

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 3, 2004**

**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**      8.8± Acres

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

**TIME SCHEDULE FOR DEVELOPMENT**      Immediate

**ENGINEERING****COMMENTS**

Applicant should provide a certified survey determining adequate stormwater system (including detention) was designed and constructed to 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). Preservation status is to be given to the 41" Live Oak Tree located on the South side of Lot 21. 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 approval to allow reduced front (20-feet) and side yard (5-feet) setbacks and increased site coverage (45%). The site was granted PUD approval to allow increased site coverage and 20 foot front yard setbacks in December 2003; however, that application did not include a request for reduced side yards.

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.

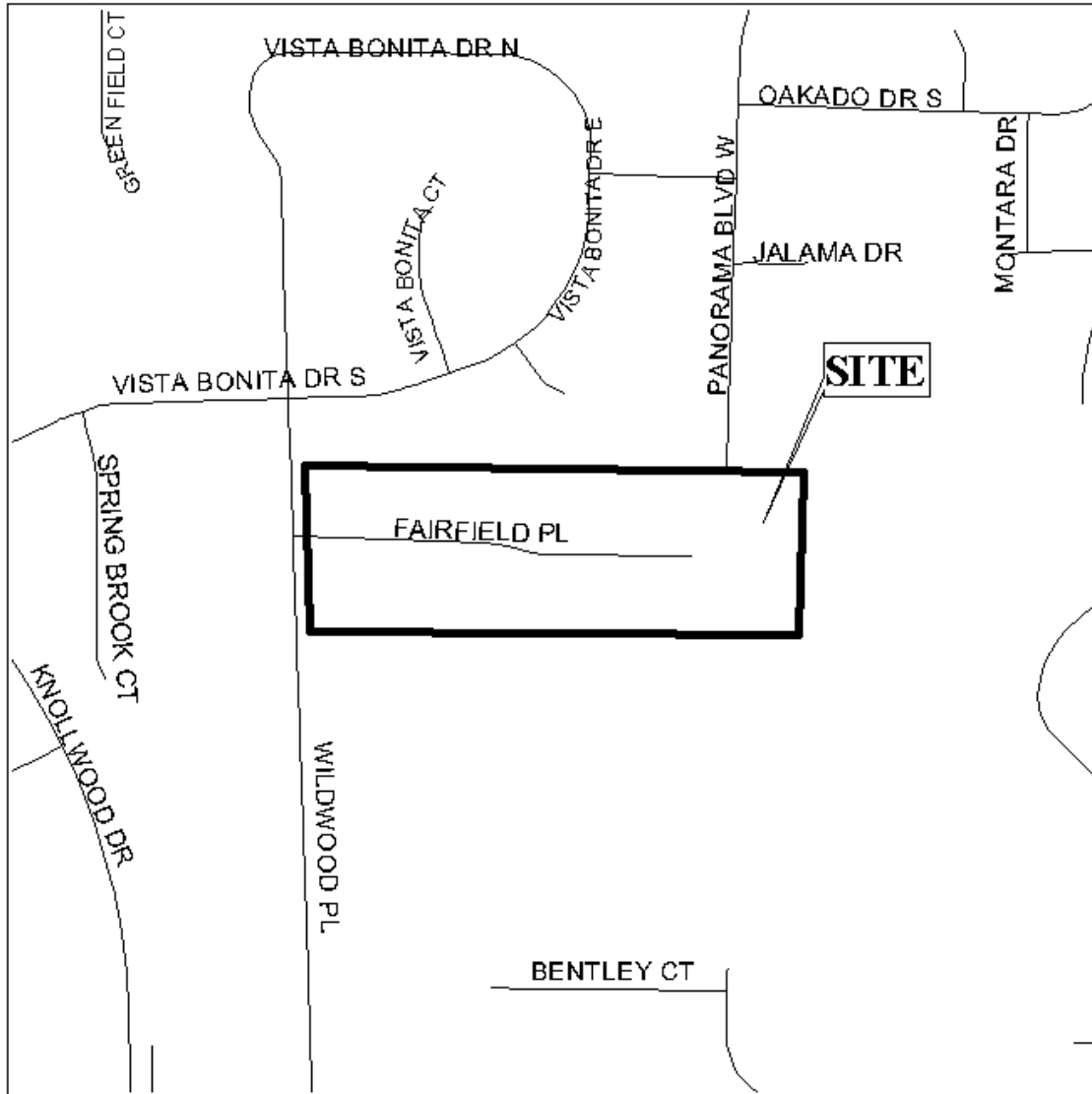
The reduced front yard setback (20-feet) and increased site coverage (47%) were approved by the Commission in December 2003. The applicant now proposes five-foot side yard setbacks, and the proposed side yard setbacks would maintain a minimum separation of 10-feet between structures, thus complying with prior Commission policy.

