

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: March 1, 2007**

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| <b><u>DEVELOPMENT NAME</u></b>                  | The Woodlands at The Preserve Subdivision,<br>Resubdivision of Lot 34  |
| <b><u>SUBDIVISION NAME</u></b>                  | The Woodlands at The Preserve Subdivision,<br>Resubdivision of Lot 34  |
| <b><u>LOCATION</u></b>                          | 3532 Rue Royal<br>(West side of Rue Royal, 945'± North of Rue Preserve)  |
| <b><u>CITY COUNCIL<br/>DISTRICT</u></b>         | District 6   |
| <b><u>PRESENT ZONING</u></b>                    | R-1, Single-Family Residential   |
| <b><u>AREA OF PROPERTY</u></b>                  | 1 Lot/ 0.1± acres  |
| <b><u>CONTEMPLATED USE</u></b>                  | Amend Planned Unit Development (PUD) Approval to allow reduced<br>front yard setback.  |
| <b><u>TIME SCHEDULE<br/>FOR DEVELOPMENT</u></b> | Immediately  |
| <b><u>ENGINEERING<br/>COMMENTS</u></b>          | Must comply with all storm water and flood control ordinances. Any<br>work performed in the right of way will require a right of way permit.   |
| <b><u>TRAFFIC ENGINEERING<br/>COMMENTS</u></b>  | Driveway number, size, location, and design to be approved by Traffic<br>Engineering and conform to AASHTO standards.  |
| <b><u>URBAN FORESTRY<br/>COMMENTS</u></b>       | Property to be developed in compliance with state and local laws that<br>pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City<br>Code Chapters 57 and 64). |
| <b><u>FIRE DEPARTMENT<br/>COMMENTS</u></b>      | No Comments.   |
| <b><u>REMARKS</u></b>                           | The applicant is requesting an amendment to the existing PUD to<br>allow modifications to previously approved front yard setback.  |

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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

Amendments to the The Woodlands at The Preserve Subdivision with regard to modifications to the previously approved setbacks are approved based on the overall development. Generally, those approvals required submission of documentation that the existing drainage system/detention was adequate to handle the increased site coverage requested. However, this amendment to the Subdivision and PUD will not increase density but it will affect one of the conditions of approval stating that a minimum of 15-feet front setback.

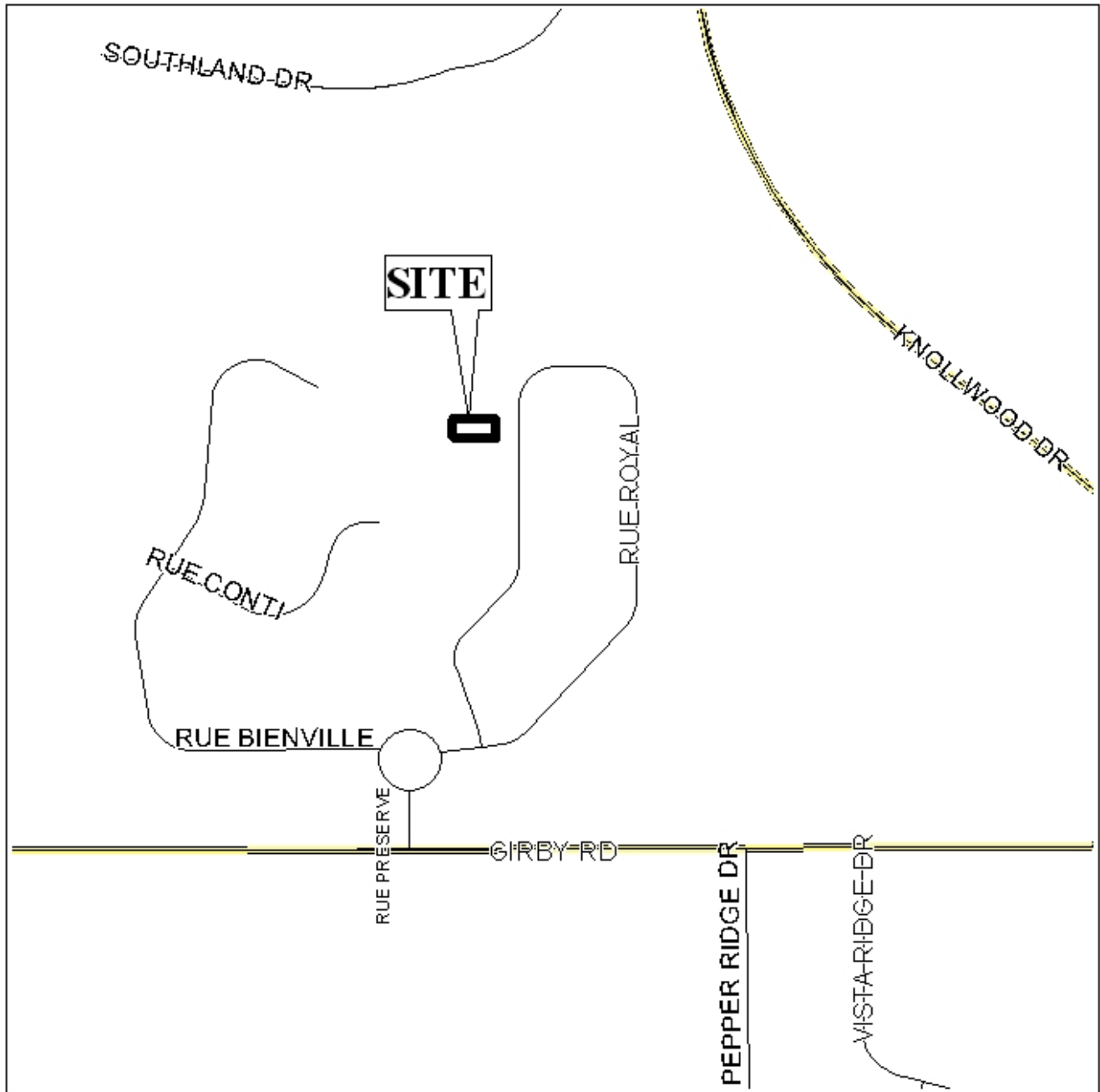
Site plans submitted for the construction of the dwelling illustrated 15-foot setback on the front property line. However, "as built" plans illustrate the dwelling was constructed 12-feet from the front property line.

