

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

<u>DEVELOPMENT NAME</u>	Wimbledon Park Subdivision, Lot 21
<u>LOCATION</u>	210 Wimbledon Park (West terminus of Wimbledon Park)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	.16± Acre
<u>CONTEMPLATED USE</u>	Allow an elevator shaft in a required side yard of a previously approved PUD.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING 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 COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY 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).
<u>REMARKS</u>	The applicant is requesting Planned Unit Development (PUD) approval to construct an elevator in the required side yard of a 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 applicant proposes to construct an elevator along the West side of the existing dwelling. When the original PUD was approved, the approval allowed the dwelling to be constructed up to the East side property line; however, a 10-foot setback was required from the West side property line. The house is currently setback 10-feet from the West property line as required by the original PUD approval. The proposed elevator would extend 5.4-feet into the required 10-foot side-yard setback, and thus would be 4.6-feet from the West property line.

In the past several years, the Commission has considered and approved many requests to modify the setback lines in Wimbledon Park. These requests were typically for storage buildings and garages, structures that would not infringe upon the privacy of the neighbors. With the provision of gutters and downspouts to divert roof run-off from the adjoining property to the West, there should be no negative impact on the surrounding properties.

RECOMMENDATION

Based upon preceding, this application is recommended for approval subject to the following condition: 1) the provision of gutters and downspouts to divert water away from the adjoining property to the West.

