

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 4, 2003**

**DEVELOPMENT NAME**      Fairfield Place Subdivision

**SUBDIVISION NAME**      Fairfield Place Subdivision

**LOCATION**      East side of Wildwood Place, 130'± South of Vista Bonita Drive

**PRESENT ZONING**      R-1, Single-Family Residential

**AREA OF PROPERTY**

**CONTEMPLATED USE**      Allow 47% site coverage and a 20-foot front yard setback in a R-1, Single-Family Residential subdivision

**TIME SCHEDULE FOR DEVELOPMENT**      Immediate

**ENGINEERING COMMENTS**      Developer must confirm stormwater system, including detention system can accommodate increased coverage. 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).

**REMARKS**      The applicant is requesting increased site coverage and a 20-foot front yard setback in an R-1, Single-Family Residential district; R-1 districts allow 35% maximum site coverage, and a 25-foot minimum front yard setback.

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

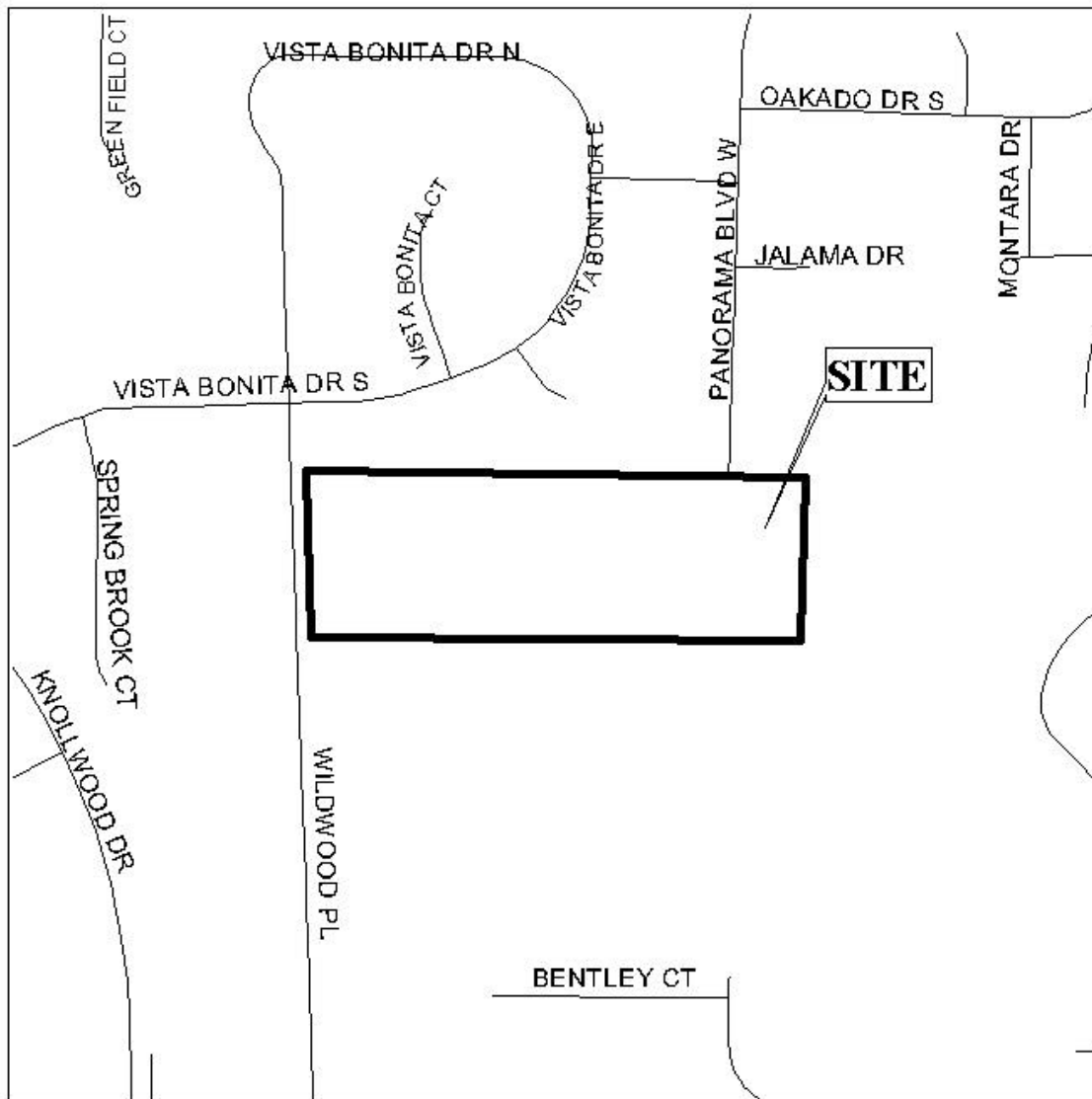
within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In regard to the reduced front yard setback, the site consists of a single cul de sac, and the 20-foot front yard setback would not impact the existing residences that are located outside the development. Additionally, many R-1 Planned Unit Developments have 15-foot front yard setbacks, and thus the request would be consistent with prior PUD approvals granted by the Commission.

