18-030CP/ Z/ PDP/ PP- THE HAMLET

Summary
Preliminary development plan and rezoning of 8.68 acres from R, Rural District to PUD, Planned Unit Development District (Hamlet on Jerome) and Preliminary Plat for the subdivision of the site into 17 single-family Cluster Lots and one Estate Lot.

Zoning Map

Next Steps
Upon approval a recommendation from the Planning and Zoning Commission the rezoning with preliminary development plan and the preliminary plat will be forwarded to City Council for review and final approval. The rezoning with preliminary development plan will require two readings before City Council with the rezoning in effect 30 days (referendum period) after the second reading.
1. **Context Map**

Southwest of Jerome Road, approximately 1,000 feet south of the intersection with McKitrick Road.
2. Overview

A. Case Summary
The site consists of two parcels totaling ±8.7 acres with approximately 270 feet of frontage along Jerome (Manley) Road. The proposal is for 17 new single-family lots on one new public street, Hamlet Court with approximately 2.15 acres of open space and one estate lot accommodating an existing single family home.

A Concept Plan review with the Commission is required for complex projects involving greater than 25 acres of land or for proposals inconsistent with the Community Plan. A Concept Plan allows for review of the proposal at the formative stages of a project, similar to the optional Informal Review, which the applicant completed in 2017. In this case, the Concept Plan requirement is due to the density of the proposal exceeding the Community Plan recommendation. The minutes from the informal review have been included in the Commissions packet for review and staff considers the Concept Plan requirement to have been fulfilled.

Rezoning to a Planned Unit Development District (PUD) requires approval of a development text to serve as the unique zoning regulation specific to the land rezoned with this application; the Zoning Code covers all requirements not addressed in the development text. A preliminary development plan is also required. Extensive engineering analysis is also conducted in conjunction with this request. The proposed development text establishes a new PUD (Hamlet on Jerome).

B. Background
On June 8, 2017, the Planning and Zoning Commission informally reviewed and commented on this proposal. Commission members commented on the proposed land use, density, site layout, and architectural character. The Commission was generally supportive of the density and welcomed the proposed housing type for this site. The Commissioners discussed landscaping, and access to and through the site for pedestrians. Some Commissioners were concerned regarding the lack of visitor parking and the usability of the common open space. The Commission recommended the applicant create clear access to the open space and ensure the space is functional for future residents.

C. Site Characteristics
1) Natural Features
   The site consists of two lots with approximately 270 feet of frontage along Jerome Road. The site slopes moderately from the western and eastern boundaries towards the center of the property. A pond is located in the center of the site and the rear of the site is wooded.

2) Historic and Cultural Facilities
   There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character
   - North: Unincorporated, Jerome Township (Residential)
   - East: Unincorporated, Jerome Township (Residential and Tartan Fields pond)
   - South: Planned Unit Development, Open Space (Tartan West)
• West: Planned Unit Development Residential (Tartan West, Subarea D)

4) **Road, Pedestrian and Bike Network**
   The existing parcels have frontage on Jerome Road. A public road, Roma Drive extends from Corazon Drive in Tartan West north to the site boundary. A shared-use path is located to the south within the Tartan West open space.

5) **Utilities**
   All utilities, including sanitary sewer, water, electric, and gas are available at this site. Both existing homes are served by a septic system. The septic system as well as the home on the eastern portion of the site will be removed.

D. **Neighborhood Contact**
   The applicant has been on contact with the Tartan West Homeowners Association and held a meeting on August 1, 2018 with the association and other residents. Homeowners Association for Tartan West, the adjacent development. The applicant has stated that the residents were supportive of the development, the proposed product and architectural character and quality. Residents expressed concerns regarding traffic and tree preservation, according to the applicant.

E. **Proposal**
   1) **Site Layout**
      The proposal depicts the extension of Roma Drive from Corazon Drive, in Tartan West, north toward the adjacent parcel. A new public road, Hamlet Court will provide access to all proposed lots, including the estate lot with the existing home to the rear of the property. Hamlet Court is proposed to be a cul-de-sac. Open space with associated landscaping and is shown adjacent to Jerome Road to the east and between the new lots and the existing home. The existing pond will be modified to accommodate stormwater management for the proposal. Sidewalks are shown throughout the development and a shared-use path is proposed along the Jerome Road frontage as well as through the eastern open space.

