



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-R-66 A Resolution of the City Council Approving a Preliminary Plat for Olde Savannah Phase 3C, A Residential Subdivision Consisting of Approximately 5.02 Acres Located at 6354 South Farm Road 89.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: November 14, 2023

Issue Statement

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Five Point Zero-Two (5.02) acres for Phase 3C of Olde Savannah, a subdivision consisting of 19 residential lots zoned High-Density Single-Family 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 5.02-acre property subject to this Preliminary Plat Application is located at 6354 South Farm Road 89. The property is zoned appropriately for the proposed plat, High-Density Single-Family Residential (R1-H). R1-H zoning allows for:

- Min. Lot Sizes of 7,000 square feet
- Max density of 6.22 lots per acre
- Setbacks:
 - Front: 25'
 - Side (Interior): 6'



- Rear: 25'

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 19 lots, each with a minimum lot size of 7,000 square feet. The Preliminary Plat also consists of streets, open space and utility and drainage easements.

Transportation Plan

The Preliminary Plat proposes one new road and connects to Phase 3A of Olde Savannah through continuations of Habersham St and Abercorn St.

No lot will be given access to Farm Road 89.

These constructed streets would be dedicated to the city during the Final Platting Process.

A Traffic Impact Study (TIS) was conducted at the time of the initial rezone of the property and no street improvements were required.

Water and Wastewater Master Plan

The site is not currently served by City of Republic water or sanitary sewer service. The site is in proximity to an 8-inch water main along the eastern property line.

The site is in proximity to an 8-inch sanitary sewer that crosses Houston Ave along the southern side of Habersham St. The sanitary sewer flows to the Shuyler Creek Lift Station and through a force main to the Wastewater Treatment Facility. The City's water and sanitary sewer systems have the capacity to serve the proposed development; final evaluations of capacity will be performed during subsequent development review.

Zoning Code

The Preliminary Plat of Olde Savannah Phase 3C has been platted for the construction of 19 single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater conveyance.

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 utilizes the existing Stormwater Detention Area within Olde Savannah Phase 3A. The detention area was originally designed to accommodate development of the subject parcel in addition to other portions of the greater Olde Savannah subdivision. Although not shown on this Preliminary Plat, any Stormwater Detention Areas and all open space/common areas, were any such



areas to be included during subsequent Infrastructure Permitting, would 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.**