittrouer Road, zoned **R-1**, proposed zoning **R-6**. **Map# 352 Parcel# 79**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “North Tract 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 proposed 97-lot subdivision may be served by county water and sewer. Information on projected daily volume of wastewater to be generated by the development, and pump station flow tests and other modelling to confirm capacity, has been requested from the design engineer.
- The proposed development will have two entrance on Zittrouer Road. Minimum lot size is 0.20 acres (8,500 sf); side setbacks will be 7.5’.
- Proposed density is below the 4.5 unit per acre maximum, due to wetlands. There will be a maximum of 1.14 dwellings per gross acreage (85.81ac total); 1.74 units per net acreage (55.45ac buildable).
- Of 85.81 total acres, 30.36 is undevelopable wetlands. The 55.45 upland area includes slightly more than 15% common open space (8.54ac).
- Proposed parking spaces will be provided in attached garages (1), in driveways (2), as well as at amenity and mail kiosk sites (20). The development will include a picnic/pavilion area, grassed areas, a playground, and a dog park.
- At the January 14, 2022 pre-application meeting, the ~1,900 linear feet sewer line extension & tie-in to the gravity line at Windfield were discussed. A traffic study will be required, with particular attention to the intersection at Zittrouer Road and Hwy 30.
- If approved, staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the April 18 Planning Board meeting, Ryan Thompson made a motion to **approve** the sketch plan for “North Tract Subdivision”.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** request for a **sketch plan** for: “North Tract Subdivision”.
2. **Deny** the request of a **sketch plan** for: “North Tract 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