While allowing the construction of the residence seems fair and consistent under the circumstances, an amendment of the front yard setback seem to be the most practical, since demolition of the structure would seem an excessive remedy.

**RECOMMENDATION**      *Subdivision* Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) submission of a revised copy of the site plan for the PUD file, prior to signing the final plat.

*Planned Unit Development* Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) revision of the site plan to illustrate the amendment of the front yard setback for Lot 34; and 2) compliance with all municipal codes and ordinances.

## LOCATOR MAP



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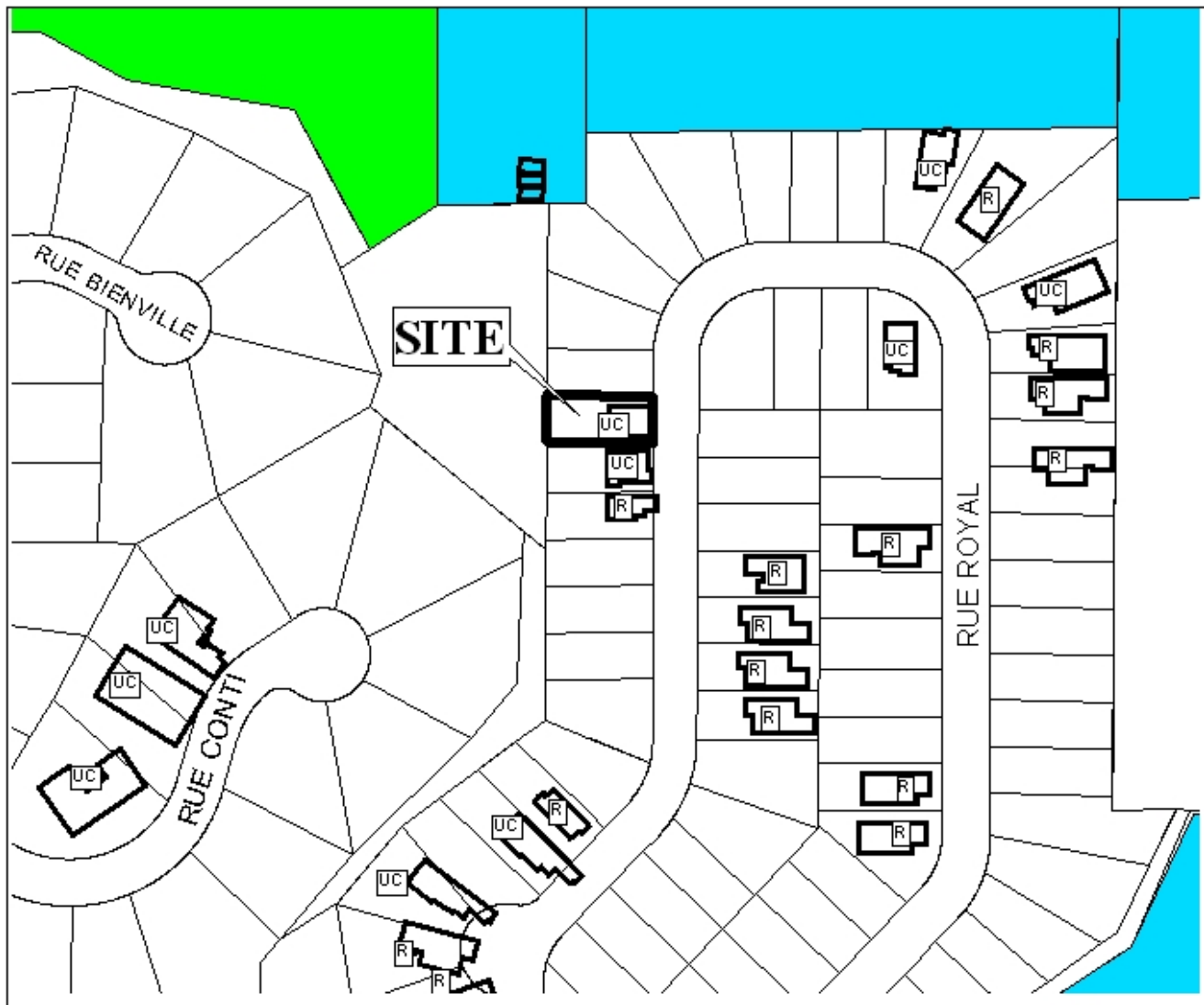
APPLICANT The Woodlands at the Preserve Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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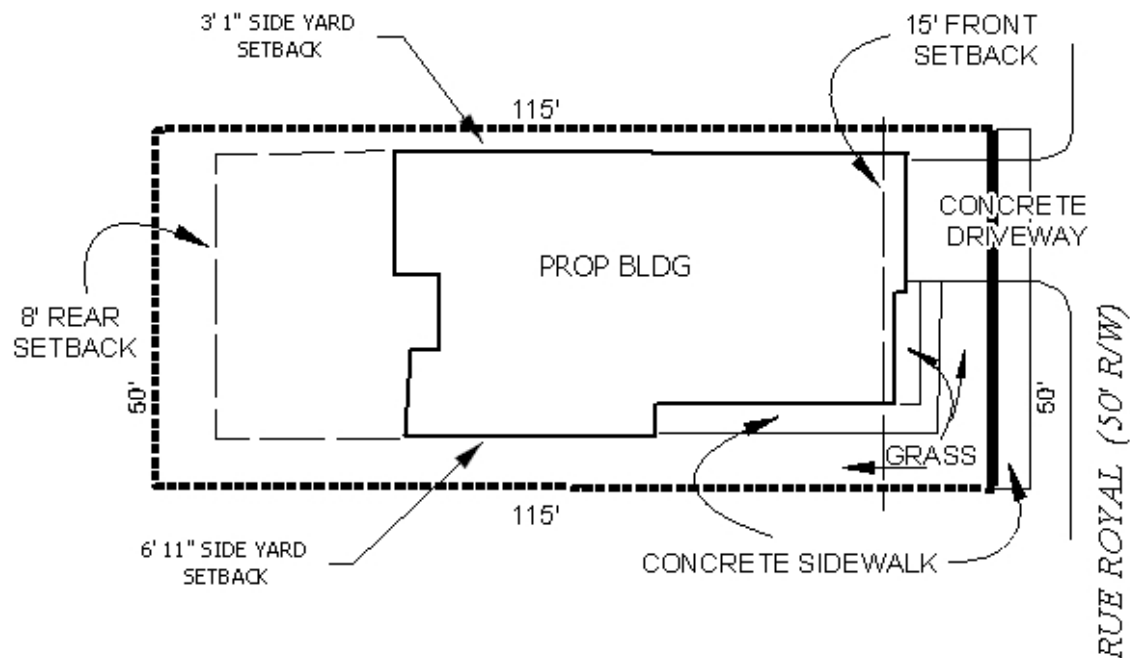
REQUEST Subdivision, Planned Unit Development

LEGEND 

|     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-A | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|

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# SITE PLAN



The site plan illustrates the proposed building, setbacks, and sidewalks.

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