



Legislation Details (With Text)

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Attachments: 1. The Gardens paving detail.pdf, 2. The Gardens Variance Request2.pdf, 3. The Gardens Variance Request1.pdf

Date	Ver.	Action By	Action	Result
2/16/2017	1	Planning Commission	approved	Pass
2/16/2017	1	Planning Commission	approved	Pass
2/16/2017	1	Planning Commission	approved	Pass

The Gardens Preliminary Plat

SUMMARY: The Gardens Inc. is proposing a new expansion to their development, which consists of 149 lots on 91.89 acres. The new proposal upon completion will include approximately 10,915 feet of new roads, water, and sewer. This expansion will continue the same plan of the current development that includes zero lot lines with duplexes as well as some standalone single family building sites. This expansion will eventually tie into two existing city streets, Riverchase Drive and Kings Row, as well as extending Holly Tree Drive. There are several Green Space lots that will be non-buildable that will be used for several stormwater structures as well as leaving some of the trees and grass areas. There is one portion of the proposed Cedar Tree Drive that is projected to exceed the maximum percent slope of 10. The developer is requesting a variance to allow a 12% slope on a small portion of Cedar Tree Drive. The road will not be a "dead end" drive but be accessible from Holly Tree Drive and Kings Row. Staff asked the design engineer to assess the proposed slope for any "line of sight" problems due to the increase grade. They assured staff that the "line of sight" requirements as listed in the Subdivision Regulations would be met. The developer is also requesting a variance to for the intersections of Alcorn Drive & Dogwood Point with Cedar Tree Drive. Subdivision regulations require the angle of intersection to be greater than 60 degrees; however due to the design configuration and the desire of the developer to match lines with the existing Northside Drive they are less than 60 degrees. The design engineer has proposed a paving layout that should meet the requirement of the Subdivision Regulations. Staff recommends the paving design be attached to the minutes to ensure that the road be constructed to those specifications.

STAFF RECOMMENDATIONS: Staff recommends approval of the plat and both variances.

NECESSARY PLANNING COMMISSION ACTION: Approve the preliminary plat and both variances.