

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 15, 2020****DEVELOPMENT NAME**

The Arbors at Somerby Park Subdivision

SUBDIVISION NAME

The Arbors at Somerby Park Subdivision

LOCATIONNorth and East sides of Somerby Drive, 365'± East of
Cody Road South**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

74 Lots / 22.4± Acres

CONTEMPLATED USE

Planned Unit Development approval to allow reduced front, rear and side yard setbacks to include A/C units taller than three-feet within 18" of a side property line, and increased site coverage in a proposed subdivision, and Subdivision approval to create 74 legal lots of record from one existing legal lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development and Subdivision approval granted at the November 15, 2018 Planning Commission meeting. This is the second extension request since the first extension which was granted by the Commission at its November 7, 2019 meeting.

The applicant states:

The developer was unable to move forward with this project for most of 2020 due to restrictions resulting from the Covid-19 pandemic.

There have been no changes in conditions in the surrounding area that would affect the Subdivision or PUD as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

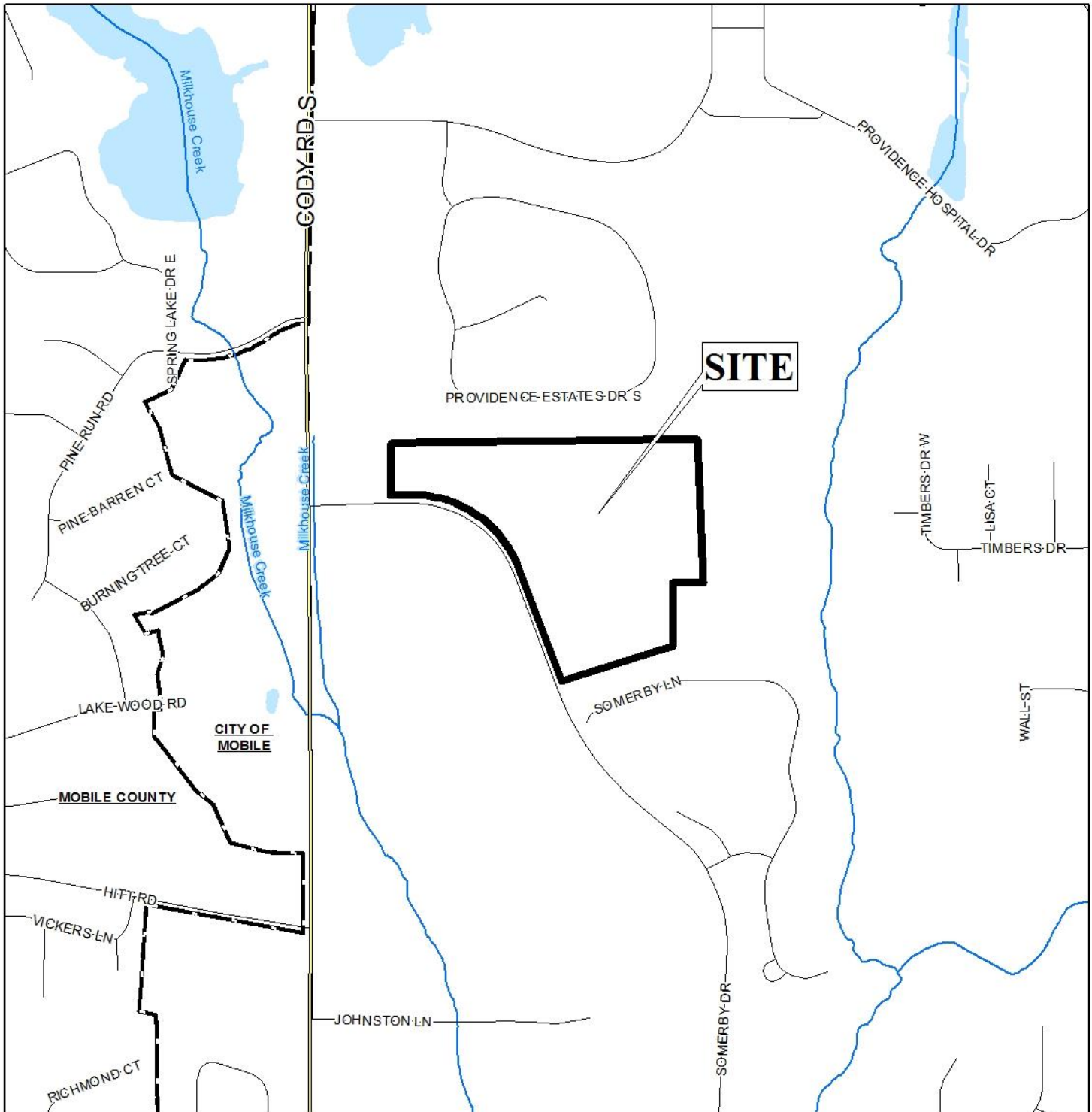
The applicant was advised in the Letter of Decision of the 2019 extension that further extensions of approval were unlikely. However, since that time, the COVID-19 pandemic has resulted in project delays for other Commission-approved cases and the requested extensions would seem justified under these circumstances.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely.

