

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 24, 2003**

<u>DEVELOPMENT NAME</u>	Eastridge Place Subdivision Lots 15
<u>LOCATION</u>	Southeast corner of East Drive and Eastridge Place
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1.4± Acres
<u>CONTEMPLATED USE</u>	Increased Site Coverage of 45% in an R-1, Single-Family Residential District
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate

**ENGINEERING
COMMENTS**

Recommend initial developer provide verification that designed stormwater system and constructed stormwater system are adequate to accommodate increased impervious areas from all submitted requests for increased coverage. Verification should be from professional engineer registered in the state of Alabama. If this is not feasible, each applicant for increased coverage should provide verification that stormwater (designed and constructed) can accommodate increased impervious areas. 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 requesting Planned Unit Development approval to increase the site coverage of one lot to 45%; the maximum site coverage allowed in an R-1 district is 35 percent.

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

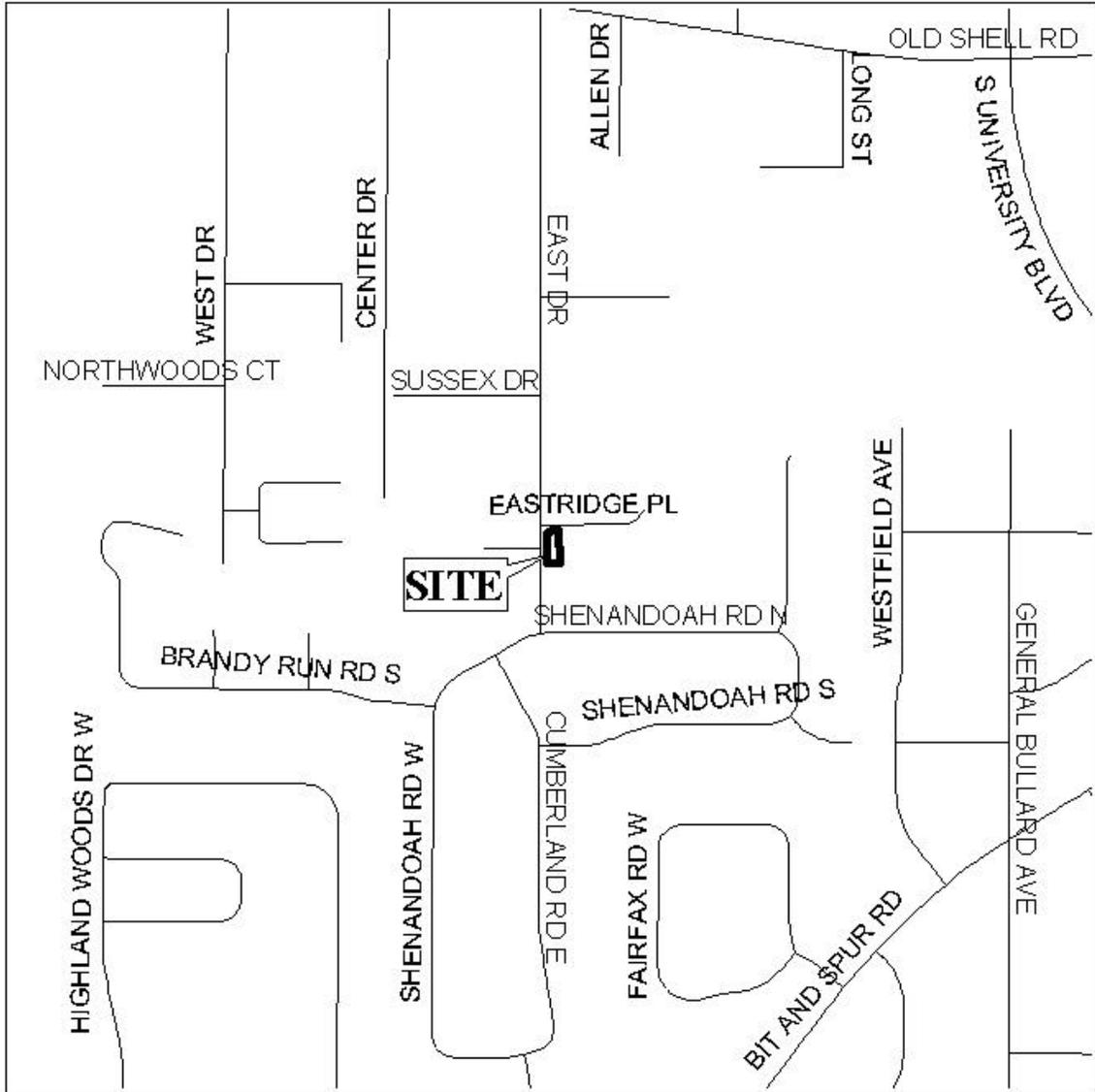
consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