A 20-foot front yard setback was shown on the final plat, thus there is no need for a modified subdivision approval as side yard setbacks are not required, and were not shown on the final plat.

**RECOMMENDATION**

This application is recommended for approval subject to the following conditions: 1) submission of a certified survey determining adequate stormwater system (including detention) was designed and constructed to accommodate increased coverage; and 2) that the 41" Live Oak Tree located on the South side of Lot 21 be preserved—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.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE June 3, 2004

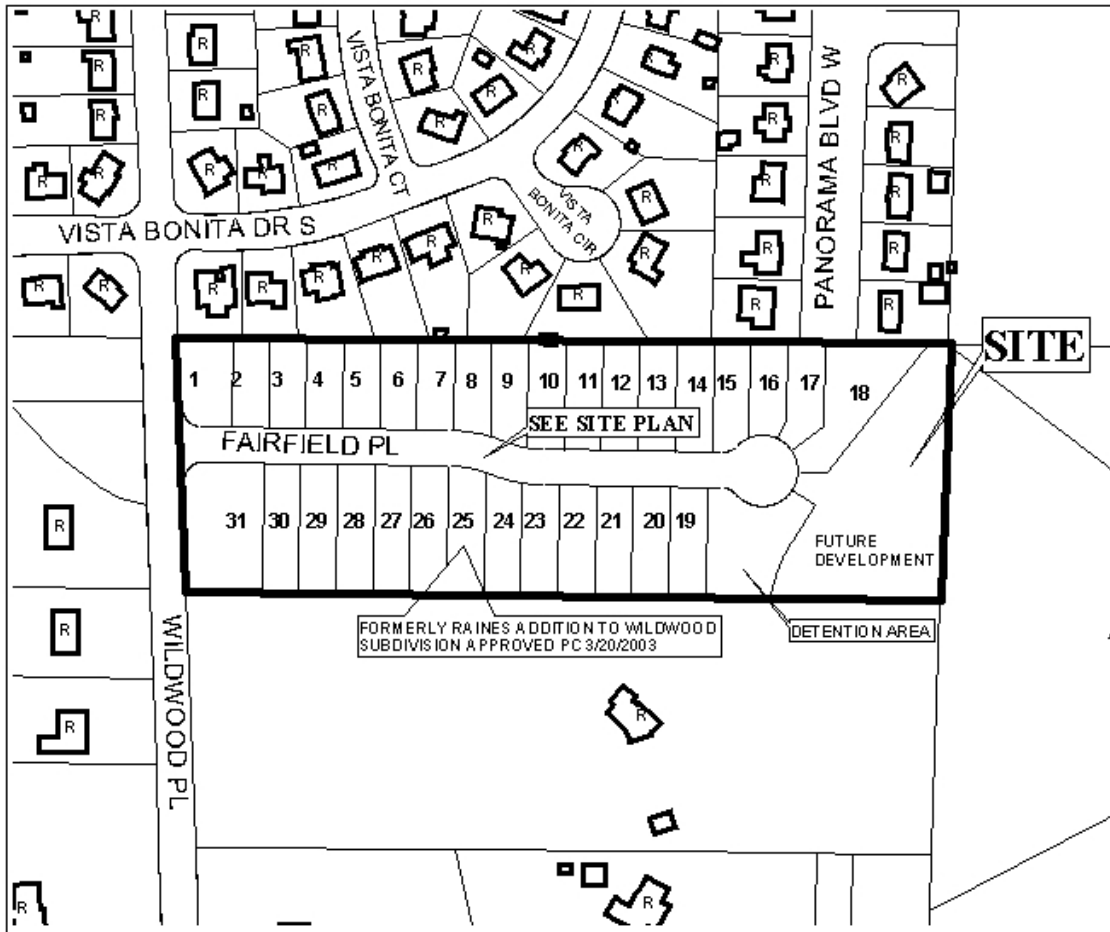
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REQUEST Planned Unit Development



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



The site is surrounded by single-family residential units.

