



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

November 25, 2013 Meeting

SUBJECT: Consider recommending approval of the Final Plat for Waterford Plat 1, subdividing 10.563 acres into thirteen (13) single-family lots. The property is located north of Waterford Pond and south of the current termination of Sudbury Court.

SYNOPSIS:

The applicant proposes to plat 13 single-family lots on Outlot 'Z' of Waterford Townhomes Plat 2. The property is zoned R-1(60), Single-Family Residential District to accommodate the proposed subdivision.

RECOMMENDATION:

The Planning & Zoning Commission recommends approval of the final plat for Waterford Plat 1 subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. Prior to approval of a final plat, the applicant must provide evidence of the creation of a homeowners association responsible for the maintenance of Outlot 'Z'.
4. All stormwater management facilities (swales, basins, bioretention, etc.) require a recorded maintenance agreement detailing the necessary ongoing maintenance of the facility.
5. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation prior to the issuance of a certificate of occupancy for that structure.
6. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all overland flowage and drainage way elevations that are on or immediately adjacent to the lot under construction.
7. The subject property is within the Beaver Creek Trunk Sewer District. Payment of the \$909.70 per acre fee is required prior to City Council approval of any Final Plat [$\$909.70 \times 7.9$ acres (total area less outlot)]

= \$7,186.63].

8. Revisions appropriate to indicate new alignment of Waterford Dam Trail Easement.
9. Council acceptance of a paved trail from Sudbury Court to the Waterford Dam satisfies the parkland dedication requirements of chapter 180.43 of the City of Johnston Code of Ordinances.
10. City Council waiver of the buffer requirements on Outlot 'Z' citing restrictions on tree growth on the dam imposed by the IDNR.

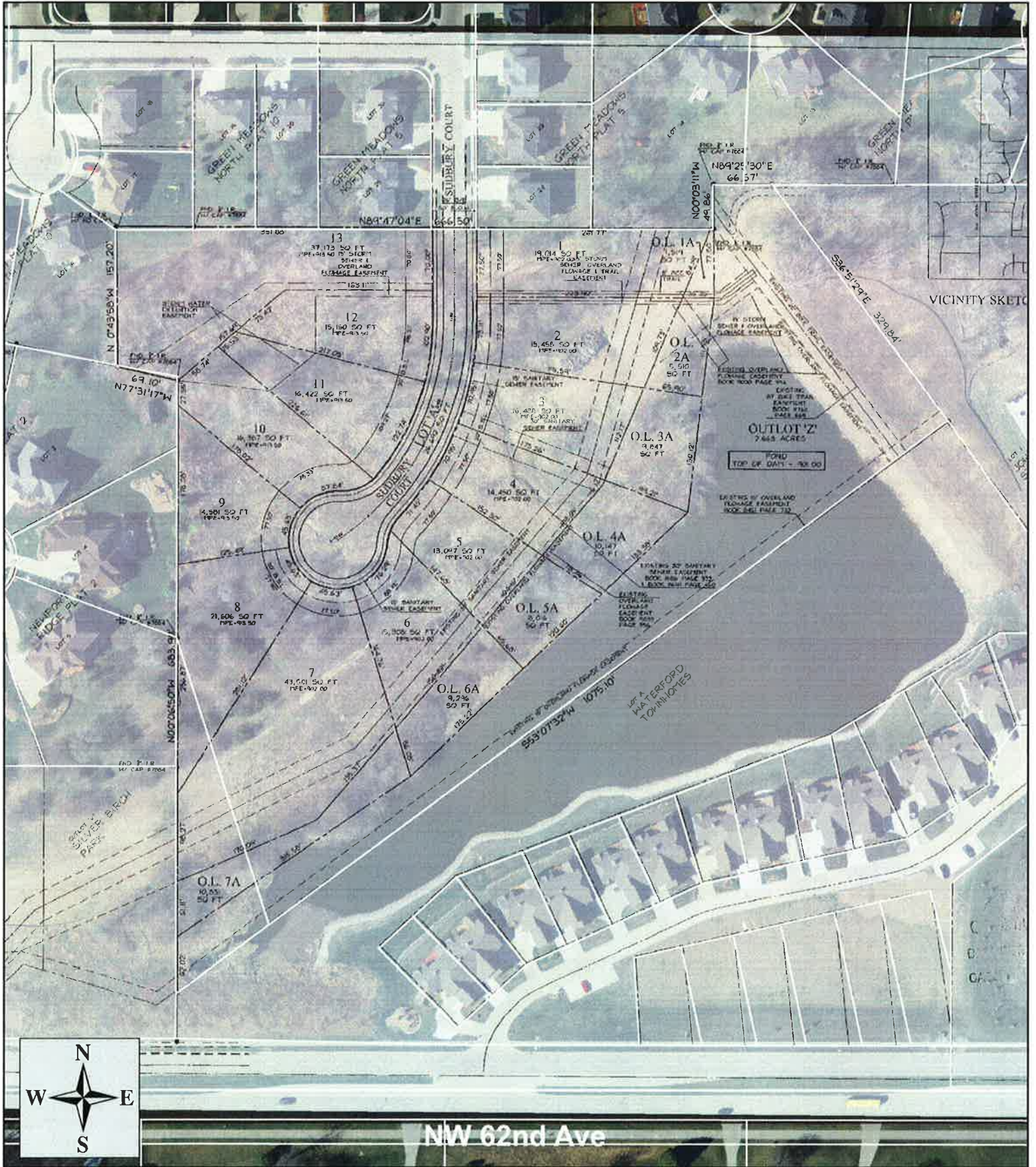
Motion by _____, seconded by _____ to recommend approval of the Final Plat for Waterford Plat 1 (PZ Case 13-38).

Attachments:

Final Plat prepared by Cooper Crawford & Associates, dated 10/30/13;
Comment Memo from City Staff dated 11/20/13;
Comment Letter from Foth Infrastructure and Environment dated 11/19/13;
Vicinity Map.

Waterford Plat 1 Vicinity Map

Johnston
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VICINITY SKETCH



NW 62nd Ave

