

**PUD &
SUBDIVISION STAFF REPORT****Date: February 19, 2004**

DEVELOPMENT NAME Sollie Road Development Subdivision

SUBDIVISION NAME Sollie Road Development Subdivision

LOCATION East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 70.3± Acres 152 Lots

CONTEMPLATED USE Single-Family Residential Subdivision with Alleyway Access

TIME SCHEDULE Immediate

**ENGINEERING
COMMENTS** 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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS The applicant is proposing development of the site as a 152 lot, single-family residential subdivision with alley (shared) access. Planned Unit Development Approval is required to allow the alleys.

Sollie Road, which has a variable right-of-way, is a major street as shown on the Major Street Plan and as such requires a minimum right-of-way of 100' and may require either a 40' parallel service road or some alternative method of access management.

Based on the plat submitted, it appears that some dedications have been acquired along Sollie Road. However, there is not a continuous 50' from centerline right-of-way;

therefore, dedications necessary to provide 50' from centerline for the entire site should be provided.

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 is bisected by Second Creek and would therefore be considered environmentally sensitive. Approvals from federal, state and local agencies will be required prior to the issuance of any permits.

Also, it should be noted that to lessen the impact on the creek, significant areas outside the floodplain are being left undeveloped and only one bridge across the creek is to be constructed. While this will result in only one point of access to Sollie Road, the plat does provide two street stubs to the East, allowing for future development of that property, as well as allowing for an additional access point to Sollie Road when the adjacent property is developed.

The plan generally complies with the requirements for PUD approval. However, there are a few minor modifications needed for general compliance with city codes. Also, construction and maintenance standards for the alley should be addressed.

The minor modifications include the provision of a 25' radius at all corner lots and the continuation of all street stubs across the alley to the property perimeter. Additionally, a minimum construction standard for the alleys should be established. As the alleys are to be used by all contiguous property owners, a simple driveway standard would not be sufficient.

As indicated above, the proposed development proposes alleys. The Subdivision Regulations state that In general, alleys will not be approved for residential districts of subdivisions, except as part of an acceptable Traditional Neighborhood Development. A Traditional Neighborhood Development is defined as generally a large-scale development, comprehensively incorporating mixed uses, mixed densities, relatively small lots, a rectilinear street layout and pedestrian-oriented design.

While the proposed development does not have mixed uses, it does have some degree of variety in density. Given the constraints created by the creek and the flood plain, a true rectilinear street layout is not practical. While the proposed development may not meet a strict interpretation of a TND, the requirement is not a mandate but a general qualification, leaving the Commission latitude in cases where a strict interpretation may not be practical.

The applicant's engineer has indicated that the construction standard for the alleys will comply with city standards with regard to base and paving material thickness. However, there will not be curb and gutter for the alleys, and drainage inlets will be located in the middle of the paved alleyway.

