

**PUD &
SUBDIVISION STAFF REPORT****Date: April 1, 2004**

DEVELOPMENT NAME Windham Place

SUBDIVISION NAME Windham Place Subdivision

LOCATION East side of Wildwood Avenue, 300'± South of Airport Boulevard.

CITY COUNCIL DISTRICT District 6

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 0.7 Acres 3 Lots

CONTEMPLATED USE Reduced Side Yard Setbacks in a Single-Family Residential Subdivision.

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.

REMARKS The applicant is proposing development of the site as a three lot residential subdivision, with two lots having reduced side yard setbacks of 5' each.

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 regulations go on to say that single-family residential projects using innovative building types and arrangements may be designed and developed under the PUD section.

Typically when an application for a residential PUD with reduced setbacks is presented, it is for a much larger, self-contained development with reduced lot sizes. In this instance, the subdivision involved is a three lot resubdivision of a single lot of record. The two lots for which the reduced setbacks are proposed are 66.3' in width, which exceeds the 60' minimum required by the Subdivision Regulations and upon which the minimum setbacks of the Zoning Ordinance are based.

Additionally, the South side setback of Lot A, which is proposed at 5', would be adjacent to property that is not a part of the PUD. Generally, reduced setbacks are only from interior lot lines and are not located adjacent to properties which are not included in the PUD.

The property to the South is the remainder of the resubdivision that created the property in question. The lots in that subdivision are similar in size to the lots proposed and did not propose or require reduced setbacks.

Furthermore, the majority of lots in the Pinehurst neighborhood are 50' in width and comply with the setbacks required for 50' lots.

The Commission has modified setbacks and/or site coverage for individual lots within existing PUD's. However, in most instances, the original PUD had some degree of reduced setbacks or increased site coverage as part of the original approval. Therefore, the modifications were considered part of the overall development.

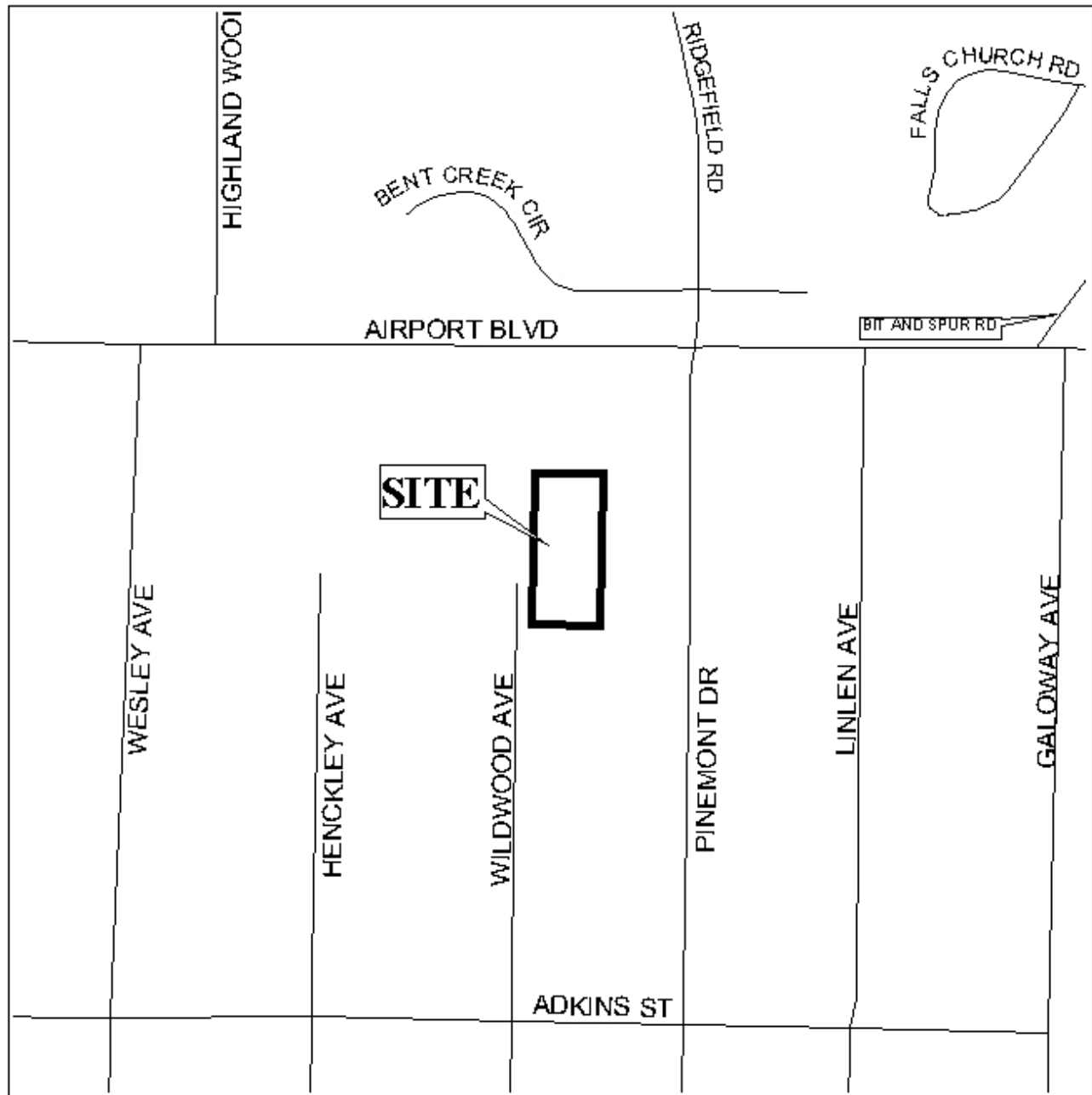
Given the scope and scale of the proposed development, it would not be considered an innovative or cohesive development plan, and thus not appropriate for consideration under the PUD section.

