

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: January 22, 2009**

<b><u>DEVELOPMENT NAME</u></b>	Mount Island Place Subdivision
<b><u>SUBDIVISION NAME</u></b>	Mount Island Place Subdivision
<b><u>LOCATION</u></b>	2401 Old Government Street (West terminus of Old Government Street extending West to Mount Island Drive East)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 5
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>AREA OF PROPERTY</u></b>	3.9± acres                      10 Lots
<b><u>CONTEMPLATED USE</u></b>	Single-family residential subdivision with reduced setbacks and a private street.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Under Construction

**ENGINEERING  
COMMENTS**

Detention cannot be performed in the AE flood zone. The capacity of the existing detention pond must be shown to be able accommodate the increase of developed area or additional detention will be required. Since this property does not have frontage on Mount Island Place, all lots on the property will be issued one address at the termination of Old Government St. All city services (garbage and trash pick-up) must be accessed from Old Government St. Show minimum finished floor elevation for any buildings or structures and/or slabs, on which, mechanical and electrical equipment will be installed. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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 (State Act 61-929 and City Code Chapters 57 and 64). All work on or under 40" or Larger Live Oak Trees shall be

permitted and coordinated with Urban Forestry. Removal is to be permitted only in the case of disease or impending danger.

### **REMARKS**

The applicant has Submitted subdivision and Planned Unit Development applications to amend/remove conditions placed on the most recent of several approvals for the site. All conditions of the approved PUD are listed below, with the conditions requested to be amended/removed in underlined italics, and conditions that have been met in *simple italics*.

1. **development limited to the plan as submitted;**
2. *Old Government Street from Pinehill Drive to the site must be constructed prior to recording of the final plat;*
3. *completion of the subdivision process;*
4. *provision of a sidewalk along the West side of the private street;*
5. *the park strip along the West property line to remain undisturbed by current or future construction or development activities associated with the site;*
6. *compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);*
7. *revision of the PUD plan to include a table illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development and,*
8. **full compliance with all municipal codes and ordinances.**

Similarly, conditions placed on the subdivision approval are listed below, with the conditions requested to be amended/removed in underlined italics, and conditions that have been met in *simple italics*.

1. *full compliance with Section VII.E.2 (Standards) of the Subdivision Regulations;*
2. *provision of a sidewalk along the West side of the private street;*
3. *placement of a note on the final plat stating that the park strip along the West property line to remain undisturbed by current or future construction or development activities associated with the site;*
4. *compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and*
5. *provision of a table on the final plat illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development.*

As illustrated above, the conditions to be amended/removed are identical on the Subdivision and PUD.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore *any* changes to the site plan must be submitted for Planned Unit Development review. Thus any changes to the site in terms of buildings, parking, circulation, etc., must be reviewed and approved through the planning process.

There is an extensive history associated with the site. In October 1994, PUD and subdivision applications for a 12 lot subdivision with a private street were considered by the Planning Commission. The applications were denied because some of the lots did not meet the minimum size requirements of the Subdivision Regulations; the proposed street did not meet the standards adopted by the Planning Commission for a private road; and there were questions about the use of the 10' park strip as access to lots within a private development.

In January 1995, the Commission denied a 10-lot subdivision with a private road. Those applications were denied because the development contemplated access to the lots via the designated park strip along the West property line.

In 2004 the Commission approved the current configuration subject to several conditions. Due to delays in road construction and then in actual development of the site, those approvals expired. Subsequently, new applications were submitted in 2007. Those applications were approved and a condition relating to use/encroachment into the park strip was included.

The applicant is now requesting that the conditions relating to the park strip and sidewalk location be either amended or removed. The applicant would like to construct a sidewalk on the Mount Island side, either meandering through the adjacent park strip (if approved by City Council) or on the private property next to the park strip. The applicant states that the council person for this area has been approached about installing a sidewalk in the remainder of the park strip (from Airport Boulevard to Mount Island Drive West), making a walking trail and thus use of a previously unused and unmaintained city property. The applicant also proposes to landscape and maintain the park strip adjacent to the site.