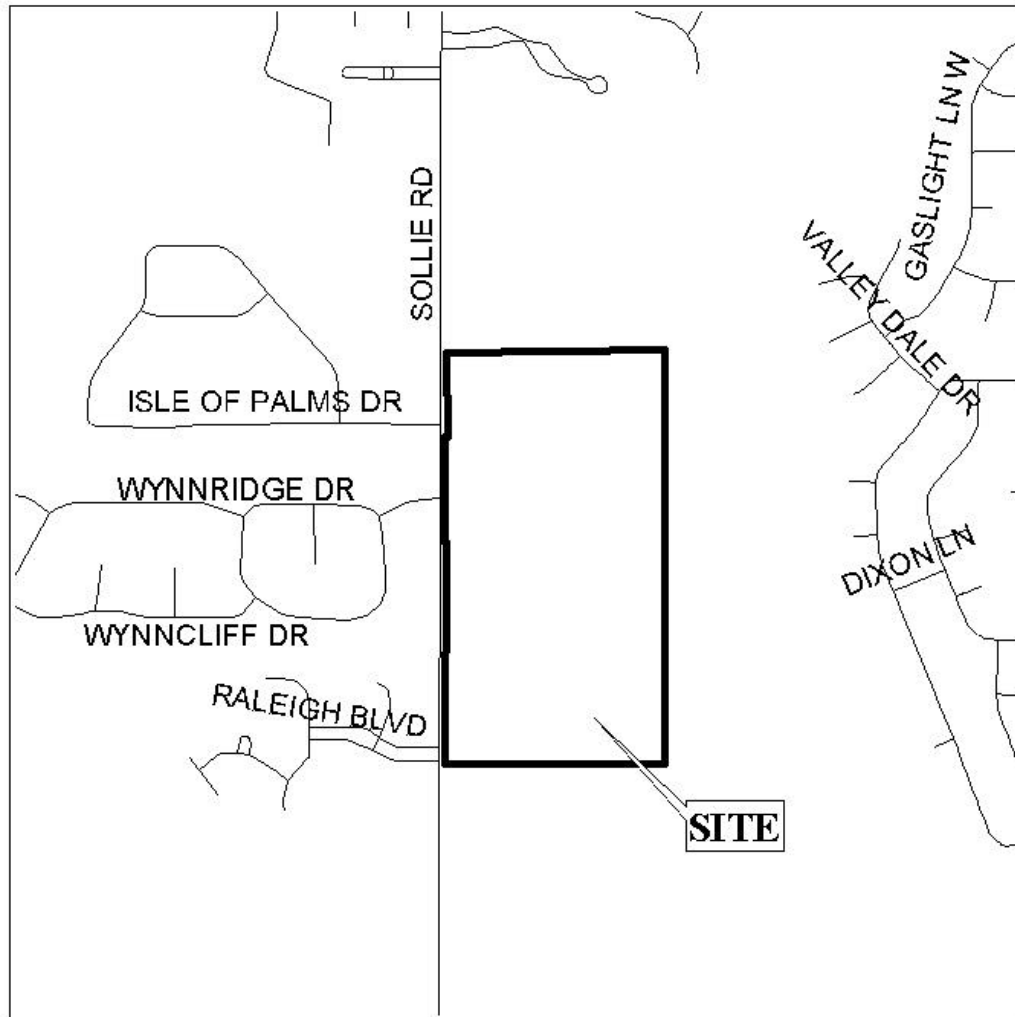
Maintenance of the alleys, as with all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline; 2) construction standards for the alleys to comply with city standards with regard to base and paving material, as indicated by the applicant's engineer; 3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; 4) maintenance of the alleys, as with all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association; and 5) full compliance with all municipal codes and ordinances.

Subdivision: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline; 2) construction standards for the alleys to comply with city standards with regard to base and paving material, as indicated by the applicant's engineer; 3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; 4) placement of a note on the final plat stating that maintenance of the alleys, as with all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association; and 5) placement of a note on the final plat stating that there shall be no direct access from the alley to Sollie Road.

