

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: October 6, 2005****DEVELOPMENT NAME**

Louise Place Subdivision, Unit 2

SUBDIVISION NAME

Louise Place Subdivision, Unit 2

LOCATION

Area bounded by the centerline of McMurray Street (to be vacated), McNeil Avenue, South side of Gulver Street (to be vacated), and Louise Avenue.

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single Family Residential

AREA OF PROPERTY

2.5± acres

CONTEMPLATED USE

Single family residential subdivision with reduced lot sizes, reduced frontage on streets, increased site coverage (45%), reduced (5-foot) side setbacks, and reduced (15-foot) front setbacks.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Stormwater detention is required for this site. Common area for detention should be shown on the Preliminary Plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT
COMMENTS**

A fire hydrant within 400 ft of all new structures is required.

REMARKS

The applicant proposes to create a ten-lot subdivision with reduced lot size, street frontage, front setbacks, and side setbacks, and increased lot coverage (45%), oriented around a new cul-de-sac, from 12 existing lots of record.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The site fronts Louise Avenue, a 40' unopened right-of-way. This is substandard in width, and dedication of additional right-of-way would normally be required; however, it was not required in the Louise Place, Unit One, application across the street, and thus would not be necessary in this case. Construction of the unimproved portion of Louise Avenue will be required, as will construction of the new cul-de-sac street, prior to signing the final plat; standards of street construction are to be coordinated with and approved by City Engineering. As the site involves several unopened rights-of-way, vacation of such will be required before the plat is recorded or any permits are issued. As a means of access management, proposed Lots 1 and 9 should be denied direct access to Louise Avenue.

The surrounding area is an older subdivision (Pinehurst), in which smaller lot sizes are characteristic, and many resubdivisions in Pinehurst have been approved with reduced lot dimensions and setbacks and increased site coverage. Typical lot sizes along Louise Avenue are 5000 square feet, whereas the proposed lots range from approximately 6700 square feet (with right-of-way dedication) to over 13,000 square feet; the smallest of these lots, Lot 10, is actually the most typical of the surrounding development.

With respect to reduced lot widths, narrow (50') lots are typical along Louise Avenue, and would be appropriate for the radial lots, as long as setbacks were respected. Regarding setbacks, the proposed 15' front and 5' side setbacks would conform to typical setbacks in the Pinehurst neighborhood.

Overall, the plat is very similar to that of Louise Place, Unit One, which was approved in July 2005, and which is situated across Louise Avenue from the site. Unit One was approved with reduced lot sizes, widths, and setbacks, and increased site coverage (45%).

Attention should be called to two situations with the proposed site. First, the site plan shows the entirety of Gulver Street being vacated to the proposed subdivision; however, half of the vacated right-of-way should be conferred to the southern neighbors. If the southern neighbors do not transfer their portion of the right-of-way to the applicant, this would leave proposed Lot 10 with only 30 feet of width, which would be unacceptable.

Thus, if the applicant is unable to acquire the southern half of the vacated Gulver Street right-of-way, the plat should be reconfigured to eliminate proposed Lot 10.

