

Staff Report

Sketch Plan

Subject: Sketch Plan (Second District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: March 12, 2024
Item Description: **SIMCOE Investment Group, LLC** request approval of a **sketch plan** for “**Goshen Church Tract**” Located on Goshen Road, proposed zoning **PD-R**. [Map# 451 Parcel# 21]

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 2** of a **sketch plan** for “Goshen Church Tract”

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.
- Staff has not met with the applicant for a Technical Review Committee Meeting.
- Access is from Goshen Road.
- The applicant is showing a 30' Vegetated Buffer in addition to a 6' privacy fence on the Paddleford Subdivision Side and a 25' Vegetated Buffer to the Church Property Line.
- The submitted Sketch Plan, does not show the correct buffers on the Railroad Track Side. There should be a 25' Vegetated Buffer alongside the 150' Right of Way for the Railroad in addition to the required 20' Vegetated Buffer for the proposed subdivision. *(Section 7.1.7 Railroads and highways (freeways, expressways): a. Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows: i. In residential districts, a buffer strip not less than 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be so designated on the plat: "This strip is reserved for the planting of trees and shrubs by the owner. The placement of structures hereon is prohibited.")*
- There is multiple scaling problems for the Railroad Right of Way and Vegetated Buffers around the property lines.
- The pond is shown as touching the vegetated buffer. Ponds nor sloping of the pond shall enter the vegetated buffers.
- Proposed Roads are shown as 24' Asphalt and a 60' Public Right of Way with Curb & Gutter and sidewalks.

Alternatives

1. **Approve** the **sketch plan** for “Goshen Church Tract”
2. **Deny** the **Sketch Plan** for “Goshen Church Tract”

Recommended Alternative: 2

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: __

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph