

**PUD &
SUBDIVISION STAFF REPORT**

Date: June 5, 2003

DEVELOPMENT NAME Long Street Bungalows

SUBDIVISION NAME Long Street Bungalows Subdivision

LOCATION West side of Long Street, 600' ± South of Old Shell Road.

PRESENT ZONING R-3, Multi-Family Residential

AREA OF PROPERTY 6.5± Acres 14 Lots

CONTEMPLATED USE Single-Family Residential Subdivision with reduced lot widths, reduced building setbacks, and shared parking.

TIME SCHEDULE Begin within 60 days of approval. Completion within 3 years.

**ENGINEERING
COMMENTS**

Engineering will require 100' drainage easement along existing storm ditch (12 mile creek) and due to existing flooding problems in area, Engineering will require storm water detention for 100 year flood. In addition, applicant will be required to improve Long Street to city standard. 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**

After review of the site, due to the thick undergrowth, Lots and road location to be coordinated with Planning and Urban Forestry.

REMARKS

The applicant is proposing development of the site as a 14 lot single-family residential subdivision with reduced lot widths, reduced setbacks, shared drives and a shared parking facility.

The site is located on Long Street, which has a 50' right-of-way with a substandard gravel roadway. Currently, there are three residences which are accessed via Long Street.

The proposed development would increase that number considerably, thereby making improvement of Long Street to city standards a necessity. The applicant indicated agreement that the proposed development would necessitate construction of Long Street, and is willing to do so, but will be requesting the Engineering Department to consider a winged gutter construction for Long Street and full city standard for the proposed street.

The site was previously granted Tentative Approval for a 15 lot subdivision. One of the conditions of approval was the improvement of Long Street to city standards. A staff recommendation for a street stub to the South was deleted because the continuation of Long Street could be accomplished by the construction of a bridge to cross 12 mile creek, providing access to the property adjacent to the south. The subdivision was not developed and the approval subsequently expired.

The site was rezoned to R-3 and received PUD approval for an apartment development in 2000. However, the development did not occur, thus the PUD has expired. Additionally, conditions placed on the rezoning were never met, therefore, technically the site should revert to the original R-1, Single-Family Residential zoning.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request and the appropriateness and compatibility of the proposed use and zoning classification.

The applicant is now proposing a “midtown” style development which incorporates several “smart growth” elements, such as houses closer to the street, useable front porches to be incorporated into the design of each house, provision of sidewalks, garages located to the rear of the site with 0 side yard setbacks and shared driveways; reduced lot widths are also proposed and useable common areas are provided.

Given the size and location of the site, other “smart growth” elements such as the use of a grid pattern for connectivity to adjacent properties and mixed uses are not practicable. Even if the term “smart growth” was not applied to this proposal, it would be considered an innovative subdivision as referenced in the Subdivision Regulations and PUD section of the Zoning Ordinance.

The property to the South, which was referenced in the previous applications, has been divided via metes and bounds legal descriptions without approval by the Planning Commission. In its original configuration, that site had frontage on the Long Street right-of-way similar to the site in question. It is now two parcels separated by 12 mile creek, one of which has frontage on the Long Street right-of-way, the other (which appears to be landlocked) is owned by the family that owns the property adjacent to the West and fronting on East drive, and who apparently created the metes and bounds parcels. Therefore, a street stub to the South would not be necessary because access is available via Long Street and through the family property to East Drive. Additionally, the burden

of a stub should not fall on this applicant since the property owner to the South created the situation.

Due to dense vegetation, it is not practical for the applicant to locate all trees at this stage. To do so would require substantial clearing of underbrush and thus possible provision of silt fencing, all prior to receiving any type of preliminary approval. Urban Forestry and Planning have agreed that a preliminary approval, with exact location of roadway and structures to be coordinated with staff prior to issuance of any permits would be appropriate. If major design changes are required due to large trees or topography, the application would be brought back to the Commission for reconsideration.

The plans indicate the dedication of the existing storm ditch, as well as additional property on each side, which appears sufficient to provide the easement requested by the Engineering Department.

Also shown on the plan are four common areas – one for storm water detention, two for resident use and the fourth a parking court for guest and overflow parking. To maintain the residential character of the development, it would be appropriate for this facility to be of an approved alternative parking surface.

RECOMMENDATION **Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) exact road location and design to be coordinated with Urban Forestry, Planning and Engineering prior to issuance of any permits; 2) building setbacks to be coordinated with Urban Forestry and Planning prior to recording of the final plat; 3) parking area to be of an approved alternative parking surface; 4) construction of Long Street, from Old Shell Road to the proposed street, to a standard approved by City Engineering; 4) provision of sidewalks for the entire development, including the West side of Long Street; 5) dedication of the drainage right-of-way as shown on the plan submitted; 6) all common areas to be maintained by the property owners; 7) completion of the Subdivision process; and 8) full compliance with all municipal codes and ordinances.

