



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: June 12, 2013

RE: **Preliminary Plat – Forrest Commons – Land Lot: 425**

Enclosed please find the Preliminary Plat for Forrest Commons. This is a 3.293 acre area that is being subdivided into 22 residential lots. 9 are single family lots and 13 are townhomes. The property is zoned R-2 (Single-Family Residential) but is being developed under the Groveway Form Based Code. The site includes a large shared common area between the single family homes and the townhomes. It also contains a large stormwater management area along the southern boundary of the development. Access to the development will be from the two alleys, one to the north of the single family homes and one to the south of the townhomes. There is on street parking on both Forrest and Myrtle Streets. All on street parking, sidewalks, and streetscape requirements under the Groveway Hybrid Form Based Code must be met.

The Preliminary Plat has been reviewed by all necessary City Departments for compliance with development standards. These comments must be addressed prior to the submittal of the Land Disturbance Permit

The Community Development Department Recommends approval of this preliminary plat with the following conditions:

1. All Groveway Community Hybrid Form Based Code Requirements must be met prior to submittal for the LDP.
2. All departmental staff comments regarding the preliminary plat must be addressed prior to the submittal of the LDP.
3. A revised preliminary plat drawing shall be submitted to the Community Development Department prior submittal of the LDP.