

## **City Council Agenda Summary Sheet (Non Purchases)**

**Agenda No 14c:**      **Request for Plat Approvals for Avon Lakes Village  
Subdivision No. 4** - a 27-lot subdivision on 8.74 acres located south of Mackwood and west of Dequindre Road, zoned R-4, One Family Residential and known as part of Parcel Number 15-25-276-037; Hamlin Associates, Inc., Applicant (A0379)

**Date:**                      June 9, 2003

**Prepared By:**            Deborah Millhouse

**City File No:**            **80-976.4**

  

**Meeting Date:**         June 18, 2003

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### **PURPOSE:**

To discuss the request for Tentative and Final Approval of the Preliminary Plat for Avon Lakes Village No. 4, a proposed 27-lot subdivision on 8.74 acres located south of Mackwood and west of Dequindre Road. The average lot size is 11,610 square feet, with the minimum required being 9,600 square feet.

### **DISCUSSION:**

Since the previous plat approvals for Avon Lakes No. 4 have expired, the applicant again needs to receive both tentative and final preliminary plat approval for this final phase of the Avon Lakes development. Subsequent to receipt of a variance from City Council on October 23, 2002 permitting a reduction in the percentage of regulated trees to be retained on-site, the applicant appeared before the Planning Commission on November 19, 2002.

Following a great deal of discussion, consideration of this project was postponed until a more viable shoreline restoration plan could be prepared. Such a restoration plan was necessary to restore wetlands that had been removed during grading of the shoreline.

The original restoration plan was modified to include a boulder retaining wall around the proposed wetland restoration area. This restoration plan was presented to the Planning Commission on March 18, 2003 and was deemed viable.

At its May 20, 2003 meeting, the Planning Commission recommended tentative and final approval of the preliminary plat. The applicant was also granted two Natural Features Setback Modifications associated with the restored shoreline and a Tree Removal Permit. Please refer to the attached Planning Commission and City Council minutes for more information relative to the above-referenced discussions and actions.

It should be noted that two notes referencing the required deed restrictions for lots containing a wetland and natural features setback have been added to the preliminary plat dated received June 4, 2003. Further, written consent from the Mayor has been received to permit a temporary impact to the wetlands for installation of three storm sewer outlets. Therefore, these three conditions of Final Approval of the Preliminary Plat recommended by the Planning Commission have been deleted from the enclosed resolution.

**FISCAL INFORMATION:**

None

**RECOMMENDATION:**

Staff and the Planning Commission recommend Tentative and Final Approval of the Preliminary Plat for Avon Lakes Village Subdivision No. 4 (City File No. 80-976.4), based on the findings and subject to the conditions contained in the enclosed resolutions.

**ATTACHMENTS:**

- Minutespc111202
- Minutespc031803
- Minutespc052003
- Minutescc102302
- Reportstafftppfpp051503
- Maplocation
- Resolutiontpp
- Resolutionfpp

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Department Authorization: Ed Anzek, Director of Planning

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

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**RESOLUTION -TENTATIVE PRELIMINARY PLAT APPROVAL**

**RESOLUTION - FINAL PRELIMINARY PLAT APPROVAL**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**