

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: February 17, 2005

<u>DEVELOPMENT NAME</u>	Rochester Place Subdivision, Revised Plat of
<u>DEVELOPMENT NAME</u> <u>SUBDIVISION NAME</u>	Rochester Place Subdivision, Revised Plat of
<u>LOCATION</u>	Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive
<u>CITY COUNCIL</u> <u>DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	
<u>CONTEMPLATED USE</u>	Amend the buffer (setback requirement) of a previously approved Planned Unit Development, private street, single-family residential subdivision.
<u>TIME SCHEDULE</u> <u>FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING</u> <u>COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING</u> <u>COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY</u> <u>COMMENTS</u>	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). Preservation status is to be given to the 58" Live Oak Tree located along the lot line of Lots 10A and 9A. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

REMARKS

The applicant is requesting Planned Unit Development (PUD) and subdivision approvals to modify the proposed buffer along South Sunset Drive. Whereas PUD approval is site plan specific and the buffer was shown on the subdivision plat, new applications are required.

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 site was granted approval as a multi lot development on a public street; however, the applicant received PUD and subdivision approval for a 13 lot development on a private street in July 2004 subject to the following conditions:

1. compliance with Section VIII [Private Street standards] of the Subdivision Regulations,
2. placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City; and
3. preservation of the 53" Oak as referenced in the Urban Forestry comment, as well as protection status for any existing trees that are located within the existing right-of-way.

Whereas the plat has not been recorded, these conditions would apply to this approval.

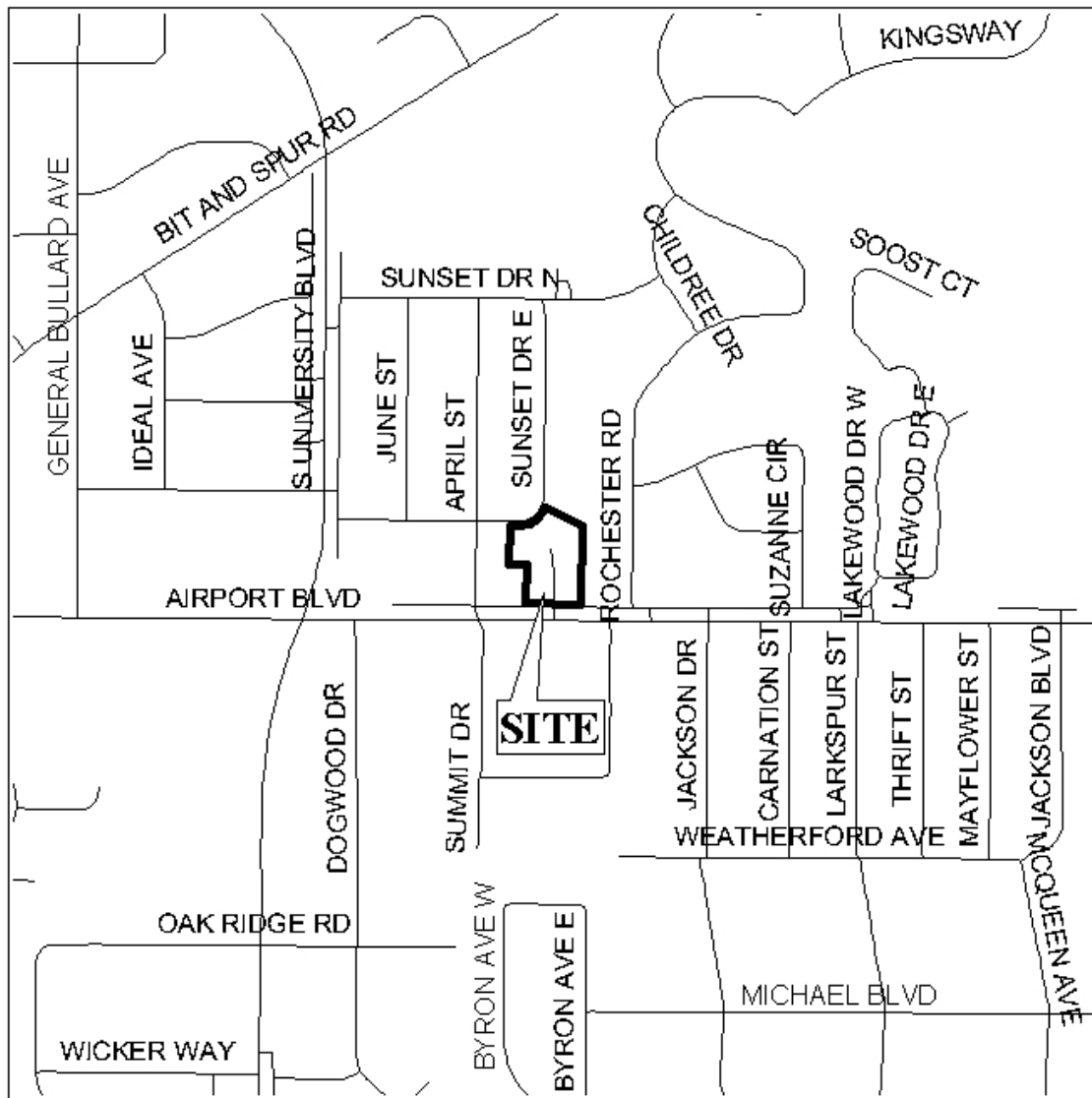
The rear of lots 7A-9A have frontage on both Rochester Place and South Sunset Drive. The previous application illustrated a 25-foot wide buffer and common area along South Sunset Drive. The applicant now proposes a 10-foot building setback along South Sunset Drive, and residential lots fronting two streets typically provide only an eight foot setback from the rear street property line. Additionally, buffers are rarely (if ever) required by the Commission to screen R-1 property from R-1 development. However, to restrict access to the private street, a note should be placed on the final plat stating that the site is denied direct access to Sunset Drive South.

