

**PUD &
SUBDIVISION STAFF REPORT****Date: June 16, 2005****APPLICANT NAME**

The Preserve Subdivision

DEVELOPMENT NAMEThe Lakes at the Preserve and
The Woodlands at the Preserve**SUBDIVISION NAME**

The Preserve

LOCATIONNorth side of Girby Road, 550'± West of the North
terminus of Pepper Ridge Drive**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

49.1± Acres 134 Lots

CONTEMPLATED USESingle-Family Residential subdivision with reduced
lot sizes, reduced building setbacks and increased
site coverage.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

TIME SCHEDULE

Under Construction

**ENGINEERING
COMMENTS**

Existing street construction within the subdivision has caused flooding of Girby Road several times in the past months. The Developer's engineer must certify that the existing drainage system and outfalls can accommodate the proposed increase in coverage. In addition, detention for a 100 year storm with a 10 year discharge and/or outfall improvement may be required for any new development not already under construction. Any areas that discharge onto adjacent properties and not into a COM maintained system will require a hold harmless agreement. In addition, all stormwater detention should be accomplished above the AE Flood zone. 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, 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 (City Code Chapters 57 and 64 and State Act 61-929).

FIRE DEPARTMENT**COMMENTS**

None Submitted

REMARKS

The applicant is requesting amendments to the previously approved PUD and Subdivision approvals. The proposed amendments do not alter the street layout, access, number of lots, density or site coverage (approved maximum of 45%), but rather incorporate areas that were originally Common Areas into the lots, and revise setbacks to comply with fire code requirements.

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 fronts Girby Road, a planned major street, which has an existing right-of-way of 80-feet; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline should be required. Additionally, a note should be placed on the final plat stating that access is limited to the one entrance road for the development. In terms of the subdivision request, many of the lots in the Woodlands are less than 50-feet wide and contain less than 7,200 square feet, thus a waiver of Section V.D.2., would be required.

Additionally, there are many large common areas within the development, and the placement of a note on the final plat stating that the maintenance thereof is the responsibility of the property owners would also be required.

As the site is adjacent to a creek, the area may be considered environmentally sensitive, thus the approval of all applicable federal, state and local agencies would be required.