Another reason stated in the application for relocation of the sidewalk is the proximity of the sidewalk to the garage(s), and possible hazards to pedestrians from vehicles backing out of the garage.

**RECOMMENDATION**

**Subdivision:** Based on the preceding, it is recommended that the Commission consider all information and implications in rendering a decision.

**Planned Unit Development:** Based on the preceding, it is recommended that the Commission consider all information and implications in rendering a decision.

# LOCATOR MAP



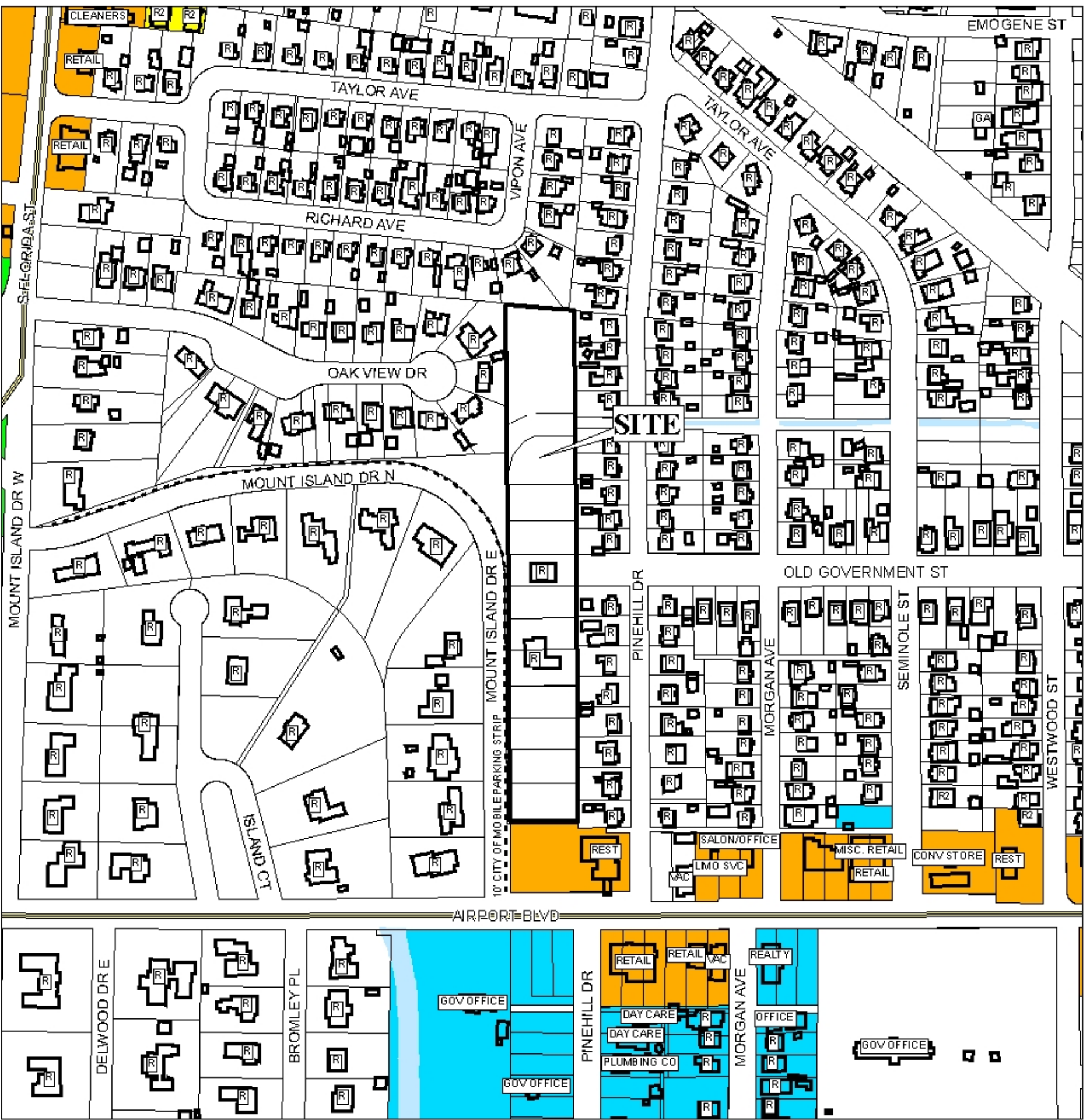
APPLICATION NUMBER 7 & 8 DATE January 22, 2009

