







**BACKGROUND:**

An application has been received for the development of the next phase of Brookwood Farms located on 199<sup>th</sup> St. approximately one-half mile east of Woodland Road. Brookwood Farms 2<sup>nd</sup> Plat consists of 24 residential tracts with extensions to 200<sup>th</sup> St., 200<sup>th</sup> Terrace and Skyview Lane.

The preliminary plat was approved by the Planning Commission in 2005 and staff finds this plat submittal to be in conformance with the preliminary plat. A copy of the preliminary plat is included with this staff report.

**STAFF COMMENT:**

Brookwood Farms 2<sup>nd</sup> Plat consists of 24 residential lots. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets, alley's and public use areas have been forwarded to the City Engineer for review,
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat,
3. Staff has verified all due or unpaid taxes have been paid in full,
4. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
5. Public facilities are adequate and available to the site,
6. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval,
7. Construction refuse will be disposed of in an appropriate manner,
8. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body.

All required bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.

9. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2005 and with the Comprehensive Plan for the City of Spring Hill.

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**STAFF RECOMMENDATION:**

Staff recommends approval of final plat application FP-01-16, Brookwood Farms 2<sup>nd</sup> Plat.

Attachments: Final Plat  
Preliminary Plat

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. Staff finds that the final plat is in compliance with the previously approved preliminary plat.

Commissioner Mitchell asked if the name Biltmore Farms is the same as Brookwood Farms. Mr. Hendershot clarified that the name of the subdivision changed to Brookwood Farms due to legal issues. Mr. Marks, the Brookwood Farms Developer, added that they were required to change the name due to the fact that Biltmore Farms is a registered trademark name by the Vanderbilt Family.

Commissioner Vaughan asked about current occupancy of the homes in Brookwood Farms. Mr. Marks indicated that they have two vacant lots as this time.

**Motion** by Mr. Vaughan, seconded by Mr. Mitchell, to approve the final plat application FP-01-16, Brookwood Farms 2<sup>nd</sup> Plat.

**Roll Call Vote:** Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion Carried 6-0-0**

The final plat application (FP-01-16) will be forwarded to the City Council for review on February 25, 2016.

3. **Final Plat (FP-02-16) – Prairie Ridge Phase 2**

*Beginning of Staff Report*





**BACKGROUND:**

In August 2014, the Planning Commission voted to recommend approval of the final plat for Prairie Ridge at Spring Hill No. 2. This plat contained 56 residential lots and one common area parcel. At the request of the applicant, the plat was not presented to the City Council for approval due to market conditions at the time. The applicant has now reduced the size of the final plat to 28 residential lots and one common area parcel. As a result, staff has discontinued and closed the file for the original application and is now presenting the revised Prairie Ridge at Spring Hill No 2 final plat.

In 2009 the Planning Commission approved a reduction in scope from Phase 1 due to economic conditions. Phase's 1A-D are complete with respect to infrastructure construction and homes are being built throughout these phases. The pool and clubhouse adjacent to the subdivision entrance are complete and open for use, and a large portion of the pedestrian trail with various amenities are complete. In addition, the required turn lanes from 199<sup>th</sup> Street are complete as required by the platting and improvement agreements.

**STAFF COMMENT:**

Phase 2 consists of 28 residential lots and one common area tract. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets, alley's and public use areas have been forwarded to the City Engineer for review,
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat,
3. Staff has verified all due or unpaid taxes have been paid in full,
4. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
5. Public facilities are adequate and available to the site,
6. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval,

7. Construction refuse will be disposed of in an appropriate manner,
8. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
9. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2006 and with the Comprehensive Plan for the City of Spring Hill.

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**STAFF RECOMMENDATION:**

Staff recommends approval of final plat application FP-02-16, Prairie Ridge at Spring Hill No. 2.

Attachments: Final Plat

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission.

Commissioner Squire indicated that it was her recollection that there were supposed to be walking trails in this subdivision with a path that connected to the high school. She asked if this would be in this phase or a future phase. Mr. Hendershot stated that the walking trails were included in the initial application, but the school district was not in favor of connecting to their property at the time. Mr. Margritier, Prairie Ridge Developer, added that the walking trail is still in the plan for the next phase. The trail will be constructed in the subdivision and stop at the property line.

**Motion by** Ms. Squire, seconded by Mr. Mitchell, to approve the final plat application FP-02-16, Prairie Ridge Phase 2.

**Roll Call Vote:** Ray-Aye, Mitchell-Aye, Sly-Aye, Vaughan-Aye, Squire-Aye

**Abstain:** Pollom

**Motion carried 5-0-1**

## DISCUSSION

### 4. Review proposed zoning regulation amendments and establish public hearing date

Mr. Hendershot outlined the proposed changes to the zoning, subdivision, and sign regulations. The vast majority of the changes are editorial in nature, along with the deletion of all references to the growth area in Miami County, as they now manage those areas. The City of Spring Hill only has jurisdiction of property within the city limits.

The proposed changes to the zoning regulations relate to fences, clarification of definitions, as well as to increase the height of buildings and other structures that are located in industrial districts.

The proposed changes to the subdivision regulations related to submittal requirements for various development applications.

The proposed changes to the sign regulations relate specifically to placement of temporary signs for city-wide events.

A public hearing date was established for March 3, 2016, at which time the proposed amendments will be presented in more detail.

**Motion by** Ms. Pollom, seconded by Mr. Mitchell, to set the public hearing for the proposed zoning regulation amendments on March 3, 2016.

**Roll Call Vote:** Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 5-0-0**

## REPORTS

### ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

- Commissioner Pollom requested that representatives with the railroad inspect the ditch area along the intersection of 199<sup>th</sup> St. and Woodland Rd.
- Commissioner Squire asked about the status of the condition of the railroad crossings along Nichols St., Hale St., and 207<sup>th</sup> St.
- Mr. Hendershot reported on the annual review of Red Crow Brewing Company's conditional use permit. Staff has confirmed it is in compliance with the conditions set forth in Ordinance No. 2015-01.

## ADJOURN

**Motion by** Ms. Pollom, seconded by Mr. Mitchell, to adjourn.

**Roll Call Vote:** Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 5-0-0**

The meeting adjourned at 8:10 p.m.

**The February 4, 2016 meeting minutes were approved by the Planning Commission on March 3, 2016, as presented.**