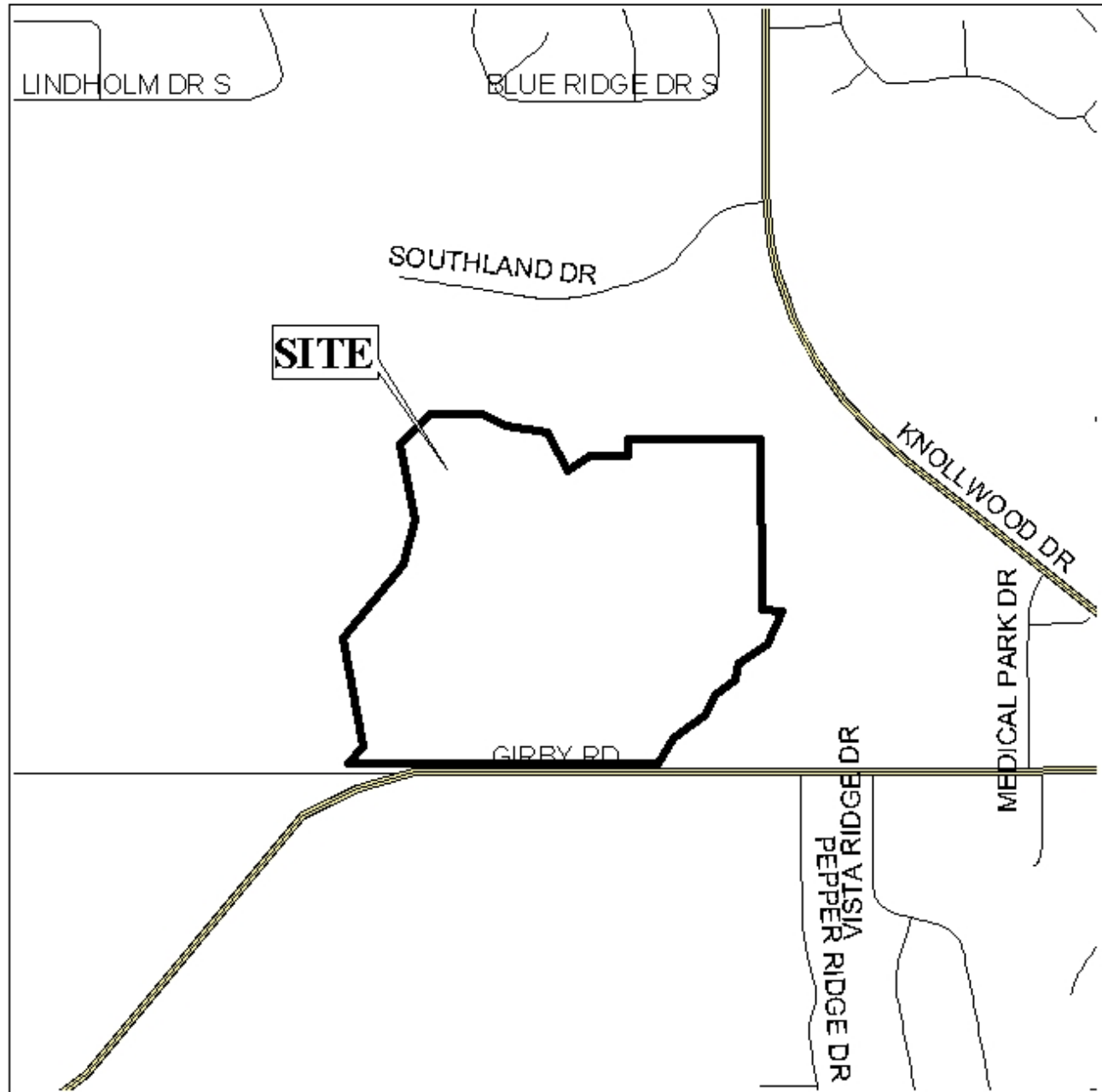
It should be noted that the Engineering Department Comments are substantially different from comments provided for the original staff report. The discrepancies appear to be the result of problems stemming from road construction within the development.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the City Engineering Comments (Developer's engineer must certify that the existing drainage system and outfalls can accommodate the proposed increase in coverage. In addition, detention for a 100 year storm with a 10 year discharge and/or outfall improvement may be required for any new development not already under construction. Any areas that discharge onto adjacent properties and not into a COM maintained system will require a hold harmless agreement. In addition, all stormwater detention should be accomplished above the AE Flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit); 2) the approval of all federal, state and local agencies; 3) that a minimum of 10-feet of separation be provided between buildings; and 4) full compliance with all municipal codes and ordinances.

Subdivision: Based upon the preceding, it is recommended that Section V.D.2 be waived and the plat granted Tentative Approval subject to the following conditions: 1) full compliance with the City Engineering Comments (Developer's engineer must certify that the existing drainage system and outfalls can accommodate the proposed increase in coverage. In addition, detention for a 100 year storm with a 10 year discharge and/or outfall improvement may be required for any new development not already under construction. Any areas that discharge onto adjacent properties and not into a COM maintained system will require a hold harmless agreement. In addition, all stormwater detention should be accomplished above the AE Flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit); 2) dedication of any right-of-way necessary to provide 50-feet from the centerline of Girby Road, a planned major street; 3) that the site be limited to the one entrance road as shown on the plat submitted; and 4) the approval of all federal, state and local agencies;