   2) **Community Plan**
      The Community Plan is the key policy guide for decision-making about Dublin’s built and natural environments. The Community Plan contains detailed recommendations for future development including the appropriate location and density or intensity of residential and commercial uses; the general location and character of roads; the general location of parks, open space and public buildings; and the general sites for and extent of public water and sanitary sewer utilities. The Community Plan is a guide for City Council and the Planning and Zoning Commission as they assess the location, character, and extent of proposed development and redevelopment in Dublin. Recommendations throughout the Plan are based upon a review of existing conditions and evaluation of future development scenarios for their impacts on infrastructure, roads and the City’s fiscal health. Dublin’s ability to maintain high quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

   a) **Future Land Use**
      The Future Land Use Map classifies all parcels within the Dublin planning area with a recommended land use. The map is supported by a detailed description explaining
the general character of each land use type, including typical ranges for residential and non-residential densities. The Future Land Use for these properties is Mixed Residential - Rural Transition which designates a typical density of 1.5 du/ac. Areas with this Land Use are located primarily along the western periphery of the City and are intended to provide a mix of housing types on smaller lots with significant provision of open space.

At two units per acre, the proposal exceeds the density recommendations of the Community Plan. However, as discussed above, the Commission generally supported the proposal based on the proposed unit type, provision of open space and architectural quality.

3) Development Text
The development text is the regulating document that outlines the development standards for the development including uses, lot requirements, and architecture and materials.

a) Use
The primary use is proposed as single-family detached residential for the development. The text designates two Subareas for the development. Subarea A includes the Estate Lot and is required to adhere to the R-1, Restricted Suburban Residential District in the Zoning Code for uses, accessory uses and development standards. Subarea B permits cluster lots, parks and open space and the text also refers to the R-1 District in the Zoning Code for permitted and accessory uses.

b) Lot requirements
The Estate Lot in Subarea A is permitted to remain as is in the proposed development text at a lot size of approximately three acres. Setbacks and development standards are regulates based on the Zoning Code. The Estate Lot is not included as a parcel in the preliminary plat, but should be included in the subdivision as a platted lot. In addition, the boundaries of the Estate Lot (which encompasses all of Subarea A) appear random and staff is concerned that the maintenance boundaries and responsibilities of this Lot will be unclear in the future. The Subarea boundary should be revised to more closely align with the edge of the driveway. Additionally, there are no front setback requirement indicated for this lot and given its proposed located off the cul-de-sac bulb, staff is requesting a setback be required in the text and shown on the plat.

The Cluster Lots in Subarea B are to be a minimum lot size of 5,000 Square feet. The preliminary plat indicates this requirement is met. The minimum lot width is 45 feet and the minimum lot depth is 100 feet. The development text requires a front build zone ranging from ten to 20 feet and requires the home to be within or at the build zone. Front-loaded garages shall be located a minimum of 20 feet from the right-of-way. The preliminary plat should indicate the proposed front setback regulations. The required rear yard for these lots is 10 feet for lots adjacent to the property line and lots with a drainage easement require a 20-foot rear yard. The development text should clarify which lot numbers require which setback.
The proposed text permits encroachments of AC units into the required five-foot side yard setback, other encroachments are not permitted and minimum separation between buildings is required to be 10 feet. Given the small lot size and intense development of each lot, the lot coverage for the Cluster Lots is permitted to be a maximum of 70%, which has previously been approved in other areas of the City with larger homes on smaller lots.

**c) Architecture**

The proposed development text requires the approval of any exterior modification of homes by a Design Committee, including exterior amenities. The text indicates a European Village character for the homes on the Cluster Lots with natural materials and emphasized in the inspirational images contained in the preliminary development plan. Four-sided architecture is required with architectural consistency on all elevations. A minimum of 20% of the front façade will consist of stone or brick and the same percentage for side elevations facing a street. For all other side elevations, brick or stone will extend two feet past the corner of the house with the remaining façade being stucco.