The applicant also proposes an increase in site coverage—47 percent. The Commission has consistently approved requests for 45-percent site coverage, and with full compliance with the City Engineering Comments, a slight increase in coverage should not negatively impact properties within or outside the PUD site.

**RECOMMENDATION** This applications is recommended for approval subject to the following condition: 1) full compliance with the Engineering Comments (Developer must confirm stormwater system, including detention system can accommodate increased coverage; must comply with all stormwater and flood control ordinances; and any work performed in the right of way will require a right of way permit).

## LOCATOR MAP



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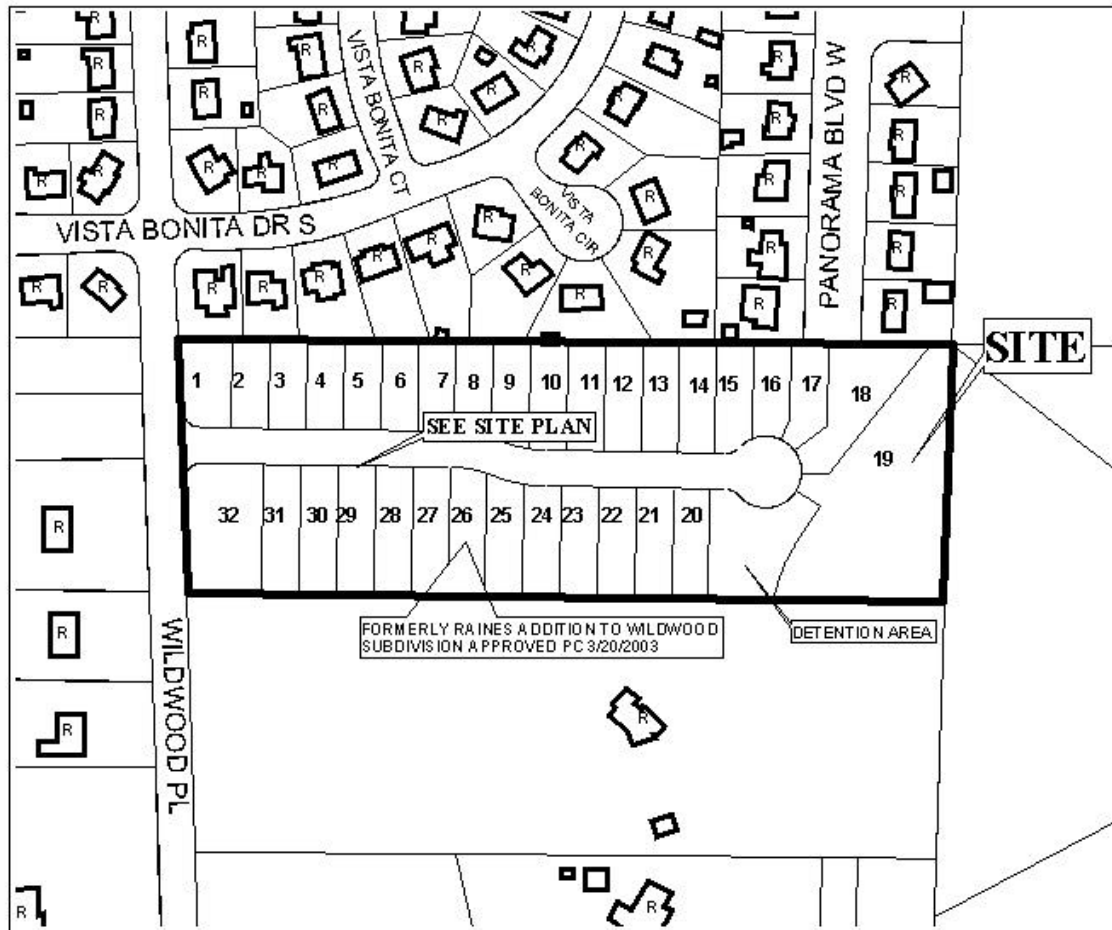
APPLICANT Fairfield Place Subdivision