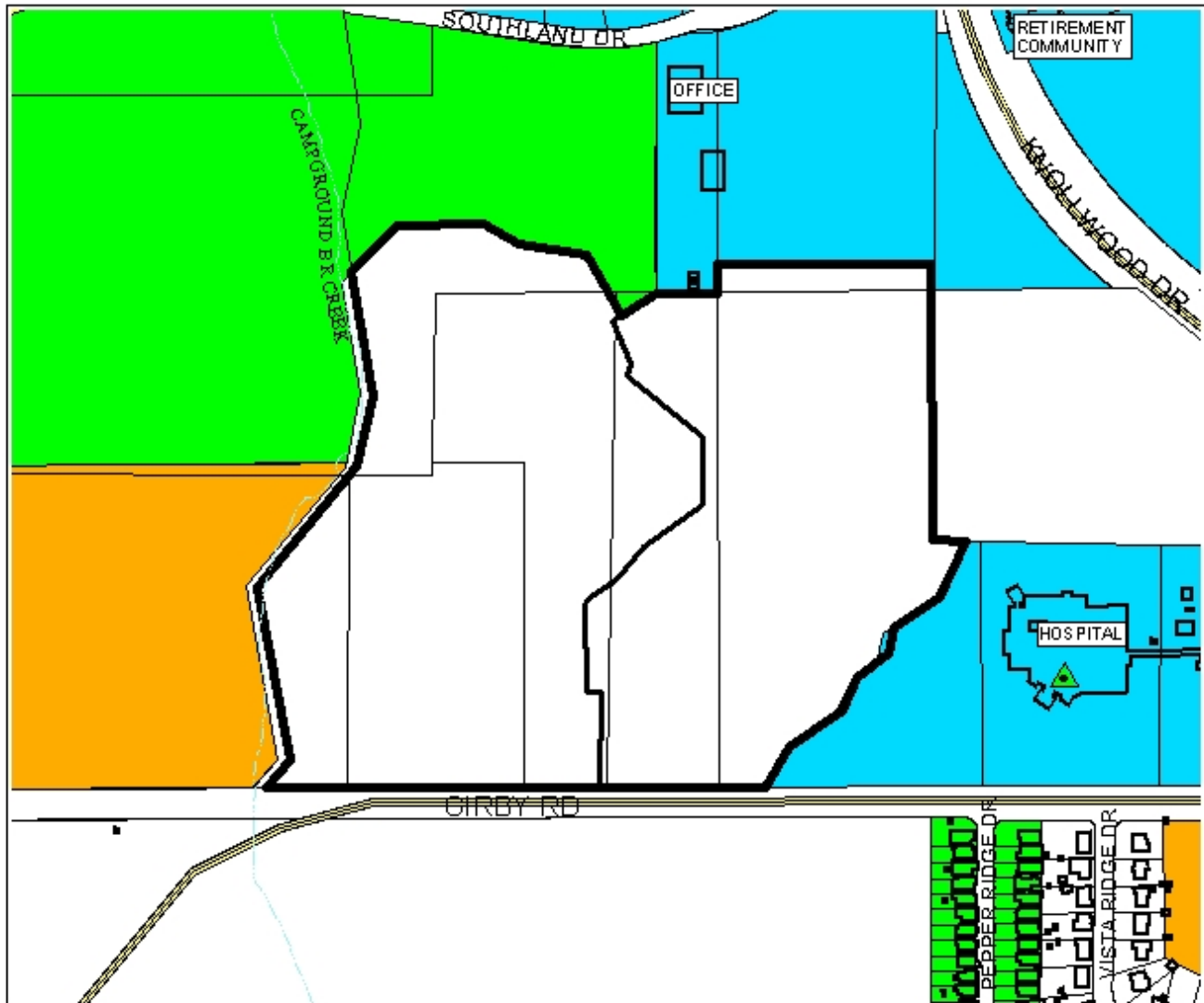
LOCATOR MAP



APPLICATION NUMBER 3 & 4 DATE June 16, 2005
APPLICANT The Preserve Subdivision
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



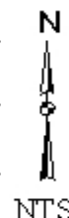
Located to the North of the site is an office and vacant properties; to the East is a Hospital and vacant properties. Located to the South is an environment education facility; to the West are vacant properties.

