

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 7, 2007**

<u>DEVELOPMENT NAME</u>	Stone Ridge at Somerby Park
<u>LOCATION</u>	West side of Somerby Drive, 135'± North of Grelot Road
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-3, Multi-Family Residential
<u>AREA OF PROPERTY</u>	21.4± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Delete note 2; limits of the flood zones should be determined by graphically plotting them on the plat, not based on elevation. Add note on plat that no work/disturbance of wetlands is allowed without a Corps permit. No fill allowed in the flood plain without a flood study. Must comply with all storm water 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, size, location, and design to be approved by Traffic Engineering and ALDOT 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 to amend a previously approved Planned Unit Development Approval allowing a 12-building, 316-unit apartment complex to allow a 24-building, 317-unit apartment complex 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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

The plan illustrates the proposed buildings, landscaping and green area, 604 parking spaces, and 51 proposed enclosed parking spaces. However, the plan does not illustrate compliance with the sidewalk, buffer, tree and landscape requirements of the Ordinance.

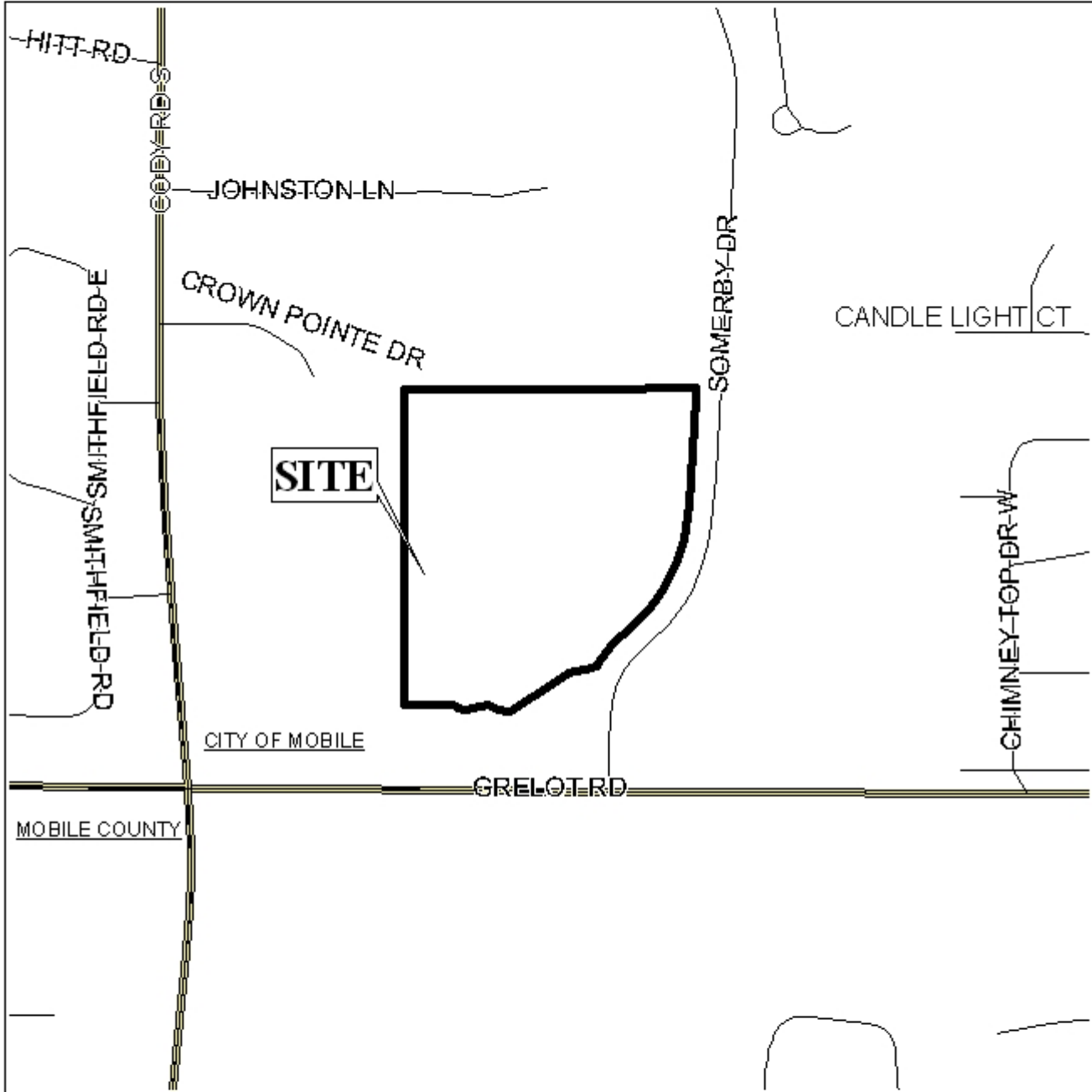
In general, the plan appears appropriate for Planned Unit Development approval, considering the density of 15 units per acre is almost half of the density allowed under the Zoning Ordinance. It should also be noted that of the proposed 24-buildings, 19 are proposed as apartments. The site will provide a clubhouse with a pool, one maintenance building, small mail kiosk, large mail kiosk, four carriage buildings providing two apartments with parking and storage.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) the provision of a protection buffer along the North side property line in compliance with Section 64-4.D if the adjacent property is developed as Single-Family residential; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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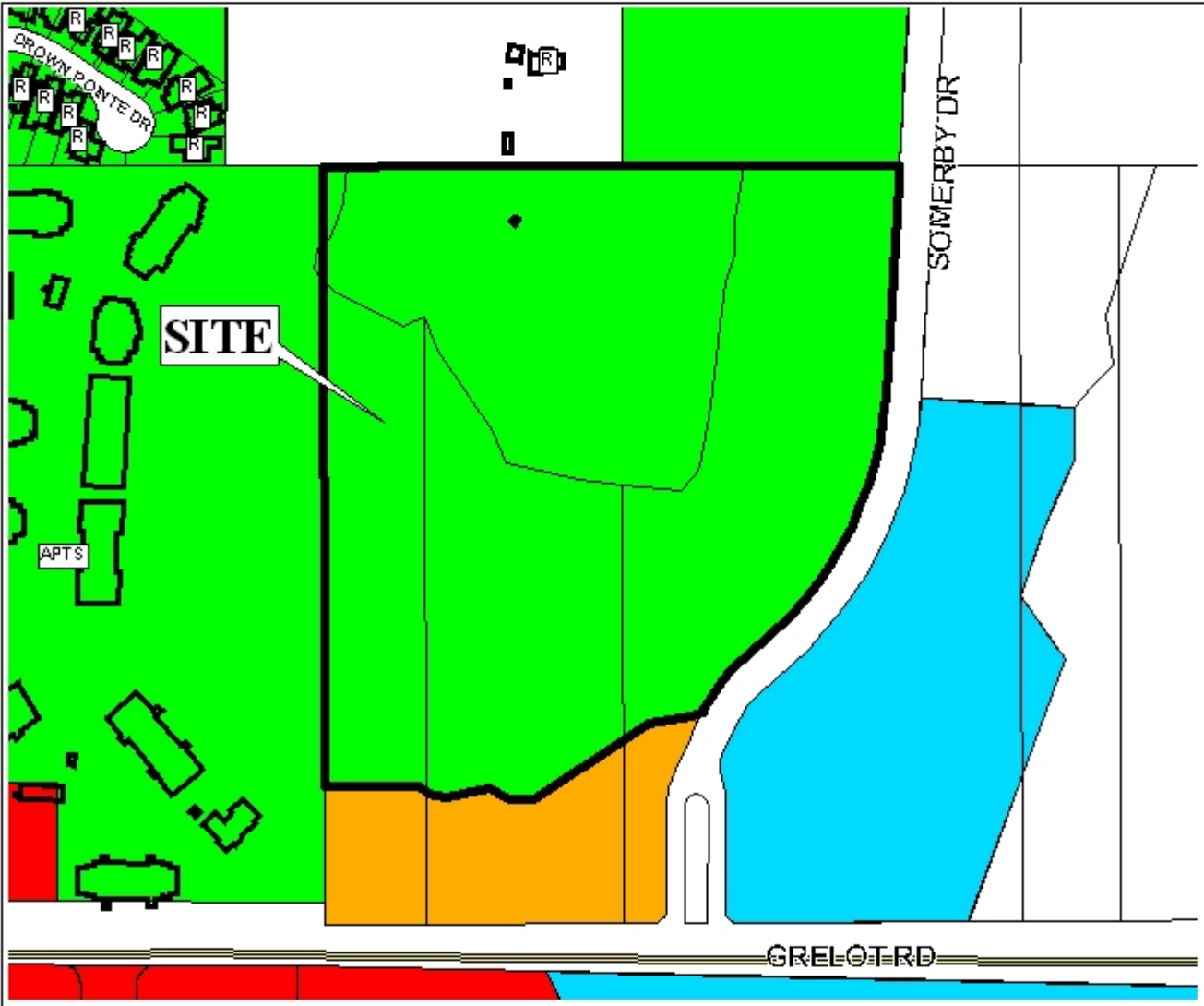
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and west of the site. An apartment complex is located to the west of the site.