Proposed exterior cladding materials are to be all-natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof. Cladding colors shall be natural earth tones and/or warm neutral colors. Permitted trim materials include brick, stone, wood, aluminum (for gutters and downspouts only), copper, zinc, cast iron, fiber-cement products, composite wood, and fiberglass. Windows and doors on the front and sides of the house are to incorporate trim that is architecturally appropriate. A minimum pitch of primary roof shall be 10-inch rise to 12-inch run. Secondary roofs (dormers, porches) are permitted to be up to a flat roof.

Permitted roof materials include dimensional asphalt shingles, wood, slate (including manufactured slate products), concrete, tile metal roof, such as copper or standing seam, and flat rubber membrane. The color palette is proposed as natural earth tones and/or warm neutral colors including white with complementary or contrasting trim in earth colors. Roofing colors must be from the range of natural materials such as wood shakes and black.

Chimneys are permitted to be constructed from the cladding palette, with the exception of wood, and are required to be built on an integral foundation.

Given the theme of the architectural palette, the applicant has addressed architectural diversity based on the three distinct home types proposed and the text allows for elevations to be similar in massing and design. Garages are required to be detailed and architecturally consistent with the main building façade. The maximum ratio of garage elevation to home elevation is proposed to be 40%.
d) Development Details
Driveways within the development shall be concrete, decorative pavers, brick, exposed washed aggregate in concrete or a combination thereof. Asphalt is prohibited. Auto courtyards are proposed for multiple lots and are required to be screened from the right-of-way by either a masonry wall or a vegetative hedge to be maintained by the homeowner. The curb cuts are limited to 26 feet in width and will be flanked by decorative pillars with residential lighting.

The proposed development text provides for cluster mailbox units as recently required by the United States Postal Service (USPS) for all new development. The preliminary development plan indicates a cluster mailbox location west of Roma Drive adjacent to Lot 11. The applicant will be required to work with the USPS and the City of Dublin to determine an acceptable location and unit type to the satisfaction of the USPS and staff.

The applicant is proposing a private outdoor patio space for each individual lot located in the rear of the property. Permanent screening/fencing up to four feet in height is permitted along the side and rear property lines, provided that it does not extend beyond the front façade of the house. Fencing materials are limited to masonry and wrought iron/steel. Wood and vinyl fencing is not permitted.

e) Tree Preservation
Code requires existing trees at a diameter of six inches at breast height that are in good and fair condition to be replaced on an inch-for-inch basis if they cannot be preserved through the design of the development. The proposed text indicates an intent to preserve as many trees as possible and adherence to Code for trees to be removed. The preliminary tree survey indicates the removal of 38 trees in good or fair condition with a total removal of 321 inches to be removed that will require replacement or a fee in lieu.

4) Open Space and Landscaping
The Subdivision Regulations require the provision of 1.16-acre of open space based on the 18 units on 8.7 acres of land. A total of 2.15 acres (25%) of open space is proposed in two reserves. Reserve A (1.235 acres) consists mainly of the stormwater management pond and is located in the center of the development. Maintenance of the pond will be the responsibility of the City, whereas the Homeowners Association will maintain the open space areas surrounding the pond. As discussed above, the boundary of the reserve and Subarea B should be clarified to avoid maintenance issues in the future.

The passive open space area (Reserve B) adjacent to Jerome Road is proposed as a natural open space area retaining as many established trees as possible. Additional plantings will help maintain the established rural character along Jerome Road and the required scenic setback.

The applicant will extend the shared use path along Jerome Road. A curvilinear shared use path connection from the development to the extended path is proposed from Roma drive along the southern lot line of Lot 10. A retaining wall along the southern property boundary is proposed adjacent to the shared use path connector.

The landscaping plan envisions layering of railings and plant materials incorporated between streets and buildings to enhance the streetscape and add variety to
appearance of the individual homes. Effort shall be made to preserve the natural features, including existing trees and topography; particularly in Subarea B.

Entry features may include integrated signage and landscaping and be modest in design. Materials will be complementary to the building façade of the homes and will be reviewed in detail at Final Development Plan phase.