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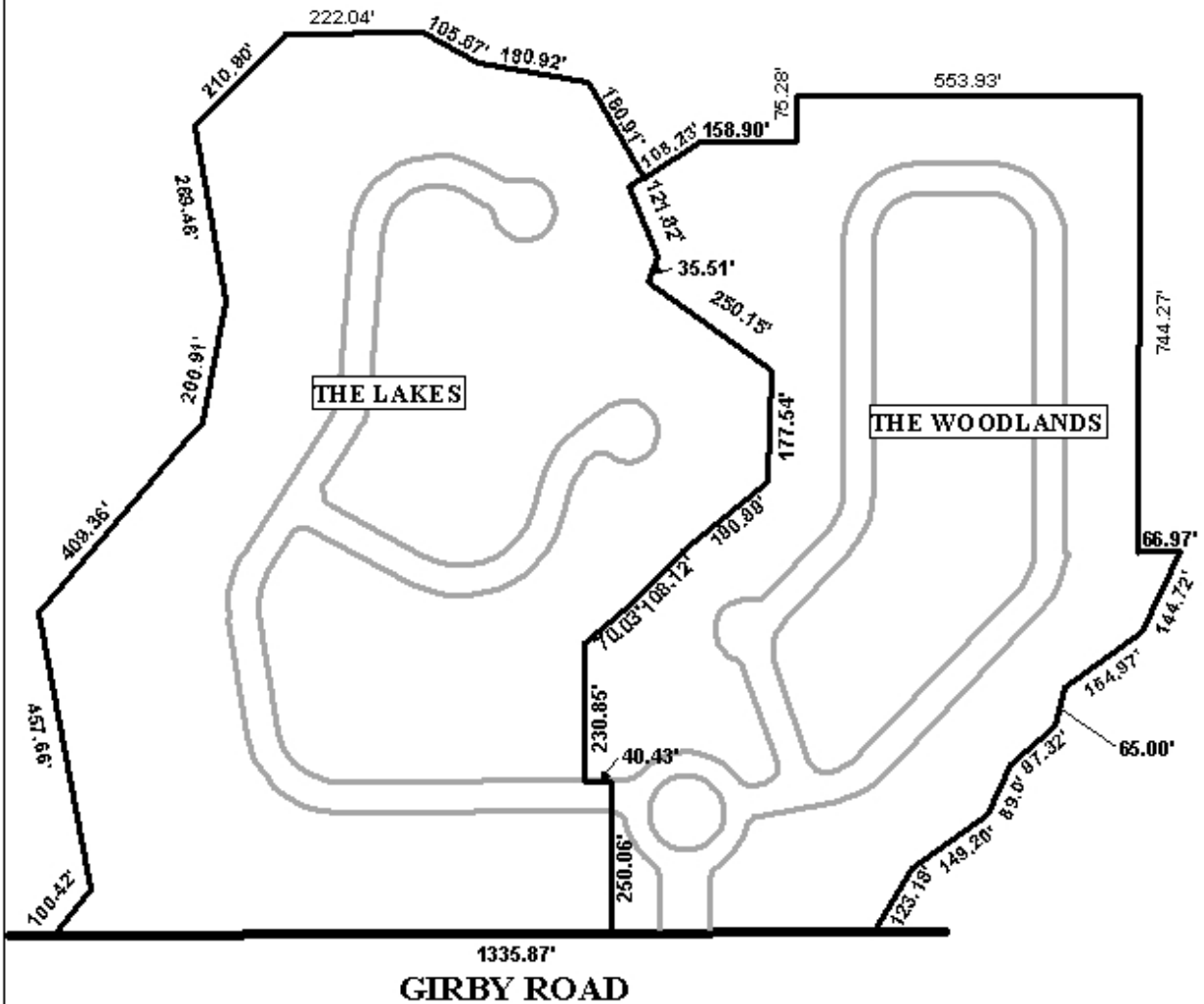
APPLICANT The Preserve Subdivision

