



EXHIBIT C

**Project/Issue Name:** **SUBD-PRE 21-004.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately Twenty-Two Point Nine Five (22.95) Acres Located at the 6400 Block of S FR 89

**Submitted By:** Olde Savannah, LLC

**Presented By:** Karen Haynes, Planning Manager, BUILDS Department

**Date:** July 12, 2021

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**ISSUE IDENTIFICATION**

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Twenty-Two Point Nine Five (22.95) acres, Olde Savannah Phase 3, consisting of eighty-two (82) 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 ANALYSIS**

The property subject to this Preliminary Plat Application is comprised of approximately Twenty-Two Point Nine Five (22.95) acres of land located at the 6400 Block of 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 eighty-two (82) 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 the continuation of South Olde Savannah Avenue from Olde Savannah Phase 2, the second is the continuation of East Abercorn Street from Olde Savannah Phase 2, and the third is a connection to Williamsburg Walk by South Montgomery 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 1, 2, and 3 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 the looped water main system created during prior phasing of the Olde Savannah Subdivision with connections to an eight (8) inch water main located at the termination of New Madrid Street in The Lakes at Shuyler Ridge Subdivision and to a ten (10) inch water main located near the intersection of Hickory Street and South Farm Road 89. The development will connect to an existing eighteen (18) inch sewer main located on East New Madrid Street. The sanitary sewer system flows to the Shuyler Creek Lifts 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 (82) 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 **does not** contain any identified sinkholes.

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area in the northern portion of the phase at the end of Habersham Street. A second Stormwater Detention Area is located on the south side of Perry Street, between lots 36 and 37, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual



**EXHIBIT C**

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's outflow will flow into the stormwater system present in prior phasing of Olde Savannah, while the second Stormwater Detention Area's outflow will flow south across Williamsburg Walk; 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.

**STAFF RECOMMENDATION**

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