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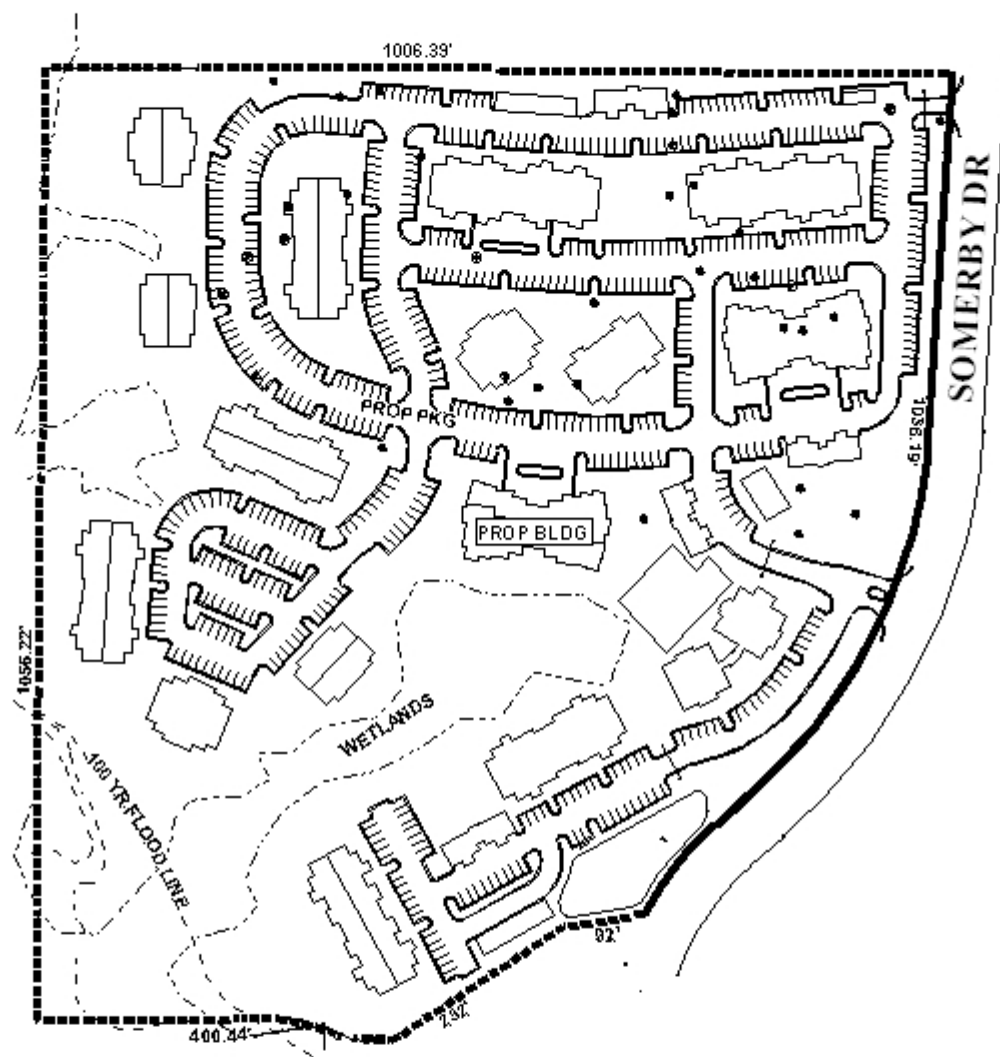
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LEGEND

R-1	R-2	R-3	R-4	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 proposed apartment complex

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