Subdivision: based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions: 1) exact road location and design to be coordinated with Urban Forestry, Planning and Engineering prior to issuance of any permits; 2) building setbacks to be coordinated with Urban Forestry and Planning, and reflected on the final plat; 3) construction of Long Street, from Old Shell Road to the proposed street, to a standard approved by City Engineering; 4) dedication and construction of the proposed street to city standards; 5) provision of sidewalks for the entire development, including the West side of Long Street; 6) dedication of the drainage right-of-way as shown on the plan submitted; and 7) placement of a note on the final plat stating that all common areas to be maintained by the property owners.

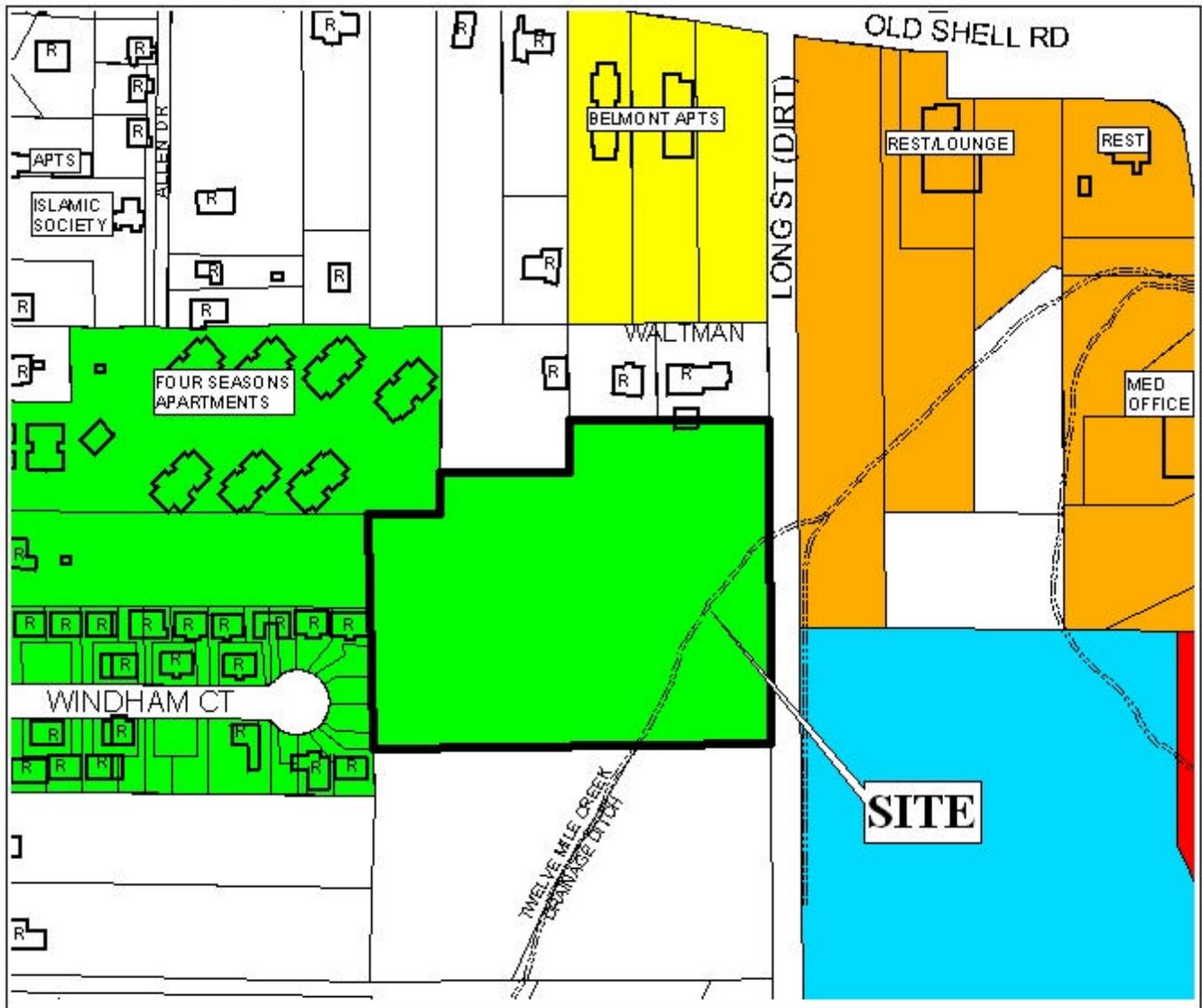
LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE June 5, 2003
APPLICANT Long Street Bungalows Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



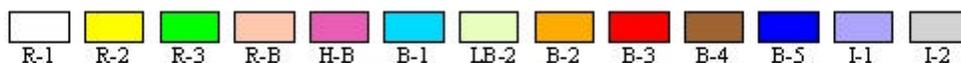
Located to the North of the site are single family residential dwellings; to the East and South are vacant properties. Located to the West are single and multiple family residential dwellings.

