

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 21, 2006****SUBDIVISION NAME**

Wimbledon Park Subdivision, Resubdivision of Lot G-8

LOCATION214 Wimbledon Park West
(West side of Wimbledon Park West at its South terminus)**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

0.2± acre

CONTEMPLATED USE

Single-family residences with increased building limit

**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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**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).

REMARKS

The applicant is seeking Subdivision and Planned Unit Development approval, to amend earlier approvals, to allow a storage building outside the originally approved limits.

The proposed 0.2± acre, 1-lot subdivision fronts Wimbledon Park West, which has a varying right-of-way.

The subdivision was originally approved with building limits, rather than setback and site coverage restrictions. The applicant correctly notes that the majority of developed lots on Wimbledon Park West have built outside the approved limits. These permits were issued in error, probably because the "G" group of lots have much deeper rear setbacks than other lots in the development, but are represented very similarly on the plat.

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.

While allowing the construction of the storage shed seems fair and consistent under the circumstances, approval of the much larger building limits shown seems an excessive remedy. Expanding building limits as proposed would allow future additions within the building limit area and further increase site coverage; for other property owners to follow this example could be detrimental to the detention system. Instead, it is recommended that the building limits show a discrete area to the rear of the property where a shed would be allowed, just as the garage areas are shown on the original plats, to the front of the lots.

Site plans for the house showed a potential shed measuring 10' 10" by 12' 10", sited on the South property line and 5.5 feet from the rear property line. Allowing, for example, a 15' by 15' building limit in the rear, set back 5 feet from the rear property line, would serve the desired purpose without setting a precedent for building out these lots to such an extent. In addition, revised site plans should be to scale.

RECOMMENDATION

Subdivision Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) revision of the plat to add a 15' by 15' building limit at the rear of the property, rather than the fullest extent requested; and 2) 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 add a 15' by 15' building limit at the rear of the property, rather than the fullest extent requested.

