

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc for subdivision sketch design approval of “**McDowell Place Subdivision**”, consisting of 15 lots on 17 acres, located off Weathersfield, SR-1812, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Letter from Dan Sears, Sears Design Group, P. A., dated September 11, 2006.
3. Letter from Alan R Keith, P. E., Diehl & Phillips, P. A., dated January 17, 2005, verifying capacity of the WWTP.
4. Sketch design map titled “McDowell Place, Section XIV, Phase 2, prepared by Sears Design Group, P. A., dated 9/11/06.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See sketch design subdivision application and map for background information. The subject property is part of the approved Planned Unit Development for the Village of Fearington which includes 1602 dwelling units on approximately 925 acres. This tract previously received sketch design approval from the Board of County Commissioners on April 19, 2004 as a portion of Camden Park South and consisted of 20 lots accessed by public, state maintained roadways and private alleyways. Camden Park South, Section XIV, Phase 1 shown on the McDowell Place sketch map received final plat approval on 6-20-05.

ISSUES FOR FURTHER DISCUSSION ANALYSIS: The developer is requesting sketch design approval for 15 lots to be accessed by a public, state maintained roadway. As stated above this tract was previously reviewed and approved for sketch design based on a different plan. Attachment # 2, addresses the differences between the two submittals and reason for the change.

Lots will be served by county water and will utilize the Fearington Wastewater Treatment Plant. Attachment # 3, a letter from Alan R. Keith, P. E., Diehl & Phillips, P. A., dated January 17, 2005 verifies the capacity of the WWTP.

The sketch plan shows the required 50 foot wide water hazard buffer and a walking trail. The open space buffer areas will be maintained by the homeowners association.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “McDowell Place” as submitted.