REQUEST Planned Unit Development

LEGEND



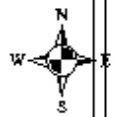
SITE PLAN



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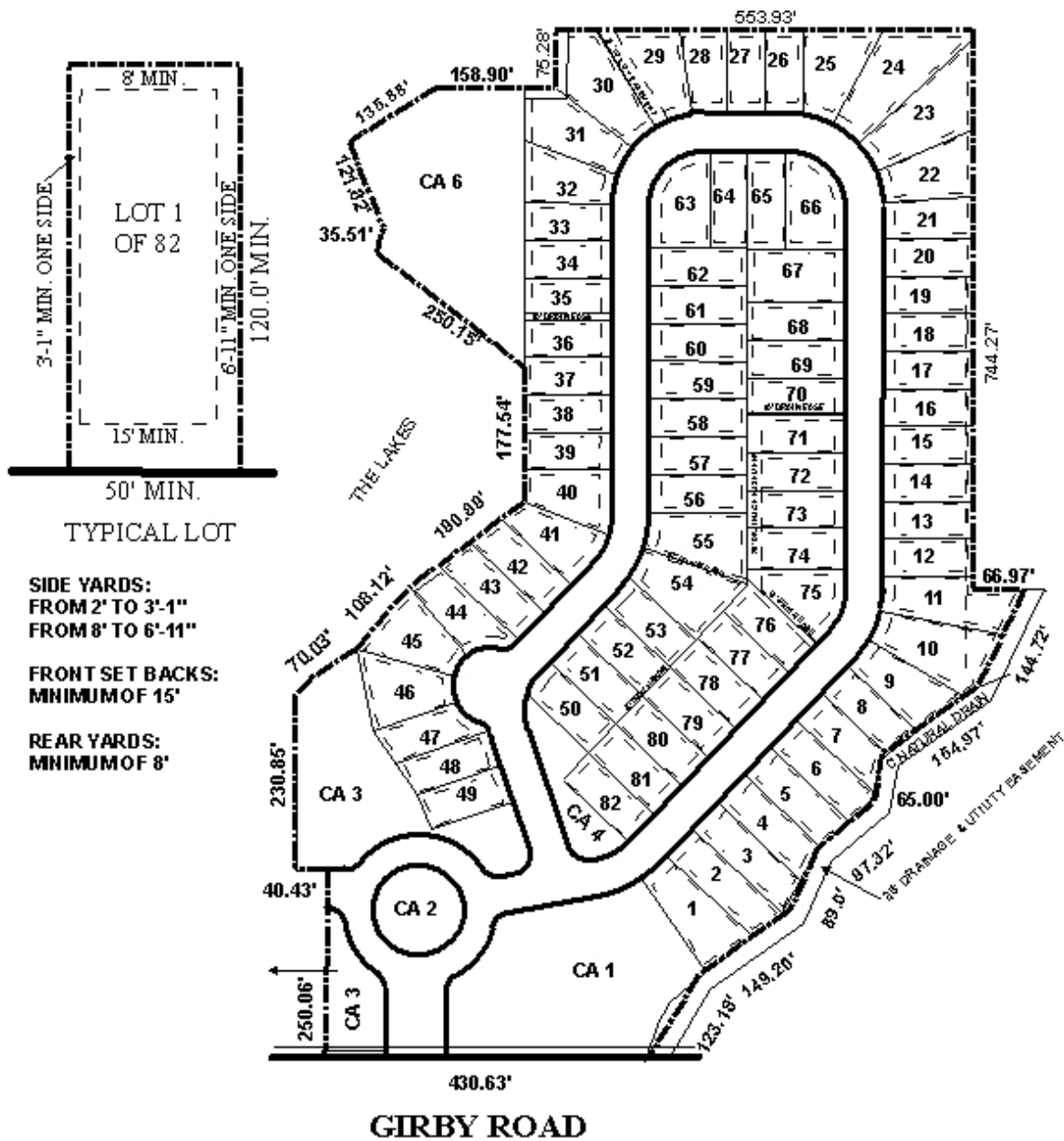
APPLICANT The Preserve Subdivision