LOCATOR MAP

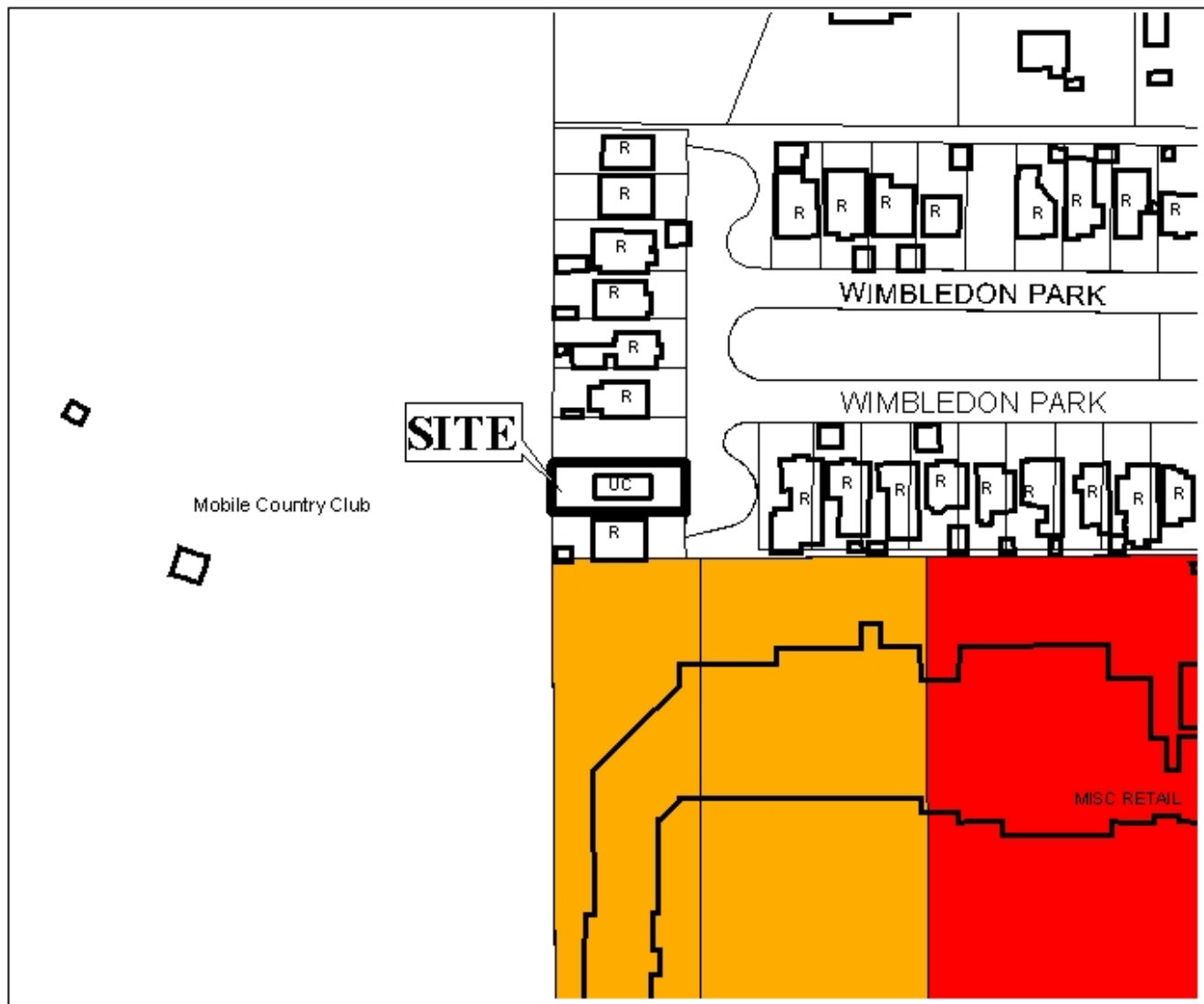


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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and east of the site.
A country club is located to the west of the site. A shopping center is
located to the south of the site.

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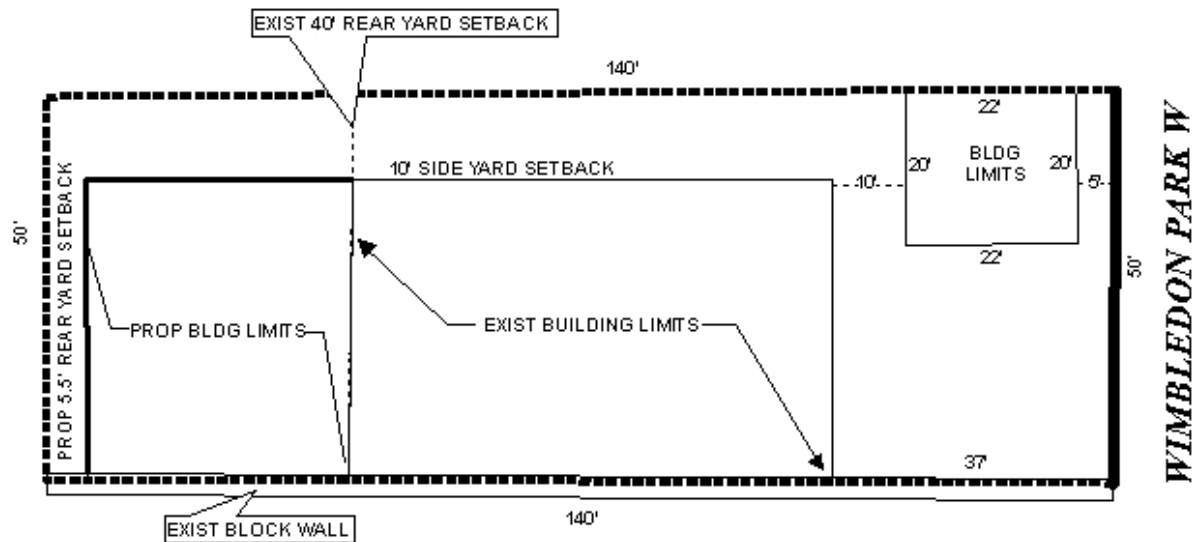
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LEGEND

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	NTS
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SITE PLAN



The site plan illustrates the existing building limits, setbacks, and proposed building limits

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