

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: May 18, 2006**

<u>DEVELOPMENT NAME</u>	The Courtyards at Magnolia Grove
<u>SUBDIVISION NAME</u>	The Courtyards at Magnolia Grove Subdivision, Lot 22
<u>LOCATION</u>	6447 Clear Pointe court (South side of Clear Pointe Court, 360'+ West of its East terminus)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 Lot/ 0.17± acres
<u>CONTEMPLATED USE</u>	Detached single-family residential home with increased site coverage from 35% to 40%.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>FIRE DEPARTMENT COMMENTS</u>	No comments.

REMARKS

The applicant is requesting to amend an existing Planned Unit Development (PUD) to increase the maximum site coverage from 35 percent to 40 percent. Site coverage regulates the ratio of the property that can be developed with a structure; however, it does not include paved areas such as driveways and patios.

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.

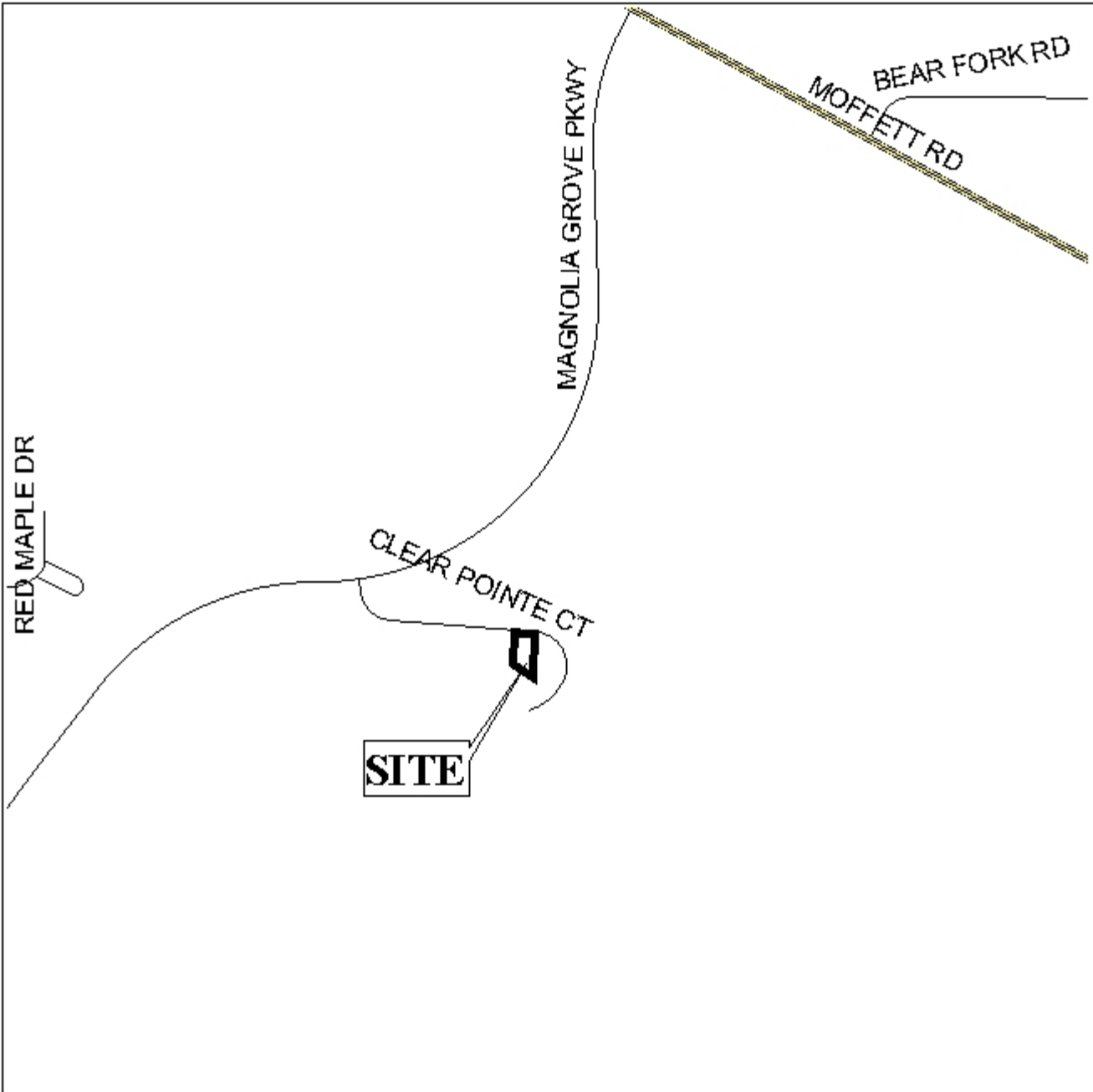
The Courtyards at Magnolia Grove PUD was approved to allow reduced setbacks. Frequently along with the request of reducing setbacks, increased site coverage is also requested, generally for the entire development, not on a lot by lot basis. Moreover, the developer should consider revised the entire PUD for the increase in site coverage.

