

Staff Report

ACTION ITEM: Consider a request for a preliminary plat of Terrace Above the Greens Subdivision as submitted by MHRR, LLC.

APPLICANT: MHRR, LLC Marshall Trawick

APPLICANT STATUS: Owner

PURPOSE: Divide for residential development

SIZE: 27.67 acres

PRESENT USES: Vacant and undeveloped

PROPOSED USE: R-2 Single-Family Residential

SURROUNDING LAND USE: East, West, North, and South is R-2 Single Family Residential District. A north portion is also outside the city limits.

HISTORY: Was previously owned by Bent Creek Golf Course, LLC

TRANSPORTATION AND PARKING: This will be a private street.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Single Family Residential

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: A portion of the property is in the floodplain per FEMA map 29031C0144E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: This property is mainly wooded and accessed by Fraser Ridge in Savers Farm Subdivision.

COMMENTS: This will be a three-lot subdivision with a private street leading to a hammerhead turnaround. The owner is asking for six variances to the land subdivision regulation, and the staff has made several comments. Please see the letter in your packet showing the staff comments and needed variances, along with the response and variance letter from Koehler Engineering and Land Surveying.

The six variances being asked for are:

- 1) Privately maintained streets.
- 2) Fraser Ridge does not extend to the adjacent undeveloped properties.
- 3) Sidewalk requirement for each side of the street.
- 4) Septic instead of sewer main extension.

- 5) Lot lines are not perpendicular or radial to the right of way.
- 6) Stormwater detention

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Since variances are being asked for, a 2/3 vote by the Board of Alderman will be required.