APPLICATION NUMBER 1 & 2 DATE June 5, 2003

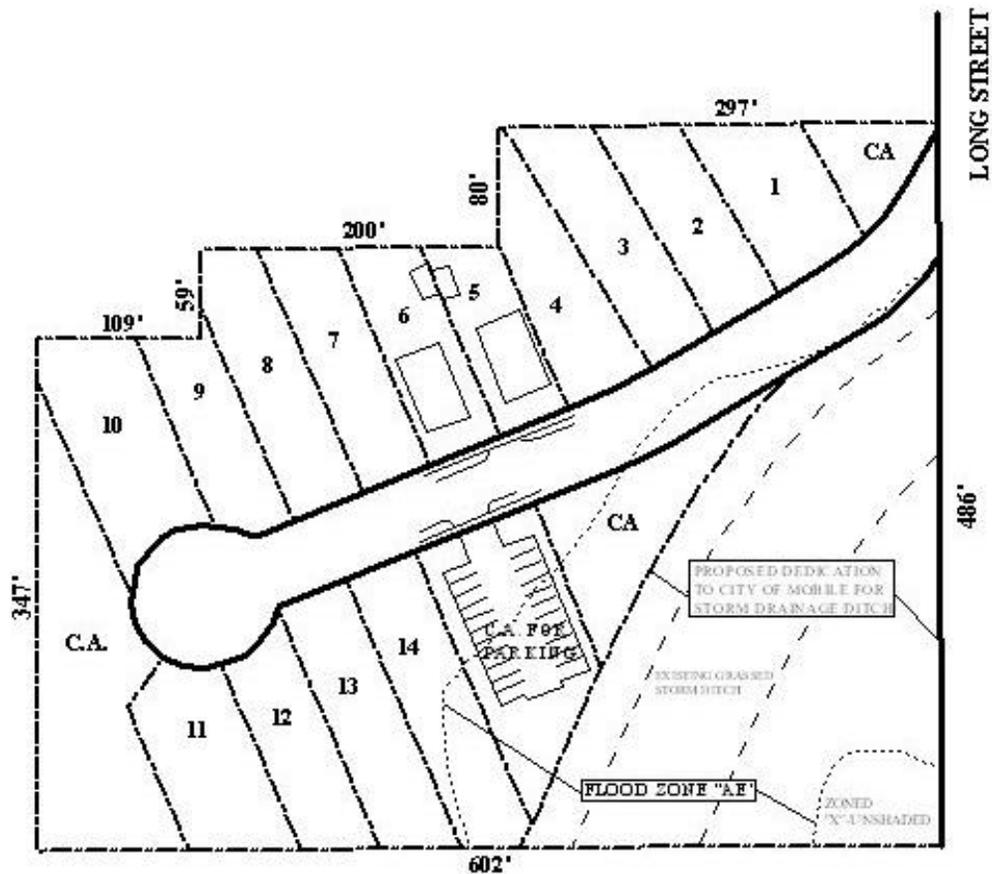
APPLICANT Long Street Bungalows Subdivision

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LEGEND



SITE PLAN



The site is located on the West side of Long Street, 600' South of Old Shell Road. The plan illustrates the proposed lots, parking, and typical lot layout.

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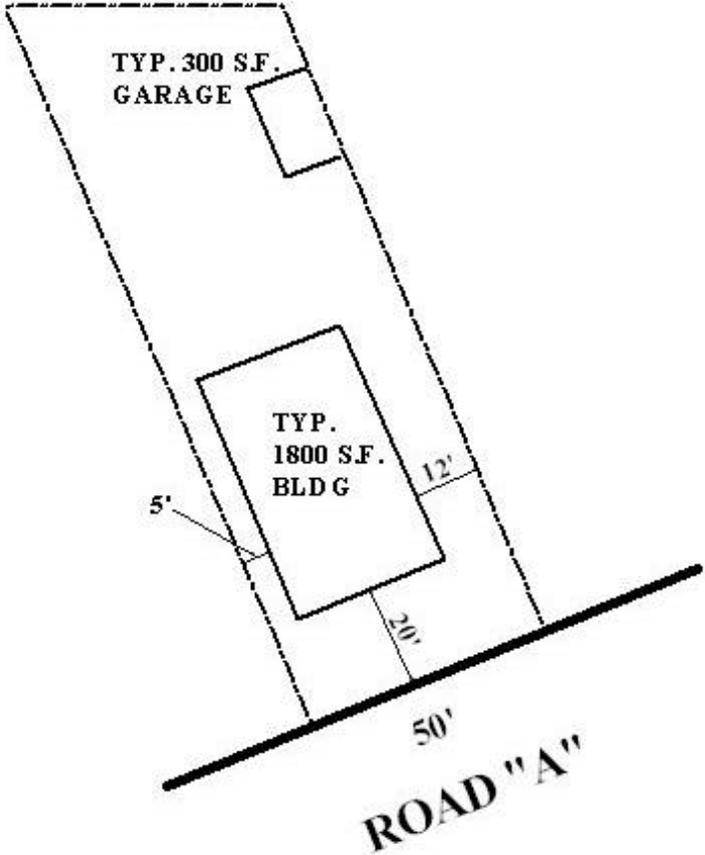
APPLICANT Long Street Bungalows Subdivision

USE/REQUEST Planned Unit Development, Subdivision



NTS

DETAIL SITE PLAN



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USE/REQUEST Planned Unit Development, Subdivision

