

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Van R. Finch, Land Surveys on behalf of Fitch Creations for subdivision final plat approval of “**McDowell Place**”, consisting of 15 lots on 14 acres, located off SR- 1812, Weathersfield, Williams Township.

ATTACHMENTS: 1. Major subdivision application.
2. Final plat titled “McDowell Place”, prepared by Van R. Finch, dated July 12, 2007.

Introduction / Background / Previous Board Actions: The subject property is part of the approved Planned Unit Development for the Village of Ferrington which includes 1602 dwelling units on approximately 925 acres. The property is in a WSIV-Protected Area watershed district and requires a 50 foot water hazard setback / vegetative stream buffer from creeks and streams. The property is not within a portion of the 100 year flood plain. County water is available. The project was formally known as Camden Park South, Phase II. Sketch design approval for Camden Park South consisting of 49 lots was received from the Board of County Commissioners on April 19, 2004. Camden Park, Phase One received final approval on June 20, 2005. Subdivision preliminary approval for McDowell Place was granted by the Board of on June 18, 2007.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting subdivision final approval of “McDowell Place” consisting of 15 lots on 14 acres with a financial guarantee for the seeding and mulching of road shoulders. The lots will be served by the Ferrington Wastewater Treatment Plant. Alan Keith, P. E. with Dielh & Phillips, provided a certification during the preliminary review stating the plant had sufficient capacity to serve McDowell Place. Alan Keith has certified that all other infrastructure work, i.e. roadway construction and installation of water lines, has been completed.

Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The roadways serving these lots have been graded, graveled and paved so the lots are accessible to emergency vehicles. County water is available to the subdivision so water for fire service is not an issue in consideration of whether the public health and/or safety will be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

RECOMMENDATION: The plat displays the necessary information and meets the requirements of the Subdivision Regulations with the final approvals of other agencies. The Planning Department recommends granting final plat approval of “McDowell Place” as submitted.