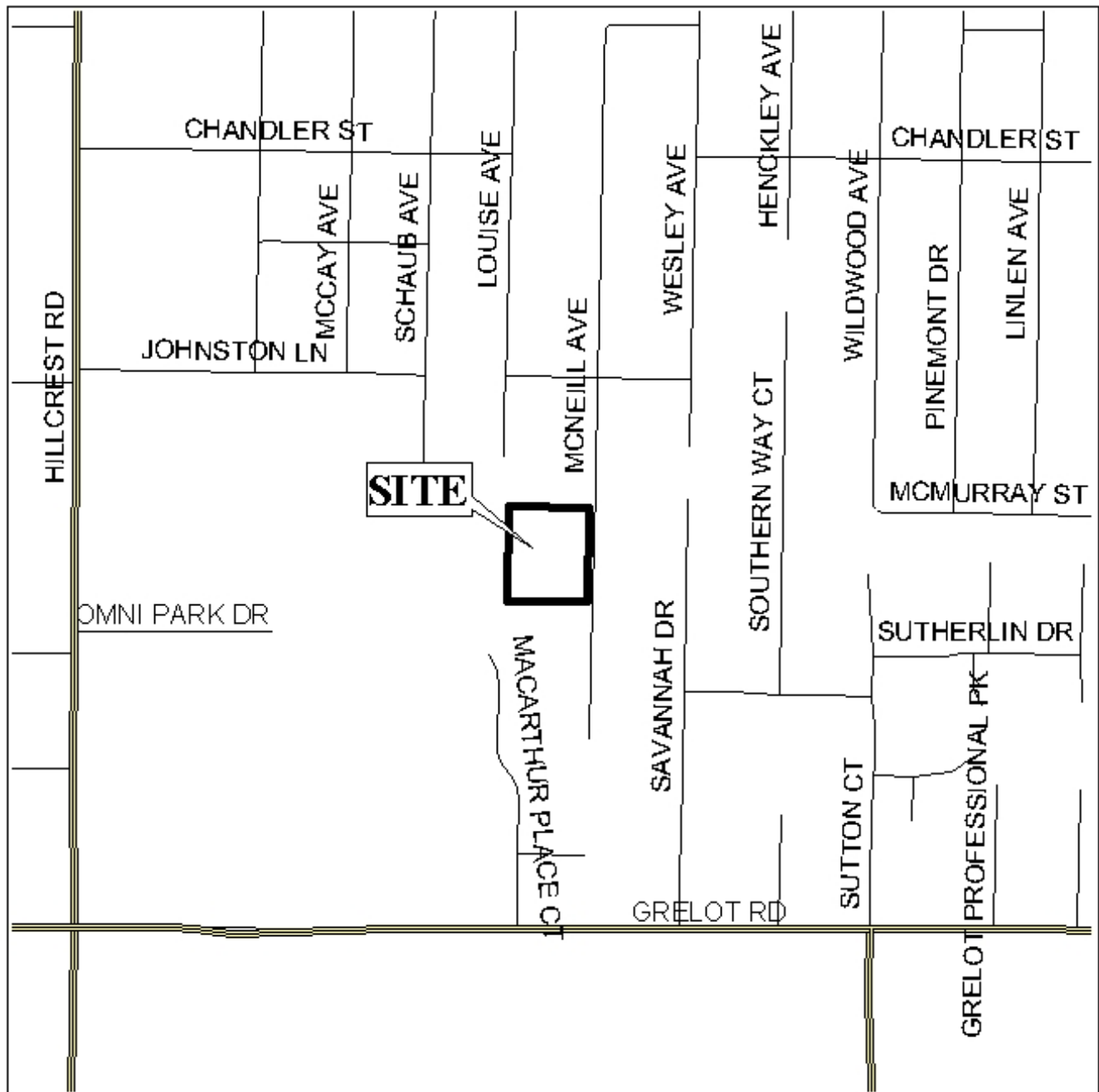
The second issue is the shape of proposed Lot 2, which is wide along the street frontage and narrows toward the rear, where it is 37 feet wide. This is atypical of lots on any cul-de-sac, which typically start narrow and widen toward the rear, and of this neighborhood in particular. To satisfy Section V.D.1 of the Subdivision Regulations, which states “*the shape [of lots]... shall be appropriate to the location of the subdivision*”, the side lot lines should either be approximately parallel, or should widen toward the rear of the lot, or the applicant should demonstrate a physical reason for the atypical shape. Proposed Lot 3 to the east, at approximately 9800 square feet, would not be harmed by such an adjustment.

In compliance with Fire Department comments, fire hydrants should be placed within 400 feet of all new structures.

