



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-29 A Resolution of the City Council Approving a Preliminary Plat for Olde Savannah Phase 4, a Residential Subdivision Consisting of Approximately Twenty-Nine Point Five (29.5) Acres Located at East Williamsburg Walk and South Farm Road 89.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: 6/21/22

Issue Statement

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Twenty-Nine Point Five (29.5) acres, Olde Savannah Phase 4, consisting of one hundred and one (101) residential lots zoned Single-Family High Density Residential (R1-H), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately Twenty- Nine Point Five (29.5) acres of land located at the intersection of West Williamsburg Walk and South Farm Road 89. The property is zoned appropriately for the proposed plat, Single-Family High Density Residential (R1-H).

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan



The referenced Preliminary Plat contains one hundred and one (101) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes three (3) new Local Street connections: the first is a connection to South Farm Road 89 from East Charlton Street, the second is a connection to East Williamsburg Walk by South Montgomery Avenue, and the third is a connection to Williamsburg Walk by South Appomattox Avenue. New public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of Phases 2, 3, and 4 of Olde Savannah in its analyses. It was determined that no traffic improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems.

The development will be served through a looped water main system with connections coming across Williamsburg Walk along Montgomery Ave (8") and Appomattox Ave (10").

The development will require the construction of a new lift station along the southern property line – behind Lot 15. The sanitary sewer system will flow to the newly constructed lift station and then to the Shuyler Creek Lift Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Olde Savannah has been platted for the construction of 101 single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel contains one (1) identified sinkhole contained on a single common area, which is located between Lots 91 and 92. This common area will be maintained by the Homeowner's Association. A Sinkhole Analysis will be completed by the Applicant and reviewed by the City during the Infrastructure Permitting process; development of the property requires compliance with Section 410.700 Sinkholes and Karst Features of the Republic Municipal Code, requiring a thirty (30) foot setback from the sinkhole rim for all development.

Stormwater: The Preliminary Plat contains two Stormwater Detention Areas – one is located on the north side of Charlton Street, between lots 86 and 79; the second is located in the southern portion of the phase along Charlton Street (between Lots 15 and 16). The Stormwater Detention Areas are designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be



designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The first Stormwater Detention Area collects outflow from surrounding lots and conveys into the second Stormwater Detention Area, which detains stormwater from the remainder of the Olde Savannah Phase 4. The stormwater exits the property to the south. A Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting process.

Recommended Action

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**