Planned Unit Development: Based upon the preceding, it is recommended that the request for a one-year extension of the Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 3 DATE October 15, 2020

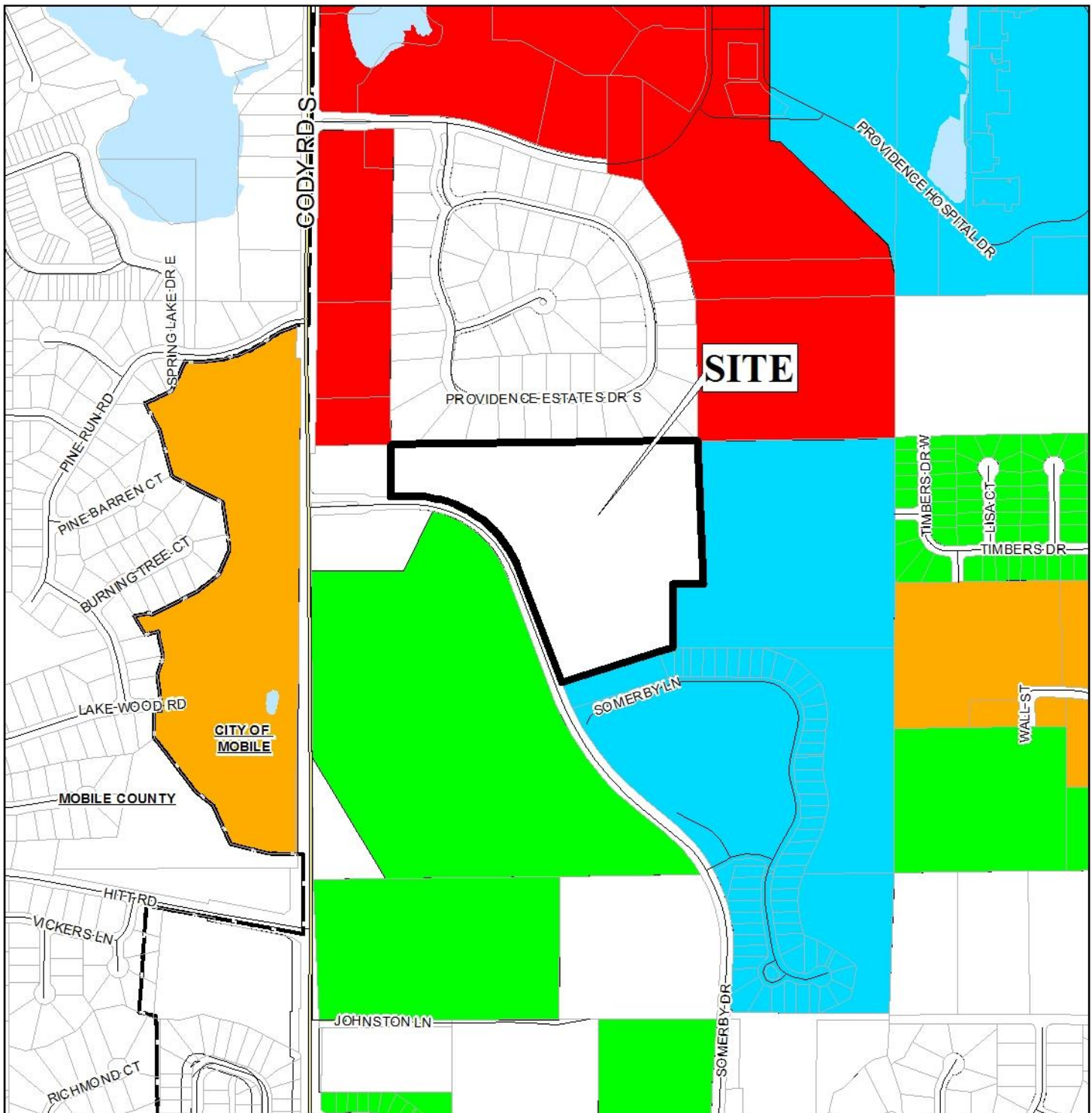
APPLICANT The Arbors at Somerby Park Subdivision