The proposed development text and the preliminary development plan include standards and illustrations for significant front yard and individual lot landscaping and screening, including masonry walls between lots to screen AC units, and decorative fencing and walls at the front of the homes. While the text indicates that the homeowner will be responsible for the maintenance of decorative fencing and walls in front of the homes, it is unclear how the maintenance between the homes in envisioned, particularly given the extension of AC screening walls across property lines. The text and plans should include access and maintenance provisions.

While the text requires a detailed landscape and maintenance plan to be provided at the Final Development Plan stage, the applicant has indicated that in addition to the maintenance of the common open spaces, the HOA will also be responsible for the maintenance of landscaping in front and between the homes, which is not addressed in the development text nor in the preliminary development plan and is also not a common occurrence for fee simple residential lots. City Council has noted concerns about the financial burden that homeowners have expressed regarding the amount of maintenance required within different neighborhoods. Staff is concerned that the proposed maintenance responsibilities within this proposal will be significant spread across these lots. The text is also unclear whether or not the Estate Lot will be required to be a member of the HOA. The applicant should include the expected maintenance costs and responsibilities in the marketing materials, closing documents and the model home for this development and work with staff to further minimize the extensive landscape features on individual lots to be maintained by the HOA.

Code required front yard trees are permitted to be located elsewhere on the lots due to a tight development pattern and a potential lack of space to accommodate these trees. Street trees are proposed along public streets.

5) Traffic and Engineering
   a) Access and Circulation

Roma Drive in Tartan West was planned, approved and constructed to access future development north off and adjacent to Tartan West to minimize curb cuts and congestion on Jerome (Manley) Road. It is typical for the City and developers to provide street extensions for future development where appropriate.

Roma Drive will be extended and Hamlet Court will be constructed to access the proposed homes, and one existing home on the site. Sidewalks will be provided on both sides of both routes. A shared-use path will be constructed along Jerome (Manley) Road, with a connection to the Roma Drive sidewalk. Roma Drive will be stubbed to connect to future development to the northwest.
b) Traffic Impact Study
The applicant submitted a Traffic Impact Study (TIS) as required for a rezoning application with the original application submission. Since the Jerome (Manley) Road and Corazon Drive intersection is outside of the City corporation limits, coordination between the City of Dublin and Delaware County was required in review of the application.

The anticipated trips generated from the site result in a negligible impact to the public roadway network. The TIS confirms the existing left turn lane at the Jerome (Manley) Road and Corazon Drive is adequate to accommodate the additional trips anticipated with the proposed site. The existing roadway infrastructure is adequate for the proposed site.

c) Stormwater Management
The proposed stormwater management for the site consists of a storm sewer network and modified existing retention basin that outlets to an existing stream that drains from the northwest to southeast within Reserve A to accommodate water quality and quantity requirements for the development. The retention basin is located within Reserve A of Subarea B and includes a staged outlet control structure to regulate the site runoff release rates. The applicant will be required to continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

The site grading generally slopes from Jerome (Manley) Road down to the modified retention basin. Additional grading information will need to be provided with the Final Development Plan submittal to show site specific grading between the lots, at the northwest and southeast property lines of Reserve B, and along reconstructed Roma Drive to demonstrate positive drainage to the satisfaction of the City Engineer.

d) Utilities
Public sanitary sewer is proposed along the new streets within the development and connects into the existing eight-inch public sanitary sewer that was constructed as part of the Tartan West Section 4 subdivision. The existing septic system will be removed upon the completion and acceptance of the public sanitary sewer as well as the private sanitary service to existing single family home within Subarea A in accordance with City of Dublin, City of Columbus, and other regulatory standards. Sanitary easements will need to be established for the proposed public sewer along the southwest side of Roma Drive to the satisfaction of the City Engineer.

Public water main is proposed along the new streets within the development and connects into the existing eight-inch water main that was constructed as part of the Tartan West Section Phases 1 & 2 development. All utilities are required to be designed and constructed in accordance with the City of Dublin Standards, which includes requirements of the City of Columbus.

6) Preliminary Plat
The proposed plat is for the subdivision of 8.7 acres of land and includes the creation of 17 single-family lots, two open space reserves and rights-of-way for the extension of
Roma Drive and the creation of Hamlet Court. Lots 1 through 17 are proposed within Subarea B. The Estate Lot is Subarea A should also be included as a plated lot as part of the subdivision. The plat includes street sections and easements, but should also address any minor technical adjustments as well as open space ownership and maintenance, and setback requirements.