RECOMMENDATION

Based on the preceding, this application is recommended for Holdover, to allow the applicant to submit revised drawings depicting a common area with adequate detention; and to revise the configuration of proposed Lot 2 so that the rear is not appreciably narrower than the front.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE October 6, 2005
APPLICANT Louise Place Subdivision, Unit Two
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

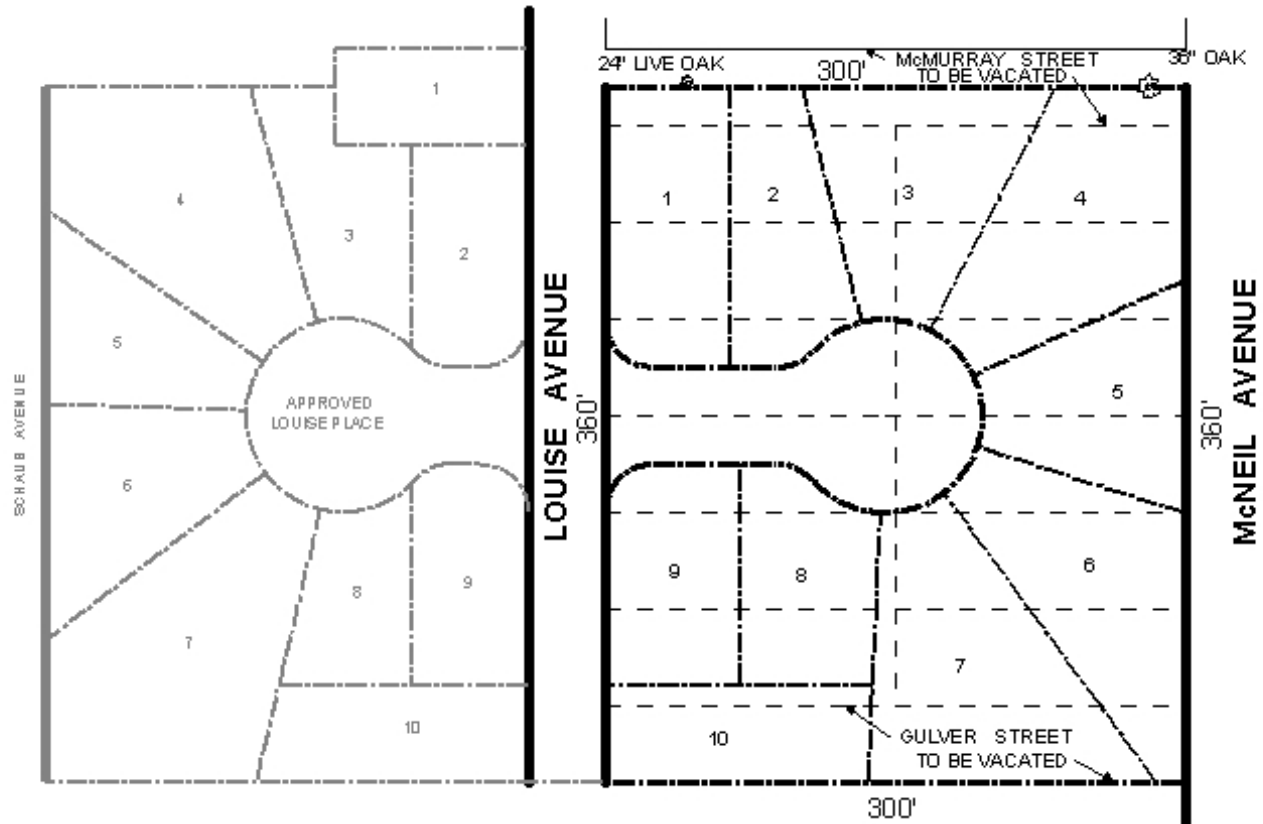


The site is surrounded by single family residential dwellings, with vacant property to the West.

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LEGEND NTS

SITE PLAN



The site is the area by the centerline of McMurray Street (to be vacated), McNeil Avenue, South side of Gulver Street (to be vacated), and Louise Avenue. The plan illustrates the proposed subdivision, along with the previously approved Unit 1.

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