REQUEST Subdivision, PUD



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LOCATOR ZONING MAP



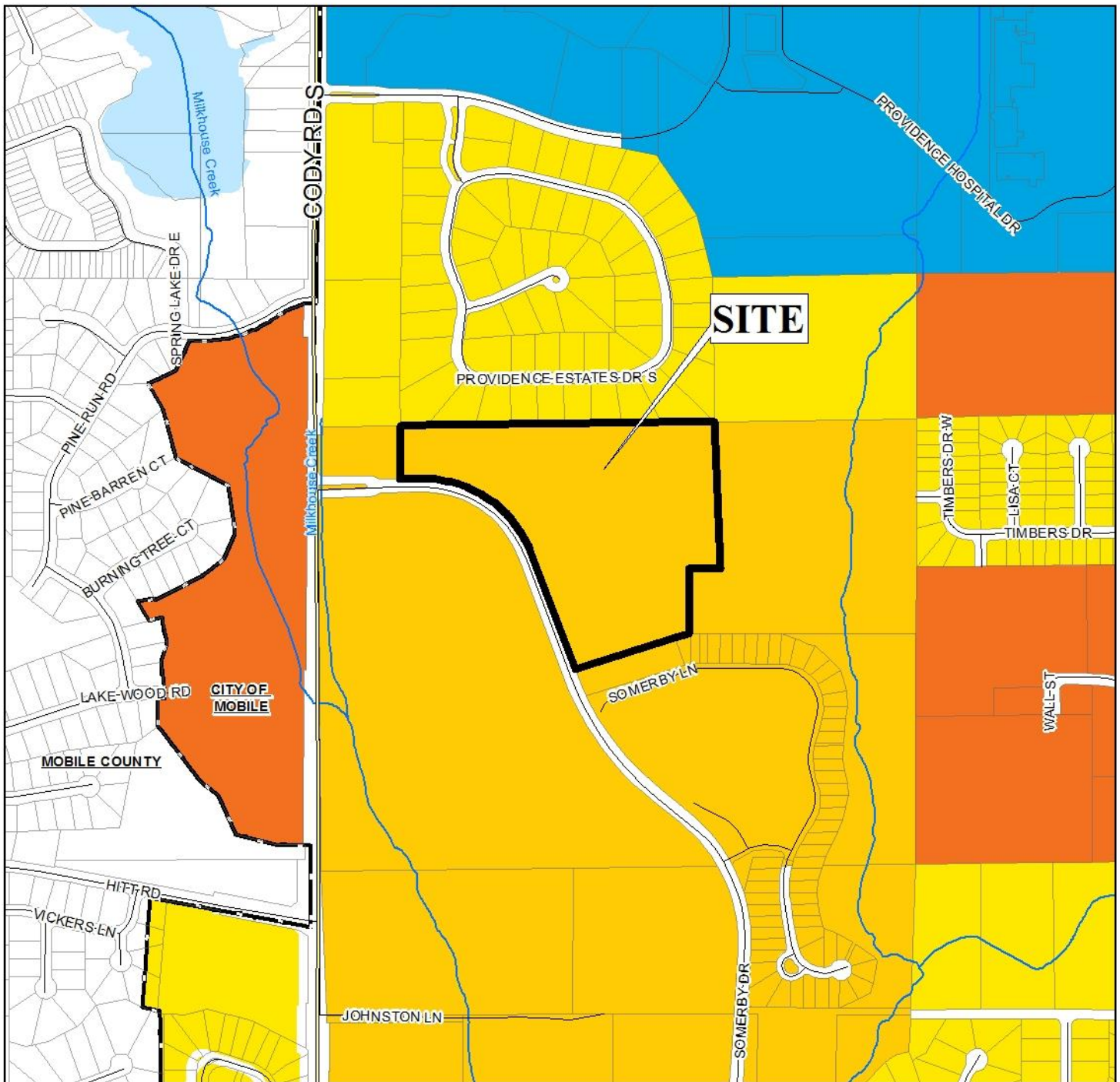
APPLICATION NUMBER 3 DATE October 15, 2020

