

Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2019-004)
May 28, 2019

Request to approve the final plat for Section 16A to create 36 single-family lots within Phase 16 of Tollgate Village.

PROJECT DESCRIPTION

A request to approve the final plat for Section 16A of Tollgate Village to create 36 single-family lots and three open space lots in phase 16 of Tollgate Village.



BACKGROUND

On March 28, 2017, the Planning Commission approved the preliminary plat for phase 16 to create 105 single-family lots, six open space lots and remove eight (8) trees with a diameter of 18 inches or greater was approved with the following contingencies:

1. *Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer*
2. *Prior to the approval of construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.*
3. *All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.*
4. *Prior to the submittal of the final plat for phase 16, all sewer improvements must be completed to the satisfaction of the Town.*
5. *The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.*
6. *All tree replacement shall be revised to include trees 18 inches or greater as specified by the Land Development Ordinance subject to review and approval to the satisfaction of the Town.*

ANALYSIS

Final Plat

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 16A, zoned D3 within the neighborhood of Tollgate Village consists of 36 single-family lots along Milford Drive and Del Mar Drive. The proposed lot widths are a minimum of 50 feet. The setbacks are 10 feet for the front yard with a 20-foot minimum driveway length (exclusive of sidewalks), 7.5 feet for the side yard, and 20 feet for the rear yard.

Tree Removal

Per the contingencies set forth with the Planning Commission approval, the tree replacement plan was required to be modified to include all trees 18 inches or greater due to a recent code amendment. The developer has completed this change to the replacement plan which now includes the removal of 10 trees for a total of 258 inches. The replacement will include a variety of two (2) inch caliper evergreen and deciduous trees for a total replacement of 388 inches.

Open Space

The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 120.36 acres are recorded.

Traffic Mitigation

The developer has submitted the construction drawings for connecting Branford Place to Declaration Way per the Tollgate Village development plan. The drawings demonstrate compliance with the traffic study conclusions and recommendations however, due to the concerns expressed by several residents in the neighborhood, Staff has not issued the grading permit to begin work at this time while a community meeting is set, and the connection further discussed with the Town and traffic engineering. Should the Town approve the drawings for the connection, the developer will also be responsible for the other traffic mitigation for improvements to Columbia Pike and Declaration Way as identified in the 2018 traffic study. However, it should be noted that the traffic study states that this connection does not need to be constructed prior to any specific phase within the development, therefore, the Town can approve this final plat prior to the Branford connection.

Sewer

The Tollgate Village development has approval for 943 sewer taps. To date, 907 taps are committed with final plat or site plan approvals leaving 36 available taps. This section includes 36 single family lots. Therefore, once this plat is approved (with 36 lots) all taps will be committed in Tollgate and no future approvals can be granted without first obtaining BOMA approval of additional sewer taps.

Other sewer improvements were required per the development agreements for phase 16 and 17. The sewer improvements were completed prior to the recordation of the final plat for section 17 with two additional requirements including a driveway to the pump station and a water spigot for maintenance were required. All these improvements are completed in accordance with prior contingencies.

Development Agreement

The Development Agreement for phase 16 was approved and is executed between the developer and the Town.

Sureties

Based upon site observations, grading is completed with the road to subgrade, however binder and surface are not complete. Drainage infrastructure is installed, and erosion control is installed and maintained. Therefore, the Town Engineer recommends the roads, drainage and erosion control surety be set at \$456,000.

Recommendation

Staff recommends the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$456,000 for roads, drainage and erosion control with automatic renewal annually.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$114,000 for sewer with automatic renewal annually.
3. All tree replacements shall be installed in accordance with the approved replacement plan for Tollgate Village.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Attachments

Final Plat