Planning Commission Staff Report
April 13, 2012

Agenda Item: Brighton Park at Ashbury, Phase 3
Request: Preliminary Plat
Applicant/Owner: Breland Homes, LLC
Representative: Martin Surveys, Inc.
Trice, PC

Location of Subject Property
The subject property is located south and east of Hardiman Road, north of "Brighton Park at Ashbury Subdivision, Phases 1 & 2 and west of "Hardiman Place Subdivision."

Zoning of Subject Property and Surrounding Area
The subject property and the two other phases of Brighton Park at Ashbury Subdivision to the south are zoned Single-Family Residential Detached (R-3A). The properties to the east are zoned Medium Density Residential (R-2). Several lots to the north, highlighted in green on figure 2, are zoned Agricultural (AG) and the remaining properties to the west and north, and not highlighted, are within unincorporated Limestone County and are not zoned. However, the property at the southwest corner of Hardiman Road and Halsey Road, outlined in blue, is in the process of being annexed into the City of Madison. The Planning Commission recommended Single-Family Residential District (R-3A) for the property at the February, 2012 meeting.
**Background**

The history of development activity is shown in figure 3. The area outlined in yellow is the location of the proposed Brighton Park at Ashbury, Phase 3. The area is currently undeveloped.

The area outlined in blue is the location of Brighton Park at Ashbury, Phase 1, and a final plat was approved by the Planning Commission in November of 2010. The plat was recorded in the Office of Probate, Limestone County, Alabama in November of 2010.

The area outlined in red is the location of Brighton Park at Ashbury, Phase 2, and a preliminary plat was approved by the Planning Commission in July of 2011.

**Applicant’s Request**

The applicant is requesting approval of a preliminary plat and construction plans to develop 18.08 acres, outlined in yellow on figure 4. The proposal will divide the subject property into 44 lots and the construction of public streets and utilities.

**Staff Recommendation**

Staff (and the Technical Review Committee) recommends approval of the Preliminary Plat and Construction Plan for Brighton Park at Ashbury, Phase 3, with the following contingencies:

**Planning Department Comments**

1. The amendment to the approved layout for Brighton Park must be approved before the preliminary plat and construction plans can be approved.
2. The application fee and drainage review fee is $140.40 and must be paid.
3. Provide a street name for the section of proposed street intersecting Hardiman Road and Brighton Park Way on the plat and in the Site Intersection Table on sheet 3/13.
4. On sheet 2/13, Grading Note 19 has textural errors, please correct.
5. Show required left turn lane on Hardiman Road with all required details for construction.
6. Inlet rim elevations do not match grading plan.
7. Double check gutter spreads. C20 (7.62’) should not be more than C26 (5.06’). C11 and C25 = 0.00.
8. DETENTION – The 100 yr. event has to be either controlled or contained. The City recommends raising north rim of detention pond to handle 100 yr. storage since yards are flat and lack of easements. FOR REFERENCE ONLY - Adjoining rear yards appear to be at or near elevation 650.
9. DETENTION - 644.78 inlet surface area should be 0 – 1 SF not 1000 SF.
10. DETENTION - Plans do not show 645 contour elevation in detention pond. According to spot elevations on plans the area is under 1400 SF. All contour elevation surface areas need to be double checked for accuracy.
11. DETENTION - Plans do not show 4 openings on detention structure. Provide detail for modifications or new structure.