APPLICANT Mount Island Place Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION  
VICINITY MAP - EXISTING ZONING

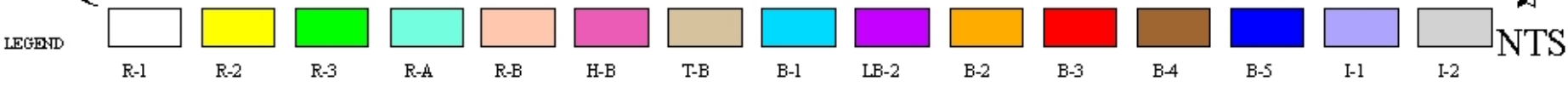


This site is surrounded by residential land use with business land use to the south and north west.

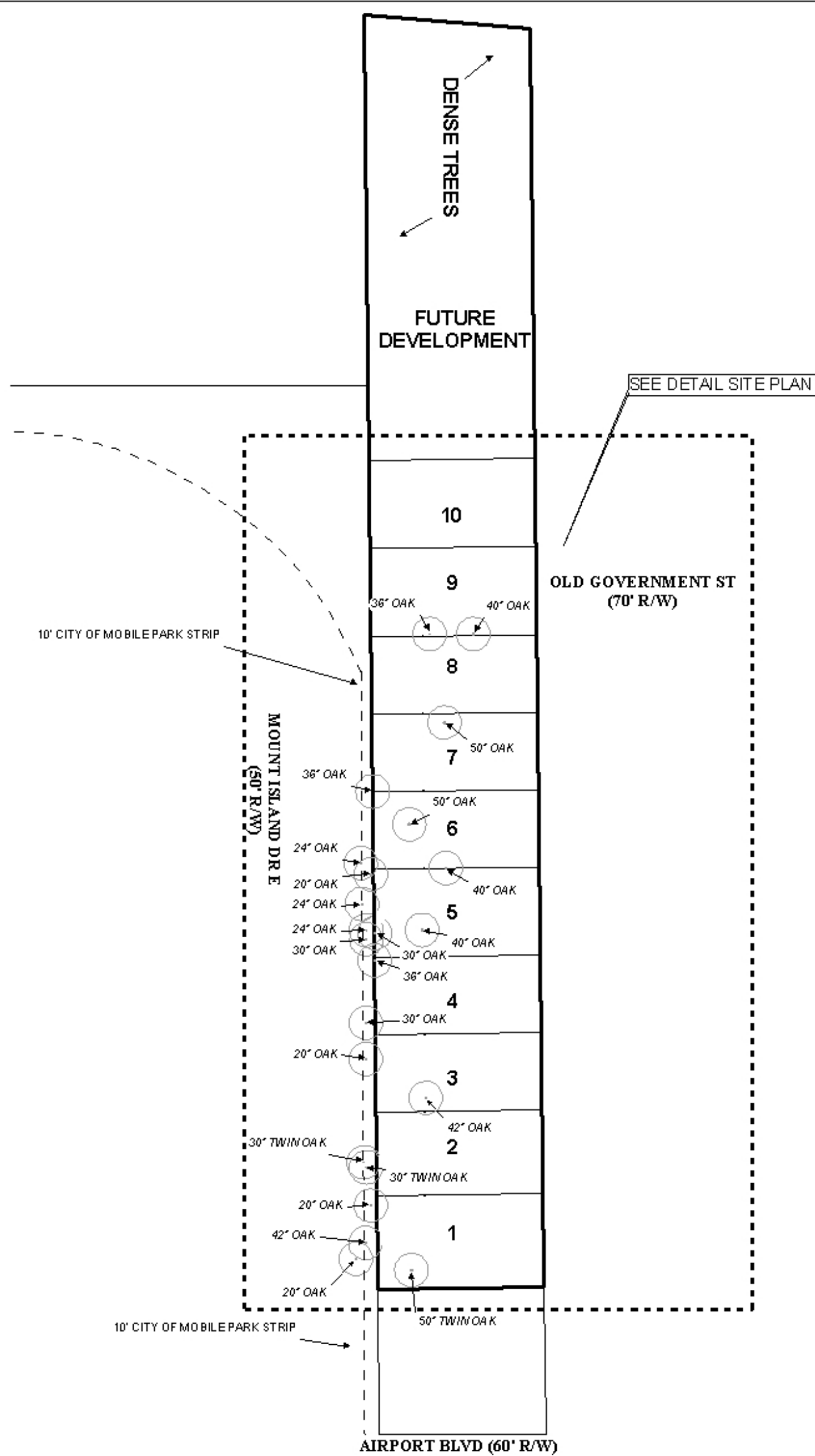
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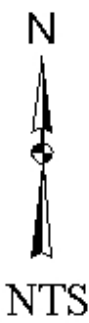
REQUEST Subdivision, Planned Unit Development