REQUEST Planned Unit Development



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# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**



The site is surrounded by single-family residential units.

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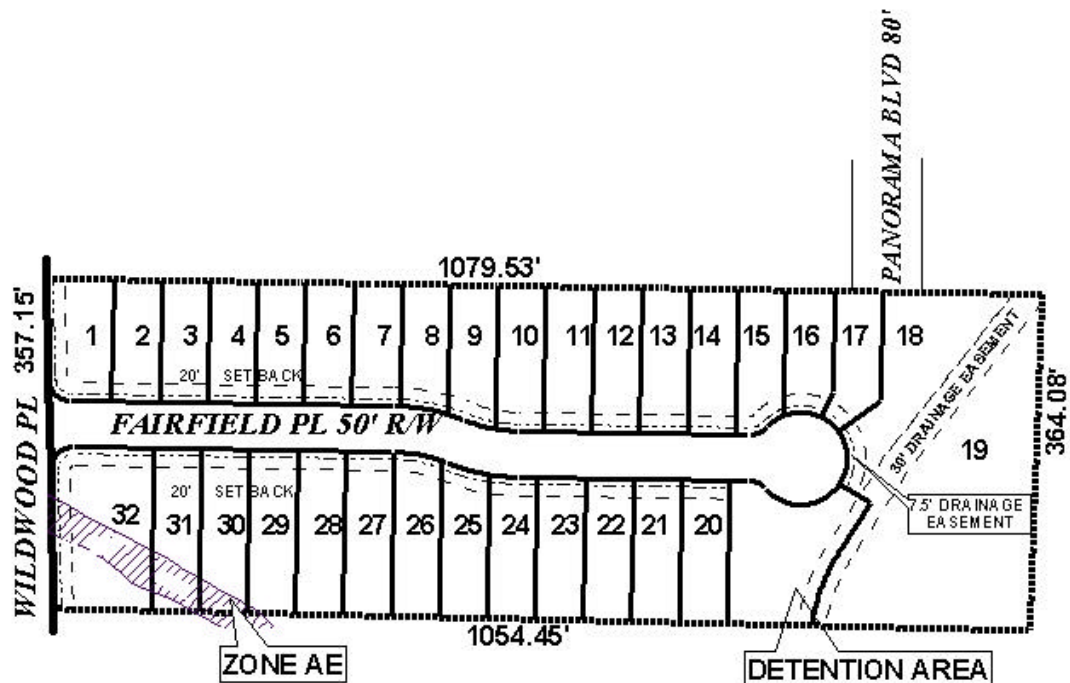
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LEGEND



## SITE PLAN



The site plan illustrates the lot configuration, proposed setbacks, easements, detention areas, and existing floodways.

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