

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 19, 2003**

<b><u>DEVELOPMENT NAME</u></b>	Wimbledon Park Subdivision, Lot G-6
<b><u>SUBDIVISION NAME</u></b>	Wimbledon Park Subdivision
<b><u>LOCATION</u></b>	210 Wimbledon Park (West terminus of Wimbledon Park)
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>AREA OF PROPERTY</u></b>	.16± Acre
<b><u>CONTEMPLATED USE</u></b>	Allow a storage unit outside the buildable limits of the previously approved PUD.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>REMARKS</u></b>	The applicant is requesting PUD approval to construct a storage unit outside the buildable limits of the previously approved 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.

The storage building would be located on the side (South) property line, and the original PUD approval allows a zero setback on the South property line for the lots along Wimbledon Park West. The modification is needed to address the 40-foot setback

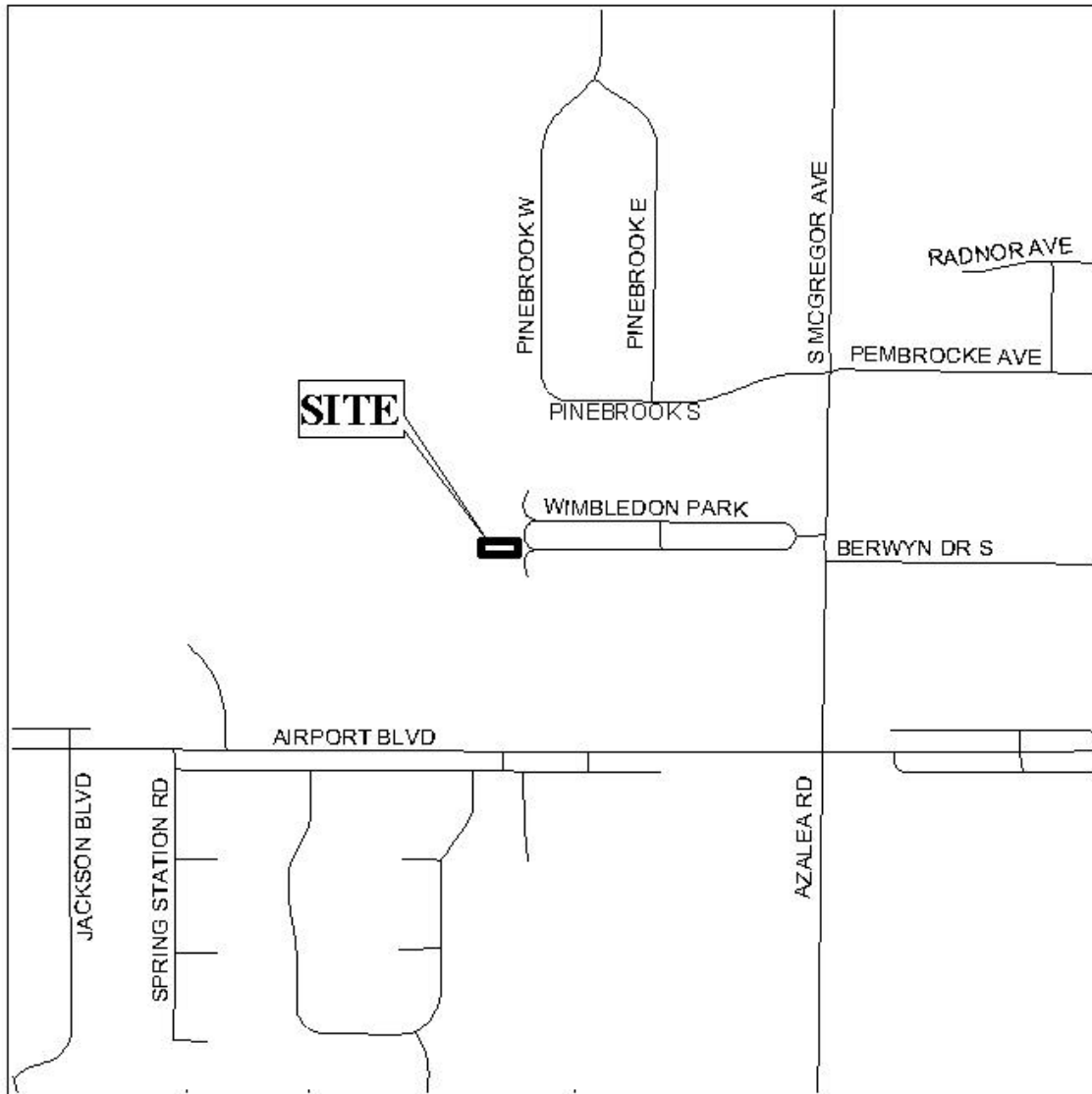
from the West property line, as shown on the original PUD. The applicant proposes to locate the storage building approximately 10-feet from the West line.

The Planning Commission has approved modified setbacks for two other lots on Wimbledon Park West, and in both cases the proposed accessory buildings were located on or within five-feet of the West property line. In this case, the applicant would provide a 10-foot setback from the West property line.

**RECOMMENDATION**

Based upon preceding, this application is recommended for approval.

