

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: May 6, 2004**

DEVELOPMENT NAME Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4

LOCATION East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive

**CITY COUNCIL
DISTRICT** District 6

PRESENT ZONING R-3, Multi-Family Residential

AREA OF PROPERTY 4 Acres

CONTEMPLATED USE Multiple buildings on a single-building site for a single-family, residential condominium complex.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediate

**ENGINEERING
COMMENTS** 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, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. One-way drives should be signed and marked according to MUTCD 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 a revised Planned Unit Development approval to construct 40 attached, residential condominiums, on a single- building site.

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 original considered by the Commission for PUD and Subdivision approval in January. The subdivision created one lot of record and the plat is in the process of being recorded in Probate Court. However, the proposed site plan has changed, and as PUD approval is site plan specific, a new application is required.

The only change pertains to parking. The January 2004 site plan illustrated angled parking along the one-way drives. The applicant now proposes a wider median, and parallel parking along the drive. Each unit will have a garage with on-street parking for visitors. The Zoning Ordinance requires 1.5 parking spaces per dwelling unit; a total of 84 parking spaces are provided, which includes the 40 garage spaces, thus complying with the parking requirements of the Ordinance.

The site actually fronts two streets, West Drive an improved public street, and Center Drive, a dirt road with a substandard width right-of-way. The dedication of the necessary right of way to provide 25-feet from the centerline of Center Drive was provided on the final plat, as well as the placement of a note on the final subdivision plat which states that access to Center Drive is denied until Center Drive is constructed to city standards.

However, the dumpsters along Center Drive are located within the 25-foot front yard setback. The Zoning Ordinance prohibits dumpsters in the front yard; therefore, the dumpsters should be relocated outside of the required front yard and in an area where adequate maneuvering area is provided. The location should be coordinated with and approved by Urban Development staff and Traffic Engineering.

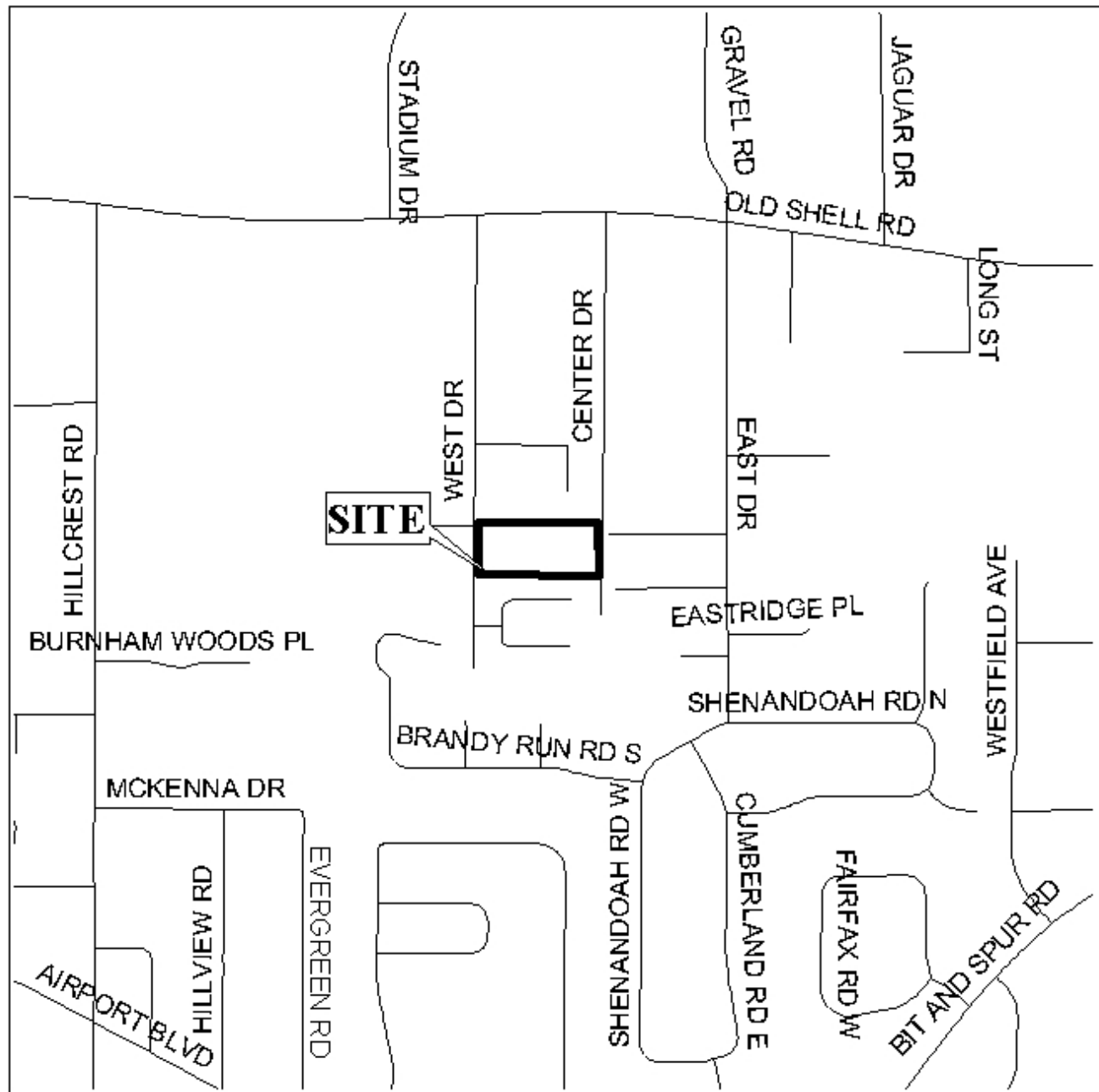
It should be noted that the buildings are spaced 10-feet apart. The PUD Section of the Zoning Ordinance, establishes minimum spacing requirements between buildings (V.C.2,b.(1)), and in the case of buildings less than 20-feet apart, windows are not allowed.

