



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: February 10, 2014

RE: Preliminary Plat – Goulding Village (109 Goulding Place) – Land Lot: 387

Enclosed please find the Preliminary Plat for Goulding Village. The development consists of 14 single family detached lots and 27 townhome units on 15.977 acres. It is zoned R-2 (Single Family Residential) and is in the Historic Roswell Overlay District. It is being developed under the Historic Roswell Overlay requirements. There are also 2 common areas as well as 2 separate stormwater detention lots. One of the single family units is an existing historic house that will be preserved. The site also connects Goulding Place with Windy Pines Trail

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 with conditions as listed:

1. Relocate the proposed sanitary sewer out of the stream buffer except for stream crossings.
2. Show all parcel lines on the utility plan;
3. No Natural Conservation areas can be part of a homeowner parcel. They must reside only in the common area. Show all proposed Conservation Areas.
4. Remove all proposed ROW and easements in the Conservation Areas.
5. Conservation areas shall be protected in perpetuity and will need to be accepted by Mayor and Council.
6. Delineate the areas where the scores are 25 and 30 as having additional steep slope measures required on sheet 7.
7. Move steep slope related notes on the buffer averaging plan sheet 8 to the Steep Slope plan Sheet 7.
8. On sheet 8, revise note to state that “Buffers will be finalized during the land disturbance process using the concepts illustrated on this plan. Additional Measures will include the following best management practices in those areas scoring 25 or more points.”
9. Work with the City Transportation Department to consider whether there is any possibility that Moonshadow Ct should be changed to a cul-de-sac; since the ROW is not being extended into the Goulding property.
10. Stormwater requirements shall be met for the issuance of a Land Disturbance Permit. Lots shown on the approved plat may be lost in order to meet requirements.