

Planning Commission Memo

TO: Mr. Jim Preece
Ms. Lynn Wendt
Ms. Cheryl Mullinax
Mr. Chuck Eichorst
Ms. Karina Langford
Mr. Ken Hazelton
FROM: Richard Ferry, City Administrator
DATE: February 15, 2011
RE: Site Plan Review
Tranquil Village
Coweta Street

Background

On February 2, 2011 Ms. Angelia Bloomfield submitted application for site plan review for lots Tranquil Village. The property is 7.332 acres located on Coweta Street east of the Atlantic Coast Line Railroad nearest to the Springdale subdivision. Coweta Street will require significant improvement to accommodate the proposed use. The property is zoned R40 and is in the Historic Neighborhood Overlay. Further the lot was designated for In-town Infill Redevelopment by the 2006-2026 Comprehensive Plan. The IIR designation allows for varying intensity of uses based upon an approved plan. The applicant proposes that the land is used for an independent living facility with elder care and a separate Boy Scout assembly building.

Recommendation

After review of the submittal, it is determined that the plan meets all the requirements of Sect 603 of the Land Development Ordinance. However, the current sewer line is not extended to this property and Coweta Street is not built to handle residential traffic. The developer will be responsible to extend sewer to the site and upgrade the portion of Coweta Street that is beyond 259 Coweta Street to current standards. If the developer accepts these conditions it would be appropriate to approve the site plan.

Action

A motion should be made to approve or deny the site plan for lots 7 & 8 in Cumberland Village.