Whereas the development will consist entirely of new construction, full compliance with the landscaping and tree planting requirements of the Ordinance is required. Additionally, the site adjoins detached, single-family dwellings to the North and South; therefore, the provision of a six-foot wooden privacy fence along the North and South property lines should be required.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) relocation of the proposed dumpsters outside of the required front yard, in an area where adequate maneuvering area for garbage trucks is provided, location to be coordinated with and approved by Urban Development staff and Traffic Engineering; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) that there be no windows facing buildings less than 20-feet apart; 4) provision of a six-foot wooden privacy fence along the North and South property lines; 5) denial of access to Center Drive until such time that Center Drive is constructed to city standards; 6) that the one-way drives be signed and marked according to MUTCD standards; and 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 13 DATE May 6, 2004

APPLICANT Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

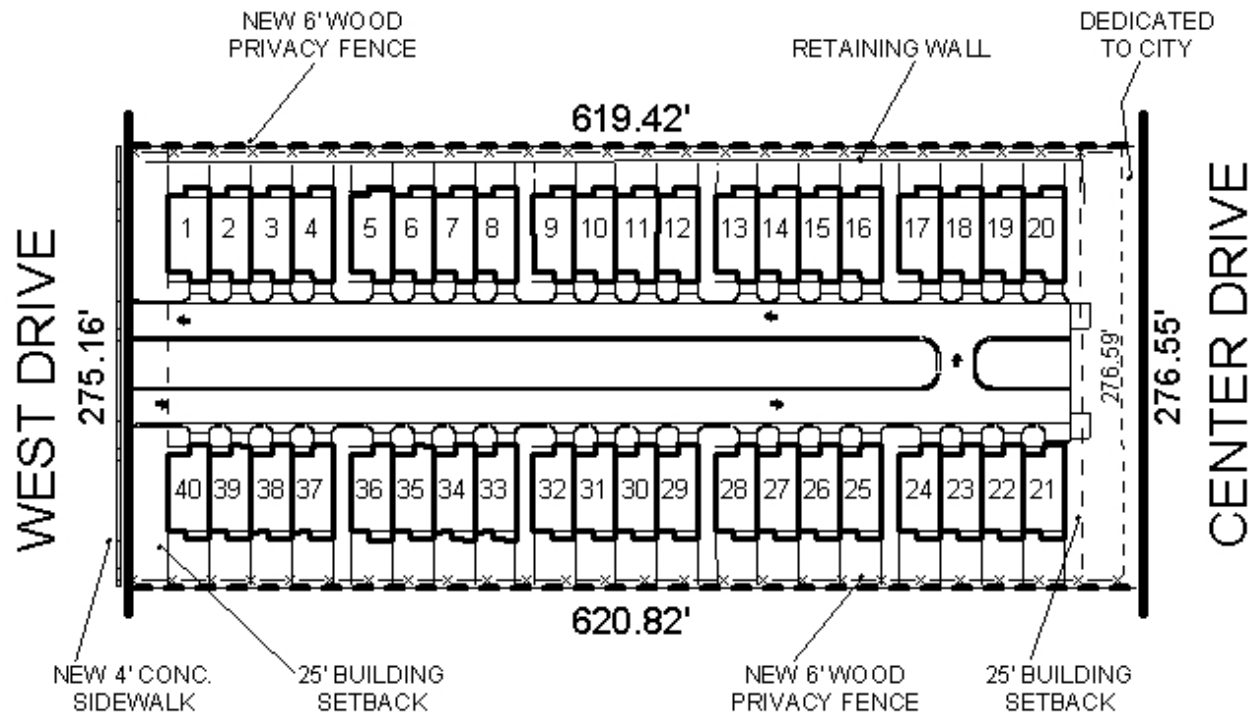
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LEGEND



NTS

SITE PLAN



The site is located on the East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive. The plan illustrates the proposed structures and roads.

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