USE/REQUEST Planned Unit Development, Subdivision



NTS

DETAIL SITE PLAN



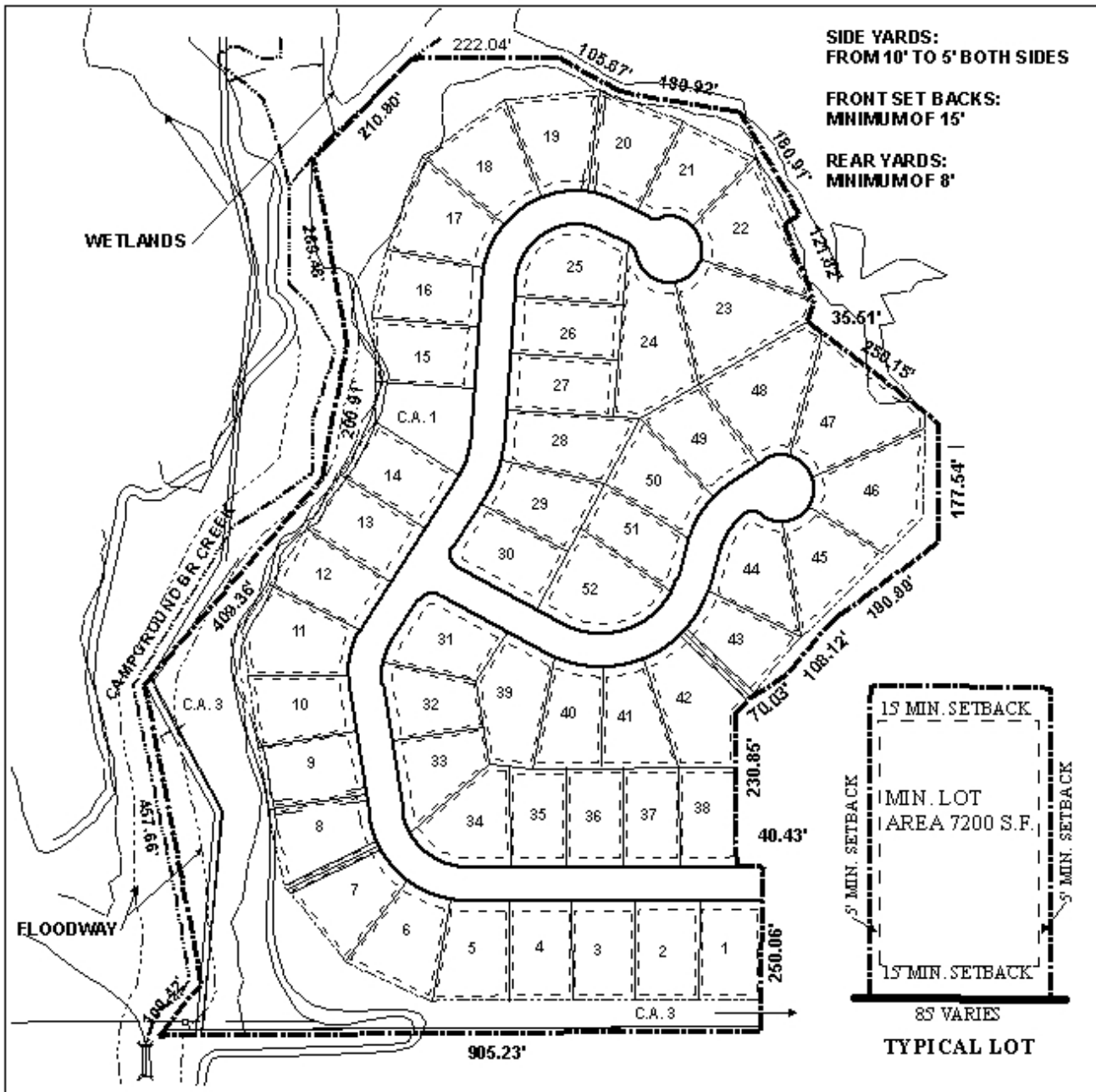
APPLICATION NUMBER 3 & 4 DATE June 16, 2005

APPLICANT The Woodlands At The Preserve Subdivision

REQUEST Planned Unit Development, Subdivision



DETAIL SITE PLAN



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APPLICANT The Lakes At The Preserve Subdivision

REQUEST Planned Unit Development, Subdivision