Single-family residential PUD applications frequently request increased (more than 35%) site coverage and the Commission has typically approved increased site coverage requests up to 45 percent. However, in granting approvals for increased site coverage, full compliance with Engineering Comments, especially requirements concerning detention capacity, was required.

It should be noted that a request for increased site coverage was not part of the initial application for the development, thus each lot requesting increased site coverage must be reviewed by the Commission, and certification provided to City Engineering regarding the capacity of the detention system.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following condition: 1) full compliance with the Engineering Comments (initial developer provide verification that designed stormwater system and constructed stormwater system are adequate to accommodate increased impervious areas from all submitted requests for increased coverage. Verification should be from professional engineer registered in the state of Alabama. If this is not feasible, each applicant for increased coverage should provide verification that stormwater [designed and constructed] can accommodate increased impervious areas. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).

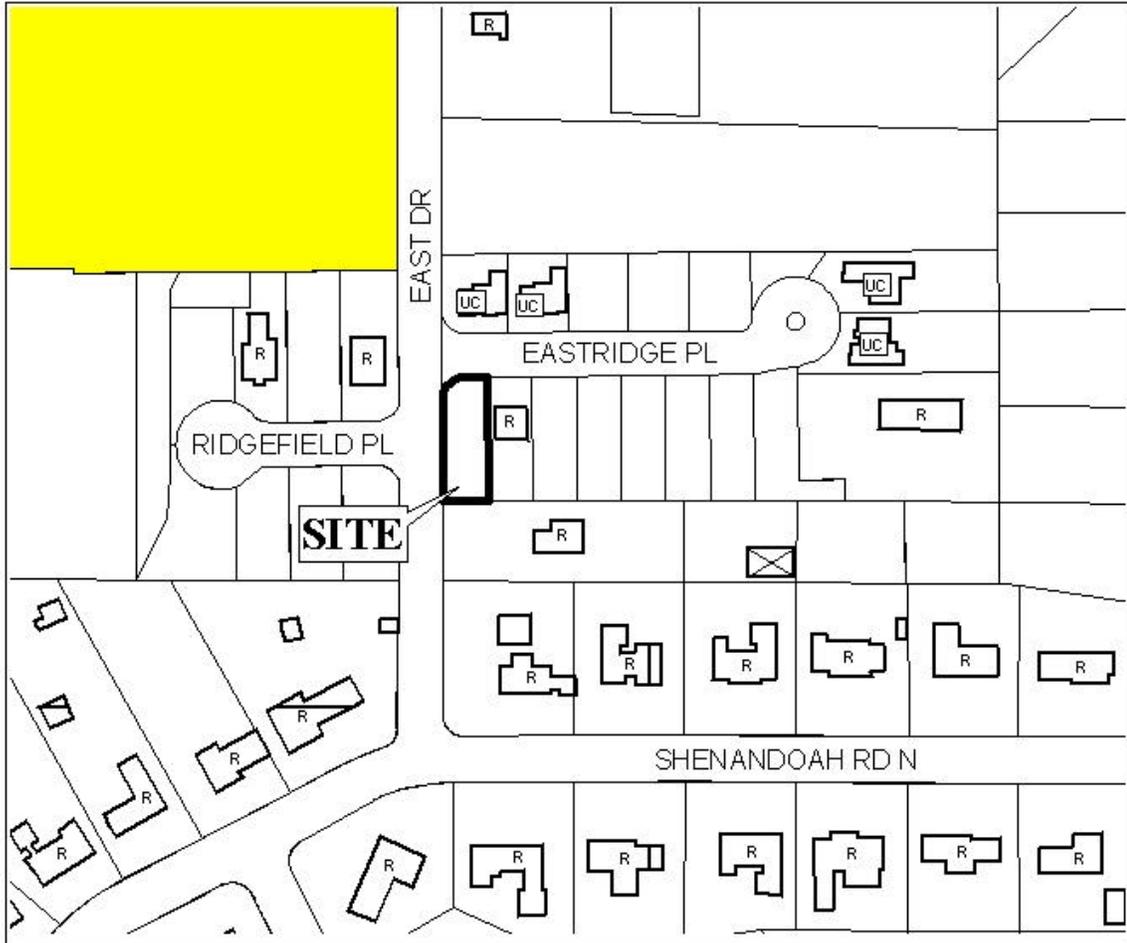
LOCATOR MAP



APPLICATION NUMBER 9 DATE July 24, 2003
APPLICANT Eastridge Place Subdivision, Lot 15
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