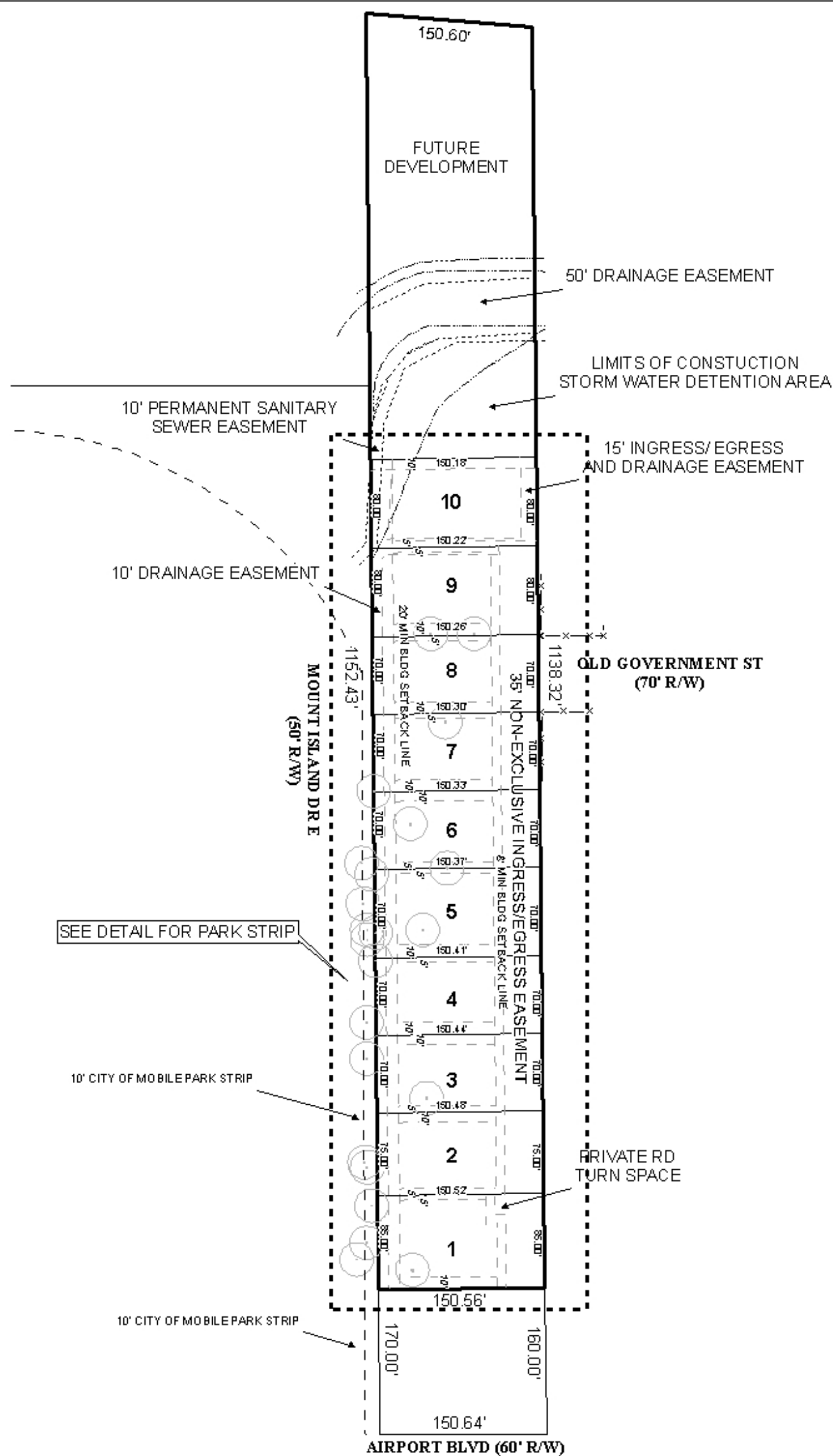
LANDSCAPE DETAIL



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DETAIL SITE PLAN

