



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: June 10, 2013

RE: **Preliminary Plat – The Enclave at Etris – Land Lot: 1236**

Enclosed please find the Preliminary Plat for The Enclave at Etris. The development is composed of two tracts. Tract 1 is 11.31 acres and is zoned R-2 (Single-Family Residential) conditional. Tract 2 is 4.85 acres and is zoned R-1(Single-Family Residential) conditional. Tract 1 contains 24 single family lots. Lots are at least 12,000 square feet in size. Tract 1 also contains stormwater management facilities as well as a small pocket park. Tract 2 contains 2 single family lots of at least 18,000 square feet as well as one stormwater management facility. The proposed subdivision was approved with conditions by Mayor and Council through rezoning case RZ12-05.

The development was approved for a maximum of 27 lots. Due to stormwater concerns, they have already eliminated one residential lot from Tract 2 and modified other lots as well. The City of Roswell Water Resource Engineer has expressed concern that the development may need to remove and/or alter the number of lots shown on the current plan to meet stormwater requirements. The Public Works Department may require residential lots to be removed or altered to meet the stormwater requirements during the Land Disturbance Permit review process, regardless of the number of lots approved on the preliminary plat.

The Preliminary Plat has been reviewed by all necessary City Departments for compliance with development standards. The proposed lots meet or exceed the minimum requirements of the zoning district.

The Community Development Department Recommends approval of this preliminary plat.