

**PUD &
SUBDIVISION STAFF REPORT****Date: August 5, 2004**

DEVELOPMENT NAME Greenwood Subdivision

SUBDIVISION NAME Greenwood Subdivision

LOCATION 251 South McGregor Avenue
(West side of South McGregor Avenue, 200'±
North of Pinebrook South)

**CITY COUNCIL
DISTRICT** District 5

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 2.0± Acres 6 Lots

CONTEMPLATED USE Six Lot, Single-Family Residential Subdivision
with Reduced Front Setbacks and a Gated Private Street

TIME SCHEDULE Immediate

**ENGINEERING
COMMENTS** Discharge onto adjacent property cannot be
increased or concentrated without a hold harmless agreement from the affected property
owner. 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 the development of a six
lot gated community with a private street and reduced front yard setbacks. Planned Unit
Development approval is required for all private drive subdivisions, and is also required
to allow reduced setbacks as proposed. The proposed subdivision is to be a gated
community with a private street, and therefore is eligible for consideration as an
innovative subdivision under the private street section of the Subdivision Regulations.

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 plan appears to meet the requirements for Planned Unit Development Approval.

This section of McGregor Avenue is shown as a Major Street on the Major Street Plan component of the Comprehensive Plan, and as such requires a minimum right-of-way of 80' and may require a 40' parallel service road or some alternative method of access management.

The plat indicates dedication of additional right-of-way to provide 40' from centerline, in conformance with the Major Street Plan. The plan also indicates only one point of access, the proposed private street, thereby providing adequate access management; providing that a condition is placed on any approvals denying Lot 1 direct access to McGregor Avenue.

The Subdivision Regulations allow for private streets under several circumstances, one of which is a gated community. As the proposed subdivision is to be a gated community, it is eligible. However, it should be noted that if use of the gate ceases, the subdivision would no longer be in compliance with the Subdivision Regulations.

The plat also indicates a reduced front setback for lots 1-5. No other reduced setbacks are shown, therefore, standard side and rear setbacks and site coverage requirements will be applicable. Additionally, an appropriate setback for Lot 6 will be required on the final plat.

There is an existing dwelling located on the site. This dwelling should be removed prior to recording of the final plat if the PUD and subdivision are approved.

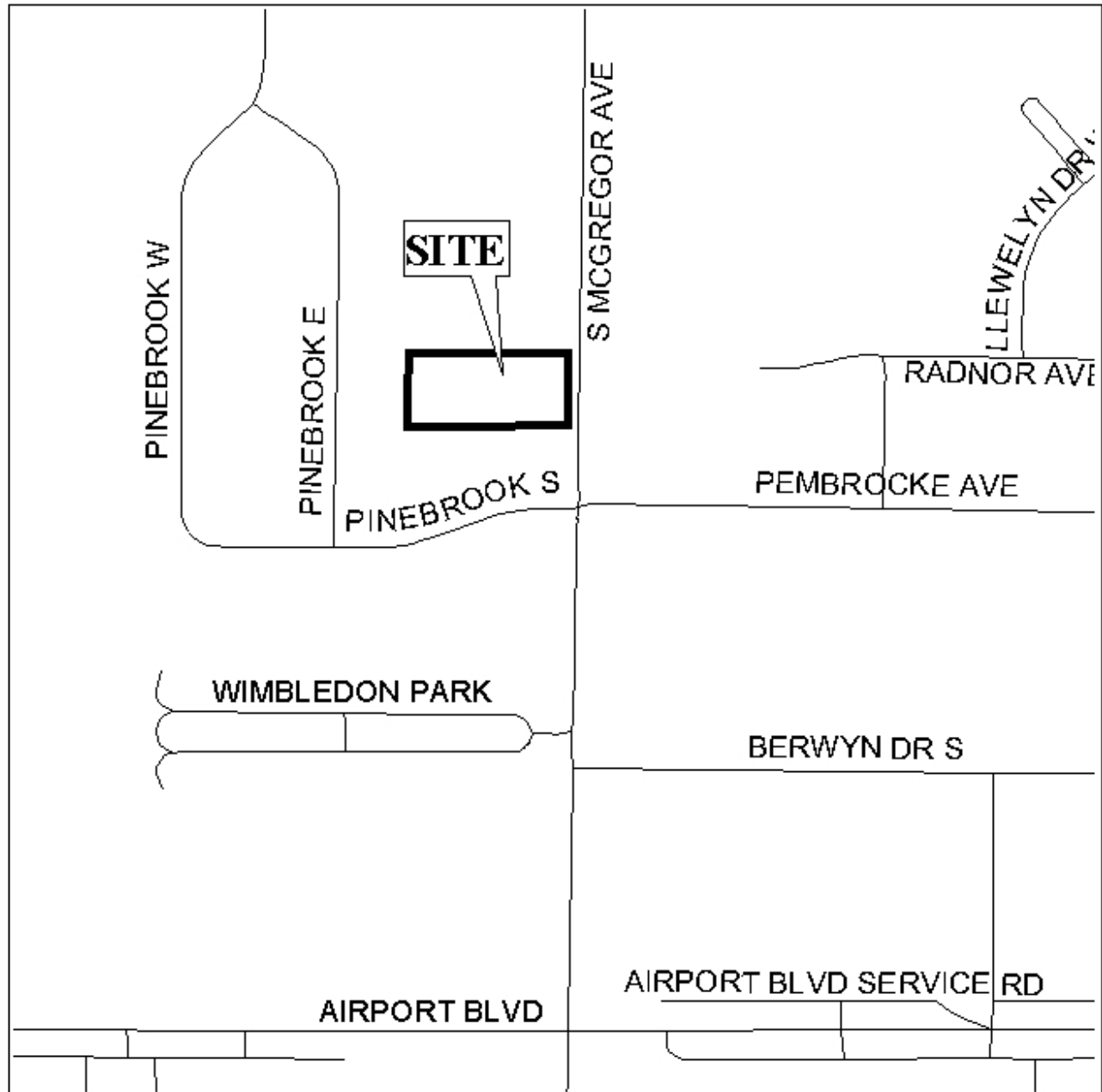
The plat indicates the detention for the site is to be provided in the Southwest corner of the site. The Engineering Department comments express concern over the underground, and will be in compliance with the Engineering Department's requirements for a 100 year flood, with a 10 year flood release. The underground detention will be located in an easement along the rear of lots as opposed to within a common area. As with any development, the Engineering Department will have final approval of the detention facilities.