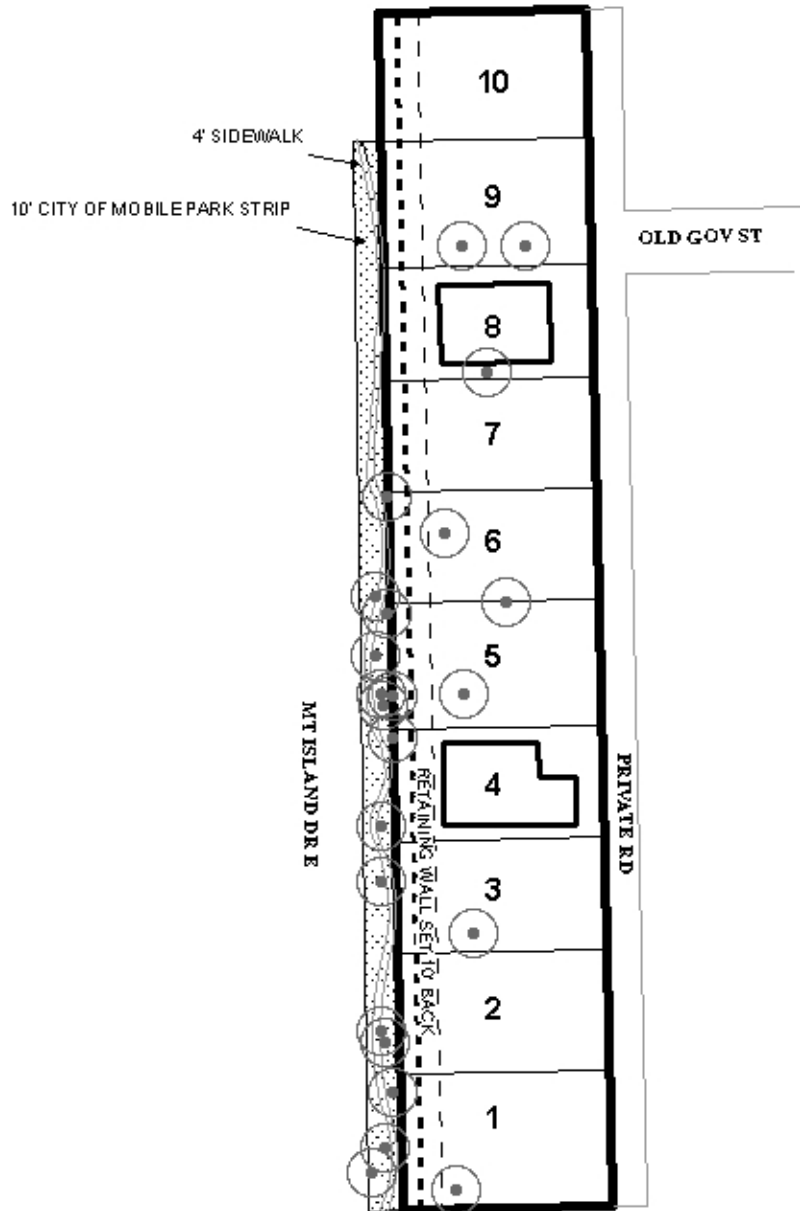


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## DETAIL SITE PLAN OF PARK STRIP