The proposed subdivision meets the minimum requirements of the Subdivision Regulations.

RECOMMENDATION **Planned Unit Development:** based on the preceding, it is recommended that this application be denied.

Subdivision: based on the preceding, it is recommended that the plat be granted Tentative Approval.

LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE April 1, 2004

APPLICANT Windham Place Subdivision

REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.
Commercial sites are located to the north of the site.

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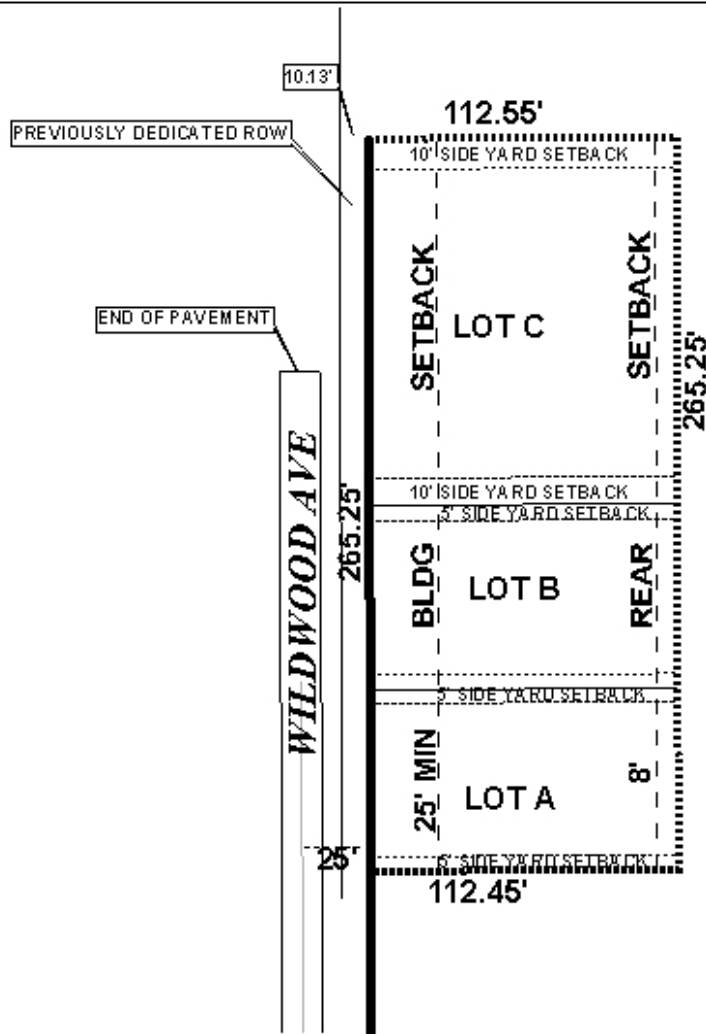
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LEGEND

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
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SITE PLAN



The site plan illustrates the proposed subdivision and setbacks along with the previously dedicated right of way and the road ending.

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