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 McGregor Avenue to provide

40' from centerline, as shown on the plan submitted; 2) full compliance with the comments from the City Engineering Department; 3) full compliance with the private street requirements of the Subdivision Regulations; 4) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city; 5) compliance with standard side and rear setbacks and site coverage requirements; and 6) full compliance with all municipal codes and ordinances.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way along McGregor Avenue to provide 40' from centerline, as shown on the plan submitted; 2) full compliance with the comments from the City Engineering Department; 3) full compliance with the private street requirements of the Subdivision Regulations; 4) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city; 5) compliance with standard side and rear setbacks and site coverage requirements; and 6) full compliance with all municipal codes and ordinances.

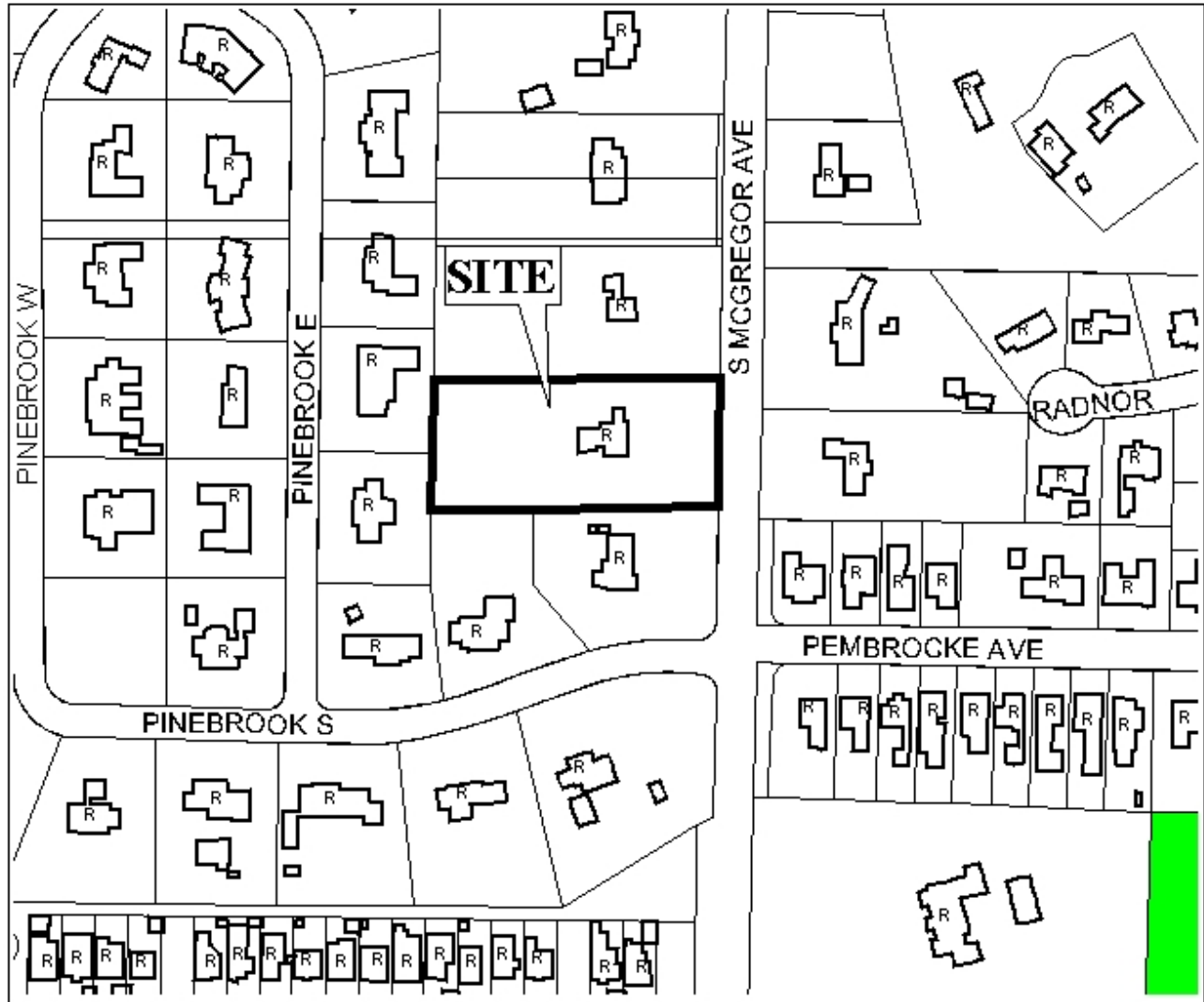
LOCATOR MAP



APPLICATION NUMBER 8 & 9 DATE August 5, 2004
APPLICANT Greenwood Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



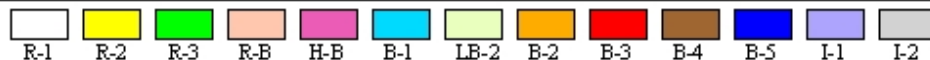
The site is surrounded by single family residential dwellings.

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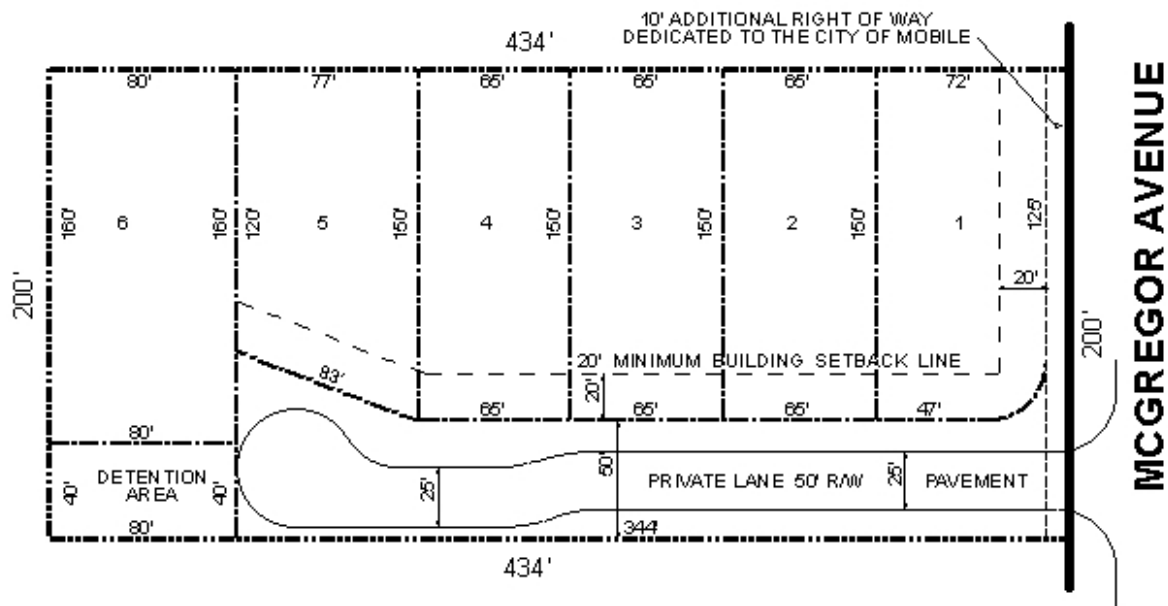
LEGEND



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NTS

SITE PLAN



The site is located on the West side of McGregor Avenue, 178' North of Pinebrook South. The plan illustrates the proposed subdivision.

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