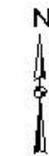
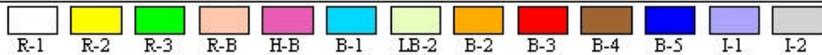
The site is surrounded by single-family residential dwellings.

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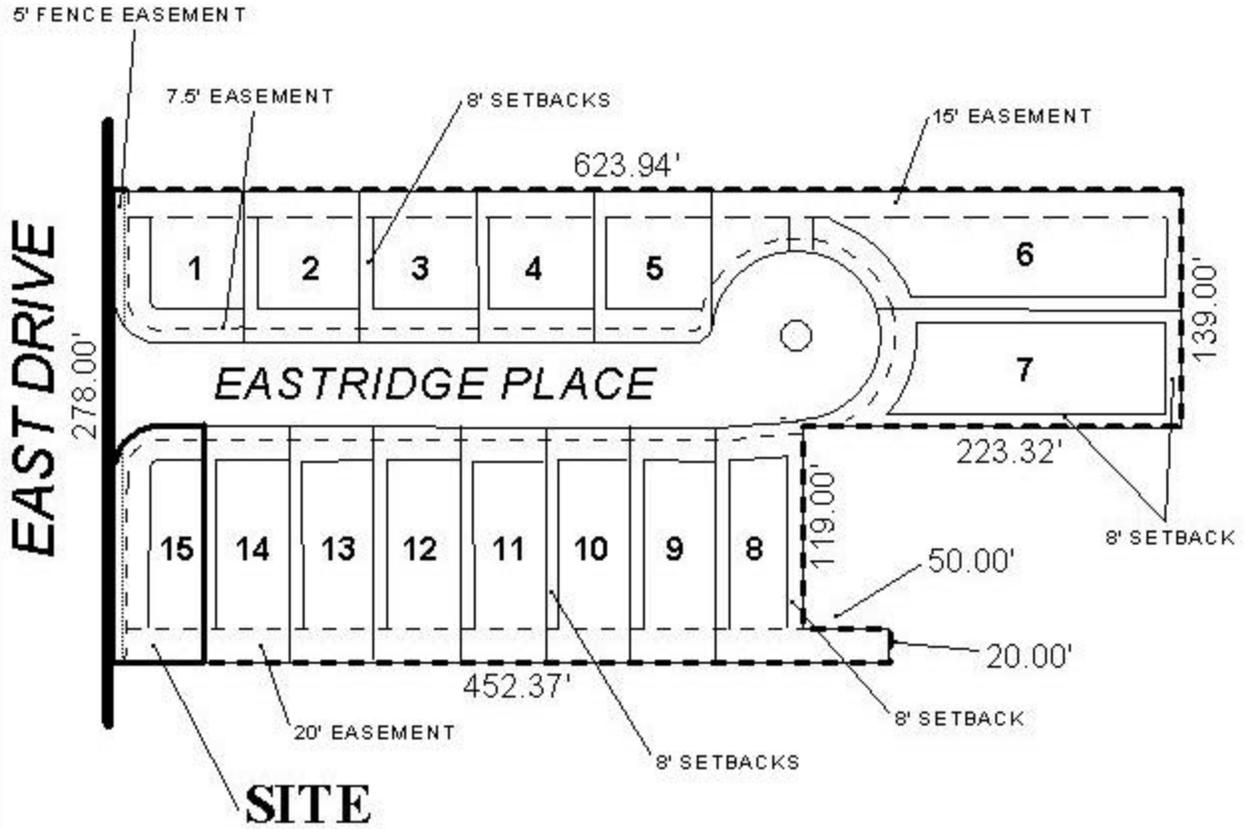
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LEGEND



NTS

SITE PLAN



The site is located at the Southeast corner of East Drive and Eastridge Place.
The plan illustrates the subdivision plat and setbacks.

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USE/REQUEST Planned Unit Development