RECOMMENDATION

Planned Unit Development Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) compliance with the landscaping and tree planting requirements of the Ordinance; 2) placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City; 3) preservation of 53" Oak (any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger), as well as protection status for any existing trees that are located within the existing right-of-way (permits required from the Urban Forester for trimming or removal); and 4) denial of direct access to Sunset Drive South.

Subdivision The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) compliance with the landscaping and tree planting requirements of the Ordinance; 2) placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City; 3) preservation of 53" Oak (any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger), as well as protection status for any existing trees that are located within the existing right-of-way (permits required from the Urban Forester for trimming or removal); and 4) placement of a note on the final plat stating that the site is denied direct access to Sunset Drive South.

LOCATOR MAP



APPLICATION NUMBER 9 & 10 DATE February 17, 2005
APPLICANT Rochester Place Subdivision, Revised Plat of
REQUEST Planned Unit Development and Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



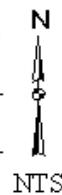
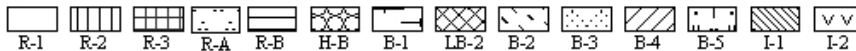
The site is surrounded by single-family residential dwellings.

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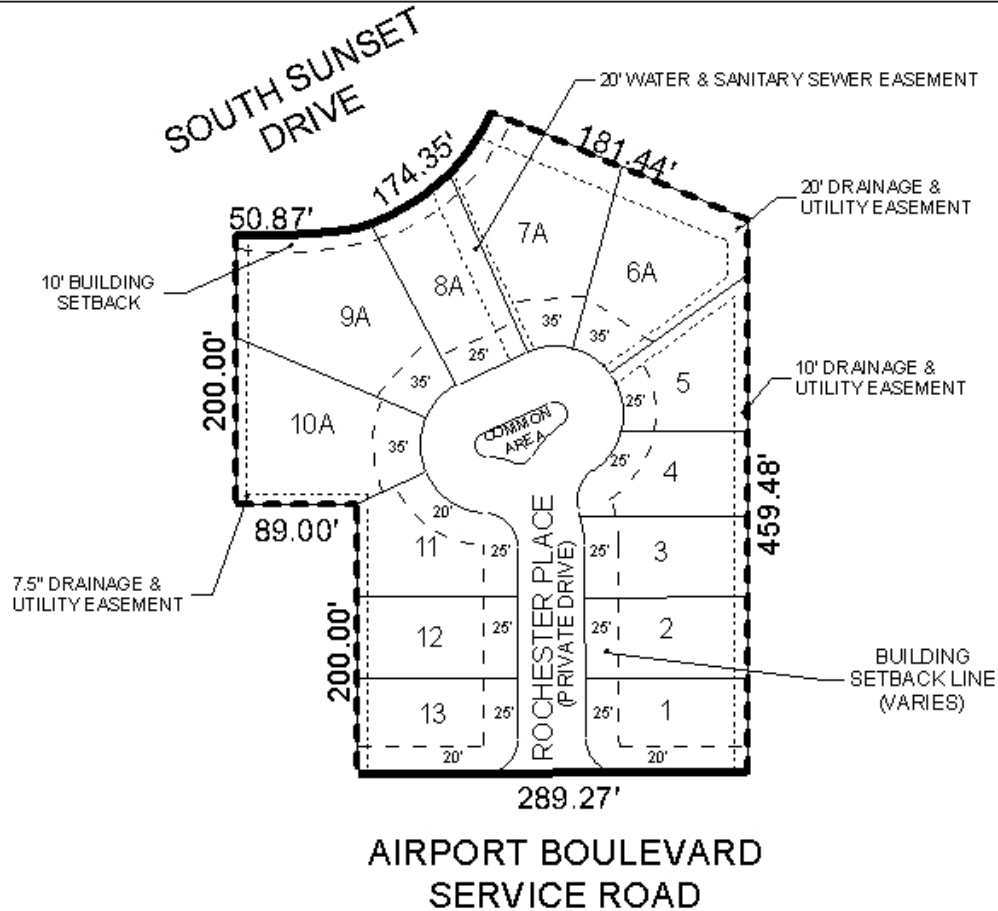
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LEGEND



SITE PLAN



The site is located at the Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive. The plan illustrates the existing lots, easements and setbacks.

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