APPLICANT The Arbors at Somerby Park Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE October 15, 2020

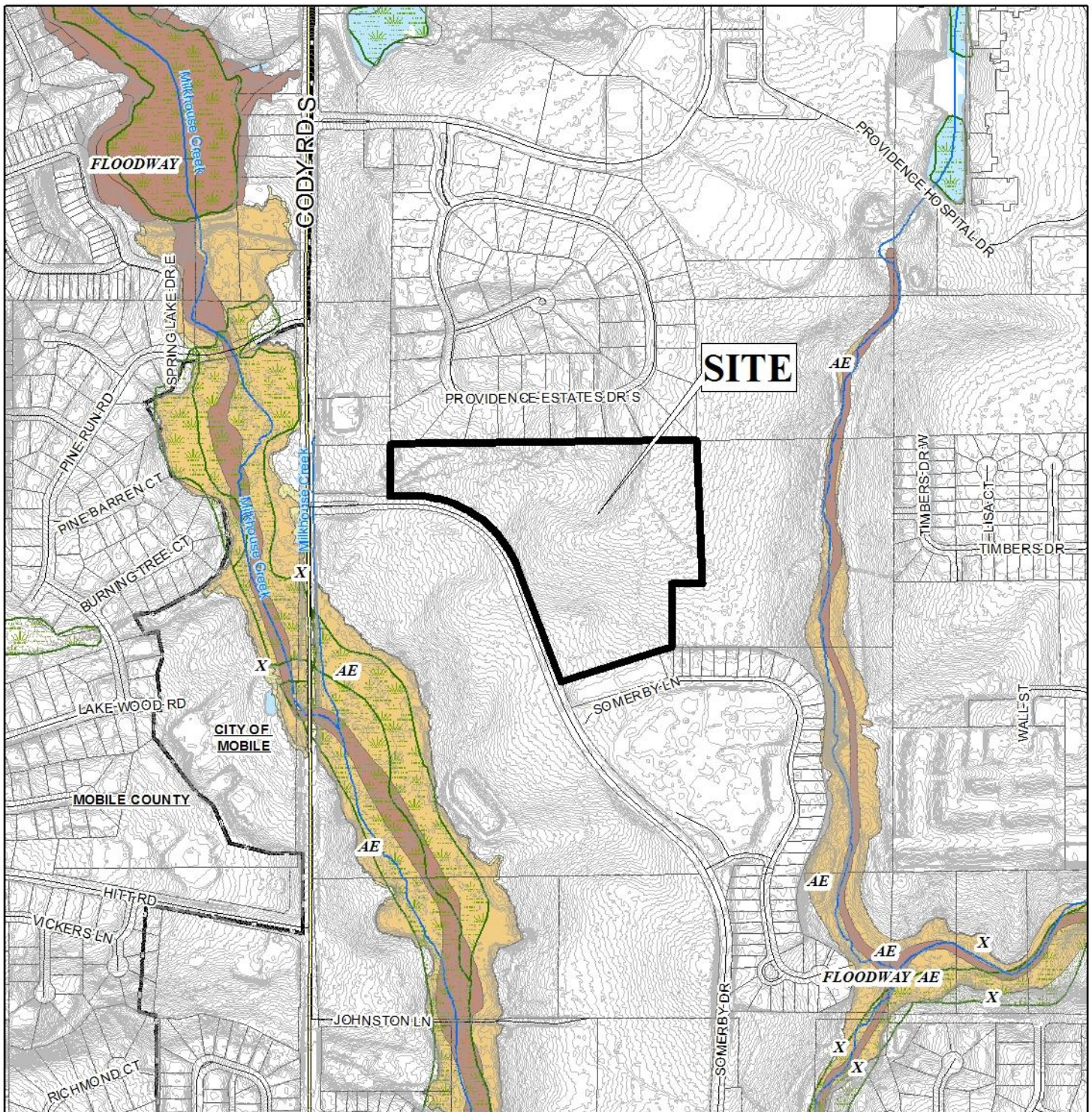
APPLICANT The Arbors at Somerby Park Subdivision