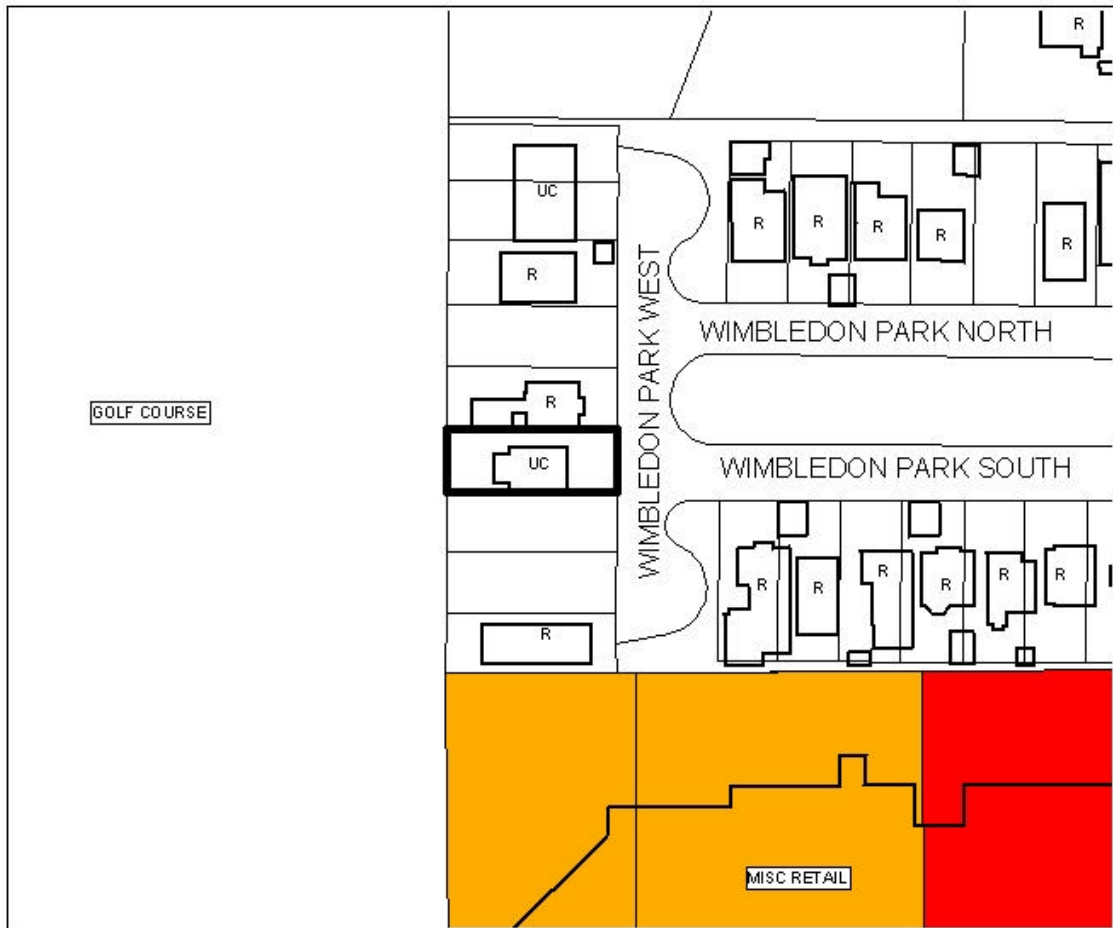
## LOCATOR MAP



APPLICATION NUMBER 9 DATE June 19, 2003  
APPLICANT Wimbledon Park Subdivision, Lot G-6  
REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



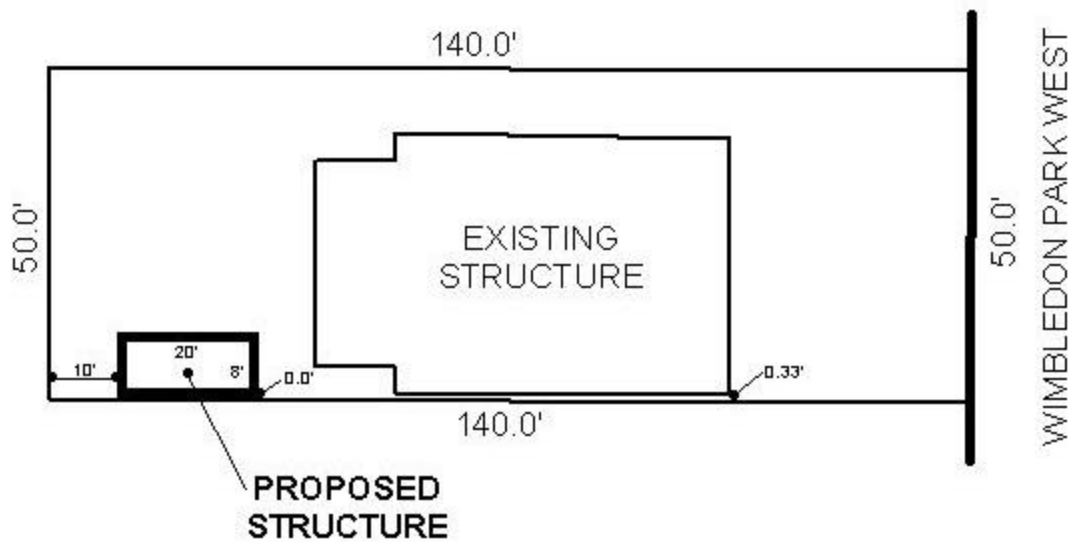
The site is surrounded by single family residential dwellings, with a golf course to the West.

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LEGEND



## SITE PLAN



The site is located on the West side of Wimbledon Park West. The plan illustrates the existing and proposed structures.

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