

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-022

PC Meeting Date: 02-08-16

Applicant Request

Mandatory Referral for abandonment and relocation of sewer easement

Property Location:	7683 Shallowford Road
Property Owner:	Ashford Square Retirement Community
Applicant:	Ashford Square Retirement Community

Project Description

- The applicant is asking to abandon and relocate an existing sewer easement to accommodate the placement a proposed retirement community development.

Site Analysis

Site Description

- The existing sewer easement portion being abandoned and relocated exists entirely within the property.
- Site Description: The project site is located on the north side of Shallowford Road approximately 300' east of the intersection of Shallowford Road and Ashford Drive.
- Access: Access from Shallowford Road.
- Zoning History: The site is currently zoned R-4 Special Zone Office Zone. The site was rezoned from O-1 Office Zone to R-4 Special Zone in 2015. (Ordinance #12975).

Key Findings

- The proposal could be consistent with the development form of the area.
- The proposal may require additional stormwater analysis and/or modifications of the proposed site plan to address storm water and flooding issues.

Staff Recommendation

Approve

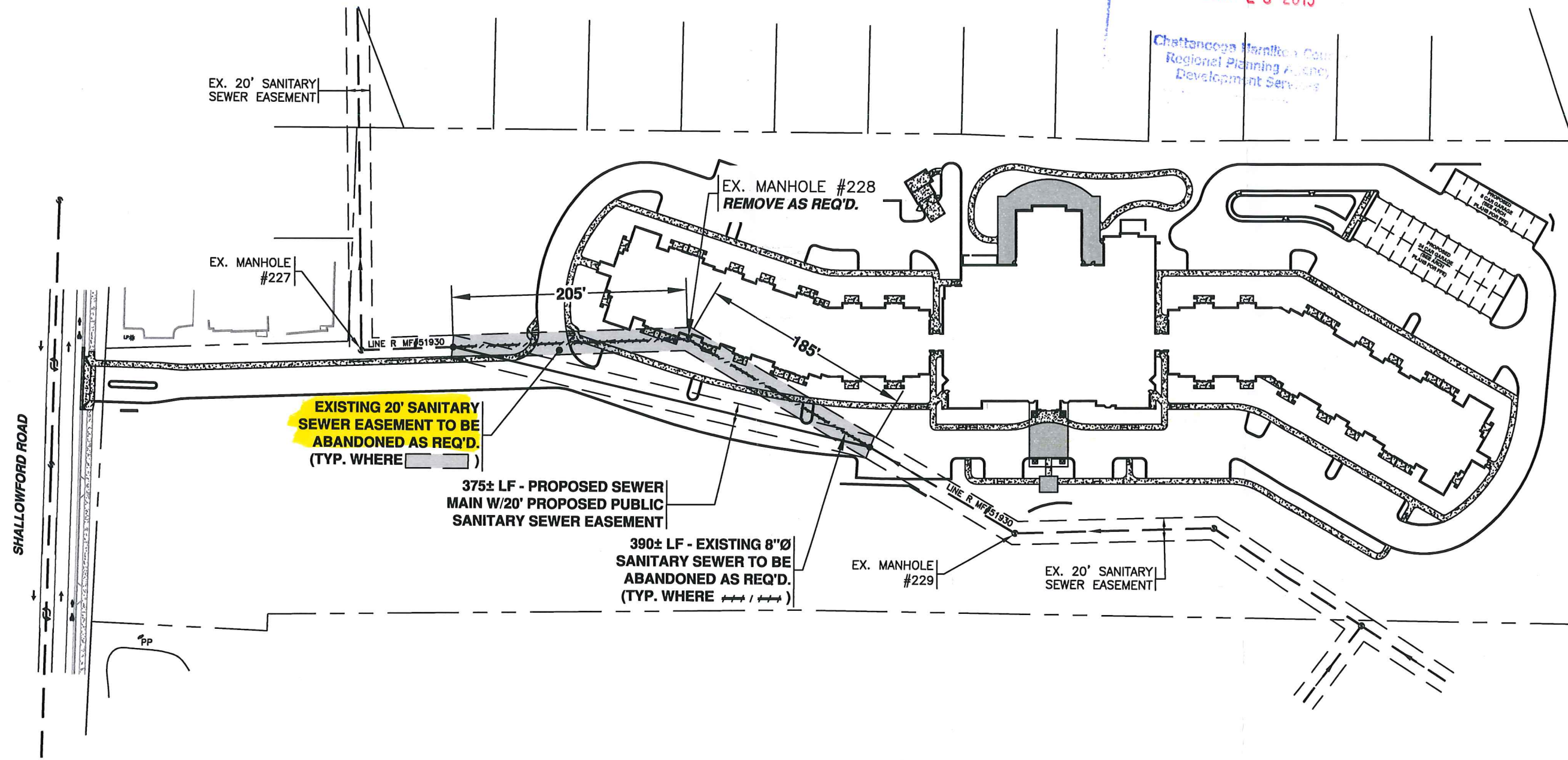


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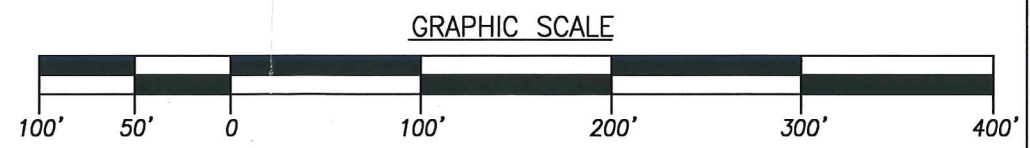
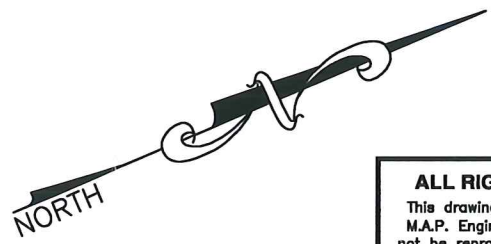


SHALLOWFORD ROAD

EXISTING 20' SANITARY SEWER EASEMENT TO BE ABANDONED AS REQ'D. (TYP. WHERE [Symbol])

375± LF - PROPOSED SEWER MAIN W/20' PROPOSED PUBLIC SANITARY SEWER EASEMENT

390± LF - EXISTING 8"Ø SANITARY SEWER TO BE ABANDONED AS REQ'D. (TYP. WHERE [Symbol])



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DRAWN	SA
CHECKED	MAP
DATE	12/23/15
SCALE	1" = 100'
MAP PROJECT:	15-117.01

MAP ENGINEERS

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