3. Site Plan

4. Criteria Analysis

A. Rezoning with Preliminary Development Plan Analysis [§153.050]

1) The proposed development is consistent with the Dublin Zoning Code. Criterion met. This proposal is consistent with the purpose, intent and applicable development standards of the Zoning Code requirements, except as altered in the proposed development text to create unique and specific standards for this proposal.

2) The proposed development is in conformance with adopted Plans. Criterion met. Based on previous discussions with the Commission, the proposal was deemed to be largely consistent with the Community Plan recommendations, particularly given the proposed housing type and architectural quality.

3) The proposal advances the general welfare of the community while maintaining orderly development. Criterion met. This proposal is compatible and consistent with the surrounding neighborhood and will not impede the normal and orderly development and improvement of the surrounding areas.

4) The proposed uses are appropriately located to safeguard the value of adjacent property. Criterion met. The development is appropriately located within the City and is compatible with existing development.

5) Proposed residential development has sufficient and adequate open space. Criterion met with Condition. The proposal meets requirements for the provision of open space. Staff is concerned that the proposed maintenance responsibilities within this proposal will be significant spread across these lots. The text is also unclear whether or not the Estate Lot will be required to be a member of the HOA. The
applicant should include the expected maintenance costs and responsibilities in the marketing materials, closing documents and the model home for this development and work with staff to further minimize the extensive landscape features on individual lots to be maintained by the HOA.

6) **The proposed development respects the unique characteristics of the natural features and protects the natural resources of the site.**

Criterion met. The development text addresses tree preservation and replacement adequately and the plans cluster development so as to retain more trees on site.

7) **Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided.**

Criterion met with Conditions. The applicant has worked extensively with staff to ensure the proposal includes adequate utilities, roads, drainage, and retention facilities to serve the proposed development. Given the narrow shape of the site and the tight clustering of lots, staff has concerns regarding the feasibility of meeting all necessary requirements and is therefore requesting the applicant to provide additional grading information along reconstructed Roma Drive to determine if temporary grading easements are required to provide positive drainage and to also provide a detailed grading plan, including site specific grading between lots, with the submission of the Final Development Plan to the satisfaction of the City Engineer. The applicant will be required to continue to work with the City and the adjacent property owner to the northwest of Reserve B to either acquire temporary grading easements or to regrade Reserve B in order to provide positive drainage to the satisfaction of the City Engineer. Sanitary easements must be established for the proposed public sewer along the southwest side of Roma Drive and the applicant will have to continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

8) **Adequate traffic and pedestrian safety measures are provided within the proposed development.**

Criterion met. The existing site will extend Roma Drive to access the development. This extension of Roma Drive will also serve potential future development to the northwest. Sidewalks will be extended along Roma Drive and Hamlet Court. Shared-use path will be extended along Jerome Road, and a connection will be made between the Roma Drive sidewalk and the shared-use path. The applicant provided a traffic impact study which determined the anticipated trips generated from the site result in a negligible impact to the public roadway network.

9) **The relationship of building and site layout provides for integration with the larger community and maintains the image of Dublin.**

Criterion met. The proposal clusters lots in the eastern portion of the site while providing a large setback with rural landscaping along Jerome (Manley) Road which will maintain the image of Dublin. In addition, architectural requirements include enhanced details for elevations adjacent to roads.
10) **Development layout and intensity contributes to the orderly development of land within the City.**
Criterion met with Condition. The proposed layout and intensity are appropriate for this site in the northern boundary of the City. The layout of the home sites and the proposed large footprints of the homes, create small spaces for AC units and the screening for the units extends across lot lines. The text and plans should include access and maintenance provisions for these conditions.

11) **Stormwater management provisions within and through the site are maintained.**
Criterion met with Condition. The development includes provisions for stormwater management via storm sewer, swales, and a retention basin. The applicant will be required to continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

12) **The proposed development’s arrangement and standards are consistent with the community.**
Criterion met. The proposal will provide for a cohesive community through home siting, landscaping standards and architectural character. There a differing setback requirements in the development text depending lot location, these should be clarified to refer to lot numbers. Staff is concerned that the proposed boundaries of Subarea A will make open space maintenance of the adjacent reserve unclear. The Subarea boundary should be revised to more closely align with the edge of the driveway. Additionally, there are no front setback requirement indicated for this lot and given its proposed located off the cul-de-sac bulb, staff is requesting a setback be required in the text and shown on the plat.