APPLICATION NUMBER 11 DATE June 3, 2004

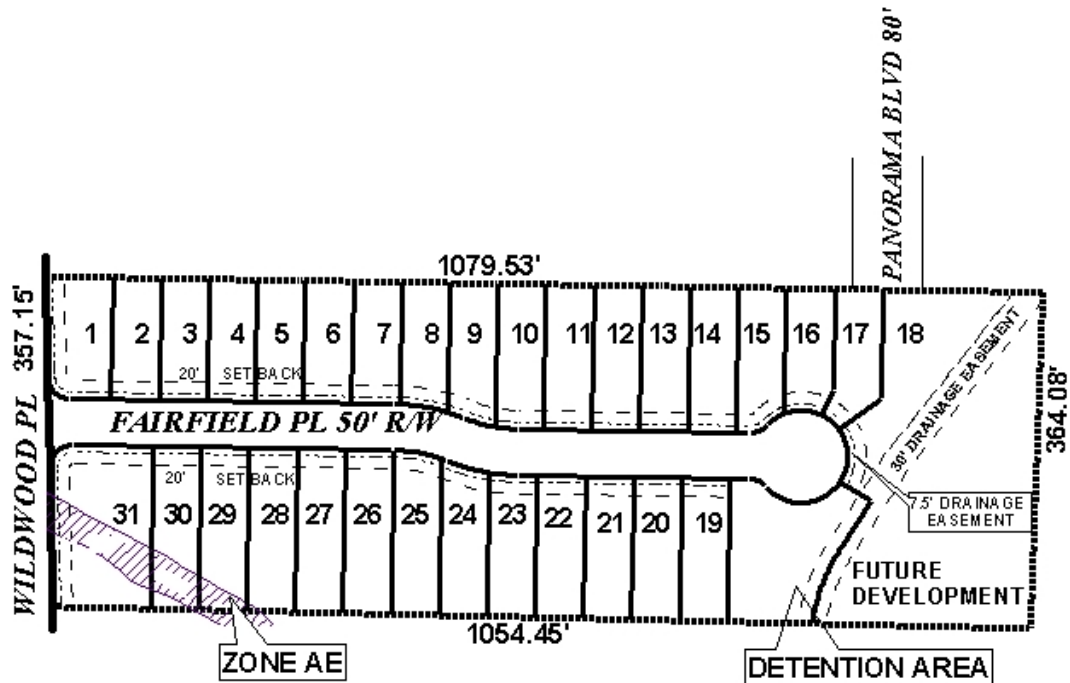
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LEGEND



# SITE PLAN



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

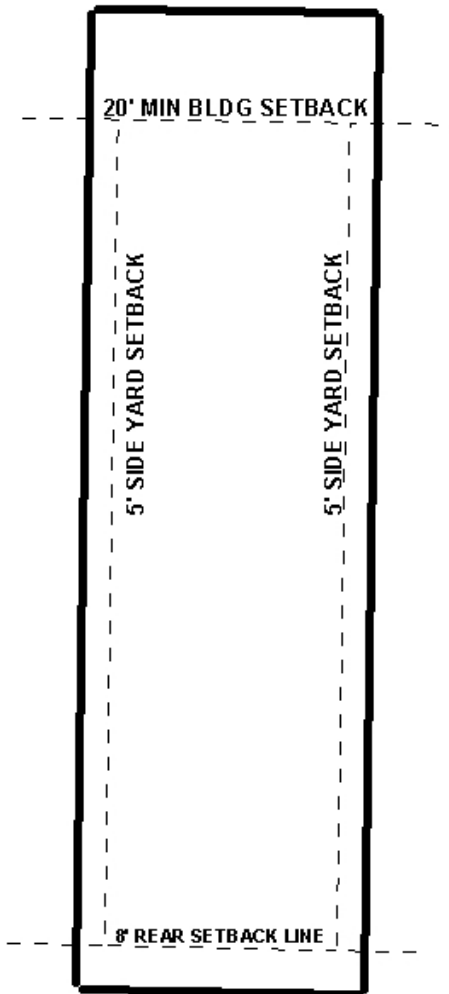
APPLICATION NUMBER 11 DATE June 3, 2004

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## TYPICAL LOT DETAIL



APPLICATION NUMBER 11 DATE June 3, 2004  
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