LOCATOR MAP



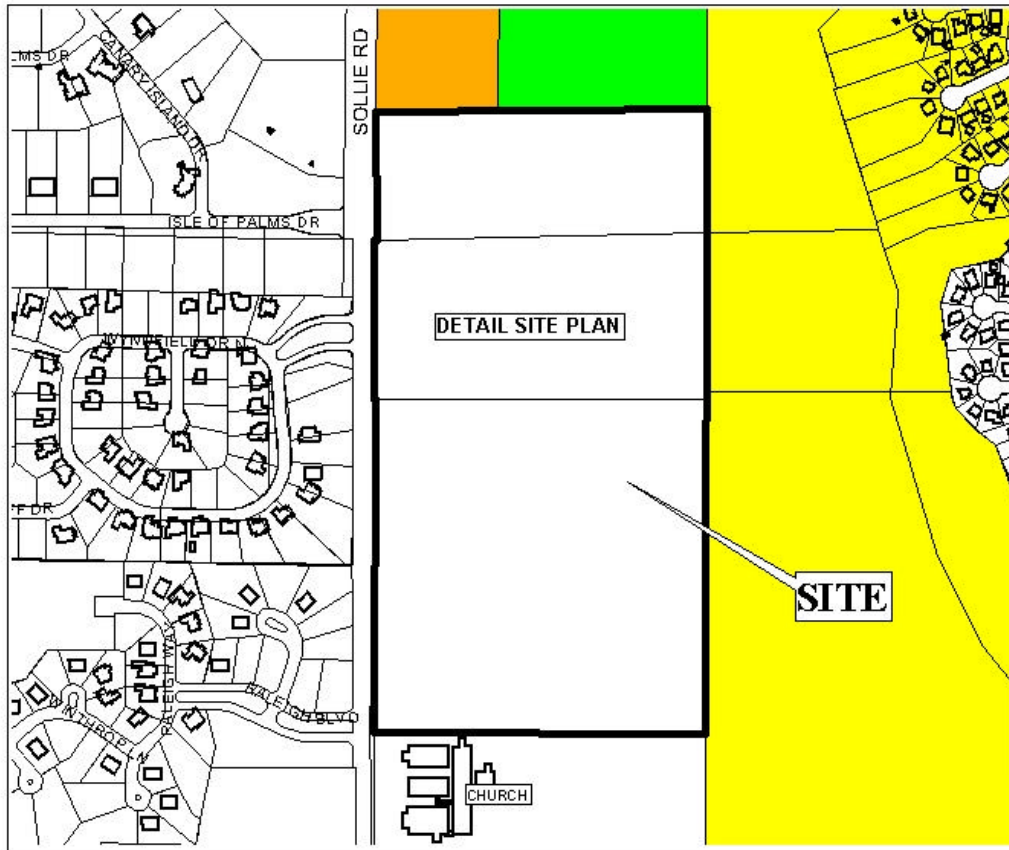
APPLICATION NUMBER 4 & 5 DATE February 19, 2004

APPLICANT Sollie Road Development Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings,
with a church located to the South.

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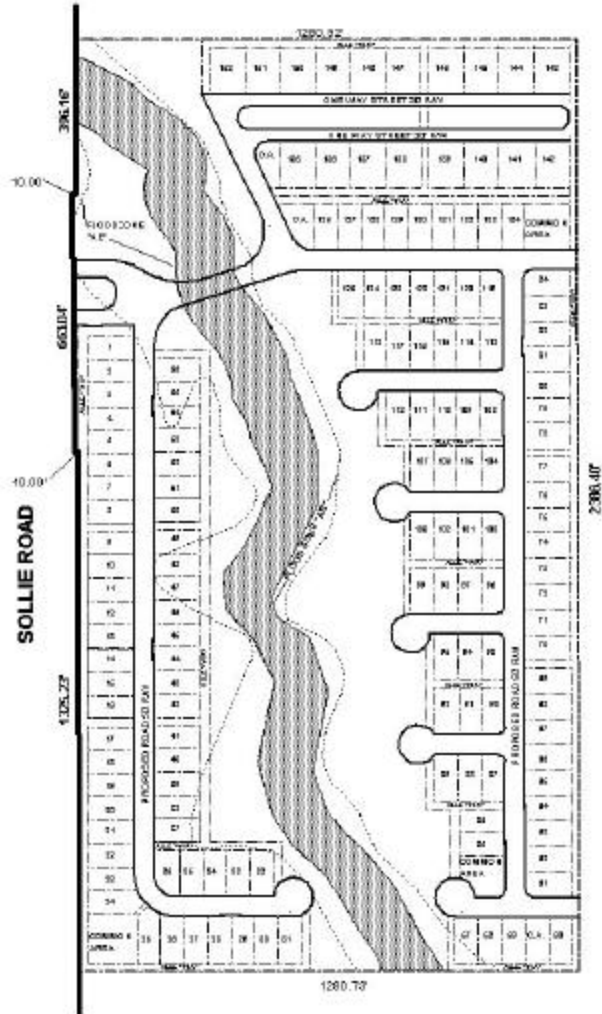
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LEGEND



NTS

SITE PLAN



The site is located on the East side of Sollie Road, 400' North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard. The plan illustrates the subdivision layout.

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USE/REQUEST Planned Unit Development, Subdivision

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NTS