REQUEST Subdivision, PUD

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



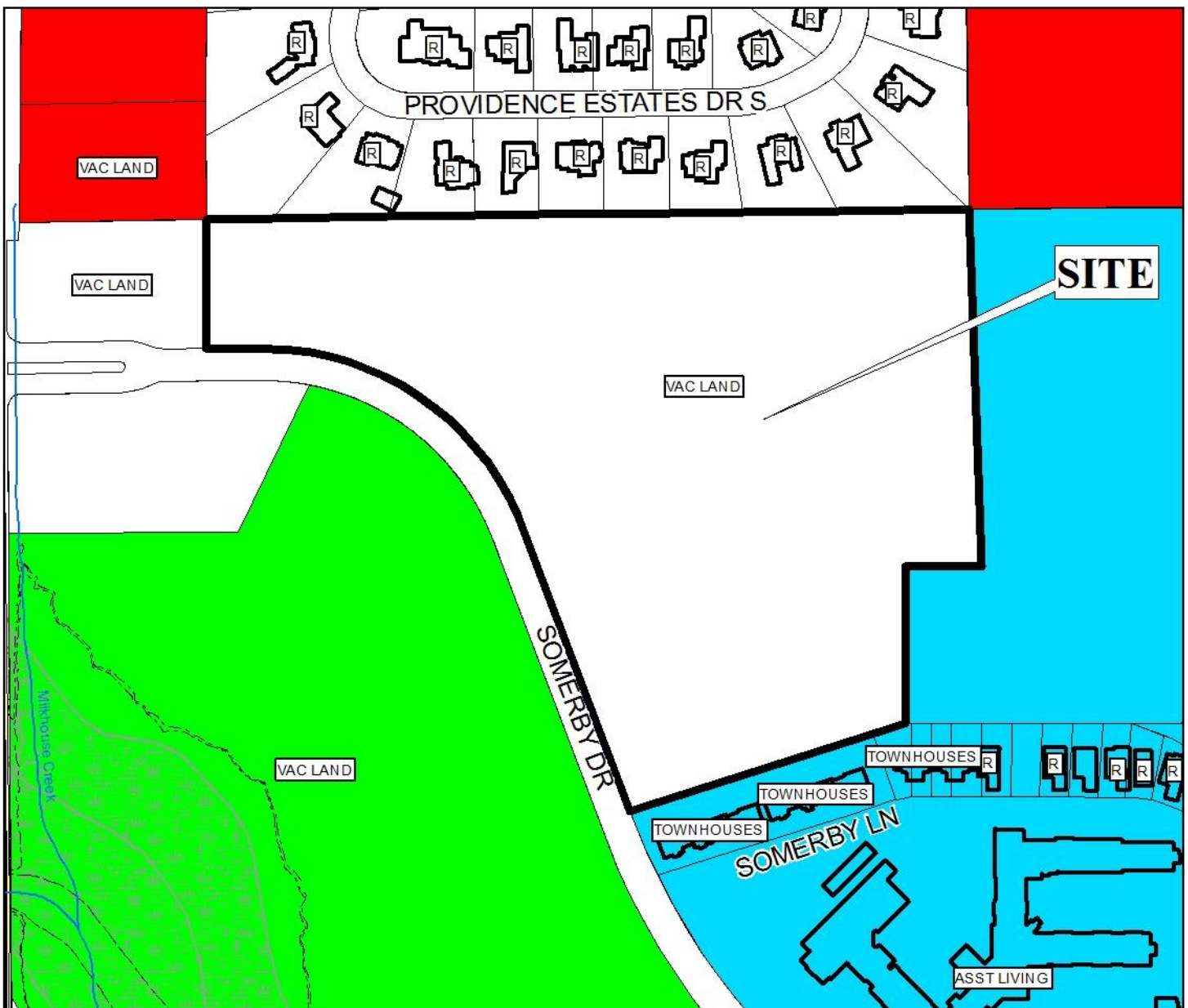
APPLICATION NUMBER 3 DATE October 15, 2020

APPLICANT The Arbors at Somerby Park Subdivision

REQUEST Subdivision, PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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REQUEST Subdivision, PUD

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

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REQUEST Subdivision, PUD



SITE PLAN



The site plan illustrates the proposed lots, buildings, setbacks, and easements.

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REQUEST Subdivision, PUD

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