The applicant is requesting to increase the maximum allowable site coverage; the Ordinance allows 35 percent site coverage in an R-1, Single-Family Residential district, the applicant is requesting 40 percent. In single-family residential PUDs, additional site coverage is frequently requested. However, a typical condition is the submission of verification by an Engineer that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the Engineer provided verification that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

LOCATOR MAP



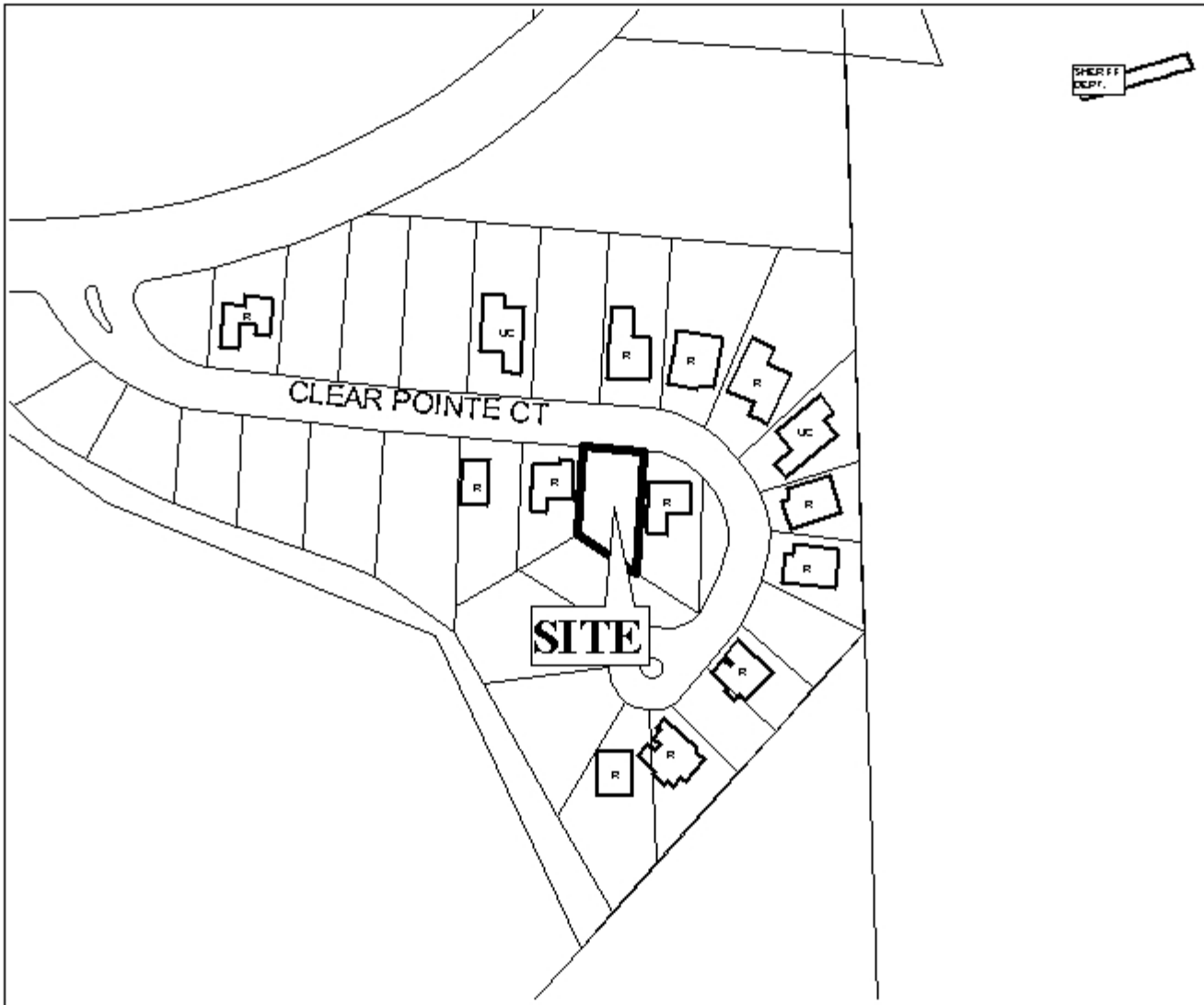
APPLICATION NUMBER 5 DATE May 18, 2006

APPLICANT The Courtyards at Magnolia Grove Subdivision, Revised Lot 22

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings.

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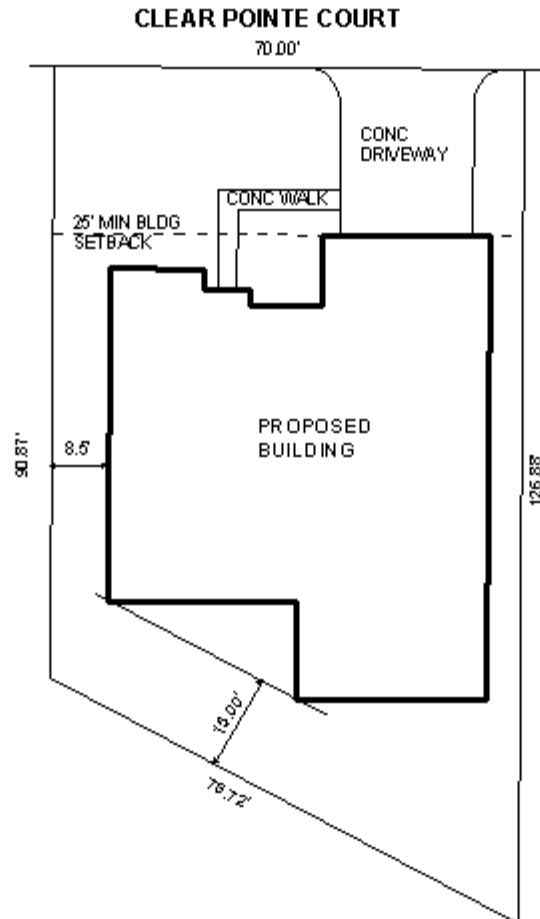
REQUEST Planned Unit Development

LEGEND

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R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	



SITE PLAN



The site is located on the South side of Clear Pointe Court, 360' West of its East terminus. The plan illustrates the proposed building and drive.

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