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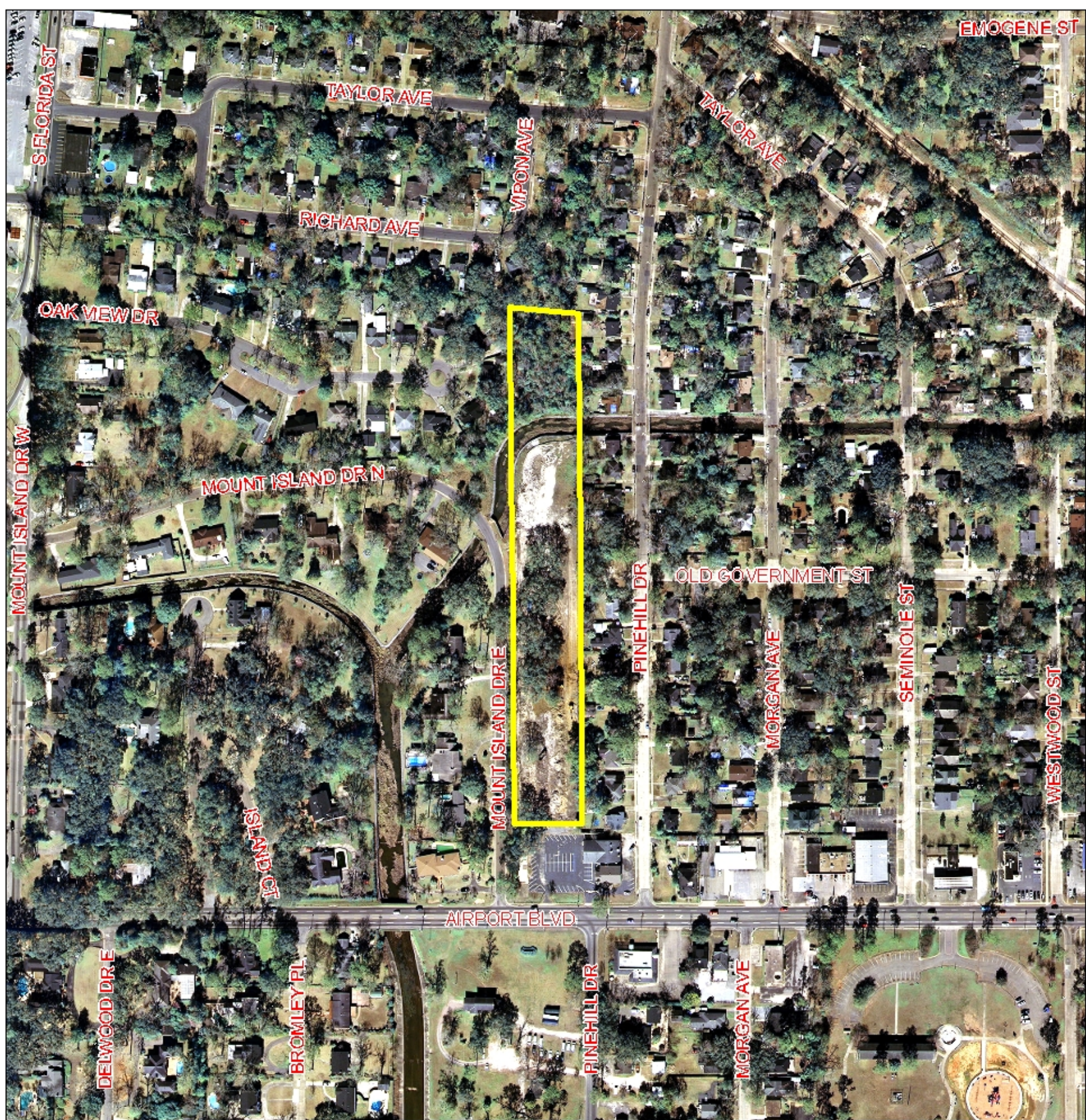
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REQUEST Subdivision, Planned Unit Development

N  
NTS



PLANNING COMMISSION  
VICINITY MAP - EXISTING ZONING



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