As recently required by the United States Postal Service (USPS), the applicant will be required to make provisions for a cluster mailbox unit. The applicant should continue working with the USPS and staff to determine an acceptable location and unit type of the cluster mailbox unit.

13) **The design and appearance of the buildings meets or exceeds the applicable appearance standards.**
Criterion met. The preliminary development includes character images for the proposed building as well as for the outdoor amenities and front yard treatments. The text includes material and designs standards, which exceed those in the Zoning Code and will create a cohesive high quality neighborhood.

14) **The proposed development phasing is appropriate and sufficiently coordinated.**
Criterion met. The development will be completed in a single phase.

15) **The proposal can be adequately serviced by existing or proposed public improvements.**
Criterion met. As discussed above the impact of the proposal is expected to minimal to public infrastructure and can be accommodated by existing public improvements.
16) **The applicant’s contributions to the public infrastructure are sufficient to service the new development.**
Criterion met. No contributions to infrastructure are required as part of this proposal.

**B. Preliminary Plat Analysis [Subdivision Regulations]**

1) **The plat document contains all applicable information and construction requirements.**
Criterion met with Conditions. This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to make any other minor technical adjustments prior to Council review. The plat includes street sections and easements, but should also include the Estate Lot on the plat as a lot and address setback requirements.

2) **Street, sidewalk, and bikepaths are in accordance with standards for improvement and maintenance.**
Criterion met. All necessary standards have been provided as part of the proposed plat.

3) **The proposal includes provisions for all utilities in accordance with approved standards.**
Criterion met. The plat establishes or identifies necessary easements for the construction and maintenance of all utilities in accordance with applicable standards.

4) **The proposal complies with all applicable open space requirements.**
Criterion met with Conditions. Two private open space reserves are platted as part of this application. The applicant will need to revise the plat to identify maintenance responsibilities for the two reserves prior to review by City Council.

**5. Recommendations**

**A. Rezoning with Preliminary Development Plan**

The proposal is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended with the following 13 conditions:

1) That the boundary of Subarea A be revised to more clearly align with the lot driveway, subject to staff approval;

2) That the Estate Lot be included in the preliminary development plan as a lot;

3) That the development text address front yard setbacks for the Estate Lot and clarify which lot numbers require which rear yard setback;

4) That the applicant work with staff to further minimize the extensive landscape features on individual lots to be maintained by the HOA;

5) That the proposed development text be clarified to address whether or not the Estate Lot will be required to be a member of the HOA;

6) That the applicant include the expected maintenance costs and responsibilities in the marketing materials, closing documents and the model home for this development;
7) That the development text and the preliminary development plan include access and maintenance provisions between the homes for the AC units, landscaping and screening;

8) That sanitary easements be established for the proposed public sewer along the southwest side of Roma Drive; to the satisfaction of the City Engineer;

9) That the applicant provide a detailed grading plan, including site specific grading between lots, with the submission of the Final Development Plan to the satisfaction of the City Engineer;

10) That the applicant continue to work with the United States Postal Service (USPS) and staff to determine an acceptable location and unit type of the cluster mailbox units;

11) That the applicant continue to work with the City and the adjacent property owner to the northwest of Reserve B to either acquire temporary grading easements or to regrade Reserve B in order to provide positive drainage, to the satisfaction of the City Engineer;

12) That the applicant provide additional grading information along reconstructed Roma Drive to determine if temporary grading easements are required to provide positive drainage; to the satisfaction of the City Engineer; and,

13) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

B. Preliminary Plat

The proposal is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended with the following three conditions:

1) That the applicant make any other minor technical adjustments prior to Council review;

2) That the plat include the Estate Lot on the plat as a lot and address setback requirements; and,

3) The applicant will need to revise the plat to identify maintenance responsibilities for the two reserves prior to review by City Council.