

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: May 19, 2005**

<u>DEVELOPMENT NAME</u>	Forest Cove Subdivision, Unit Three and Unit Four
<u>SUBDIVISION NAME</u>	Forest Cove Subdivision, Unit Three and Unit Four
<u>LOCATION</u>	South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	137 lots / 44.4± acres
<u>CONTEMPLATED USE</u>	Reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family subdivision.
<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 allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family subdivision; and Subdivision approval to allow 137 lots on 44.4± acres.

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 received both PUD and subdivision approvals in 2003 for a 214 lot subdivision, with reduced lot widths and lot sizes; and in March 2005 for 221-lots, with reduced lot widths, lot sizes and building setbacks, and increased site coverage. The applicant has recorded Unit One and is in the process for finalizing Unit Two. The applicant is now modifying the lot layout south of the extension of Tulane Drive, thus new PUD and Subdivision applications are required. Reduced front and side yard setbacks and increased site coverage are still proposed.

The site will retain its R-1 zoning and will be developed with detached, single-family residential homes. The overall site consists of 44.4± acres and deducting for right-of-way and detention, there is adequate area for the overall site to comply with R-1 density requirements; however, as the site will have reduced lot widths and lots sizes, a waiver of Section V.D.2. of the Subdivision Regulations will be required.

The applicant still proposes reduced lot widths and lot sizes. In terms of the request for reduced setbacks, the applicant proposes a 20-foot front yard setback, and five-foot side yard setbacks. This would provide a minimum of 10-feet between homes and are typical side yards for garden homes in a residential PUD and these minimum setbacks should be illustrated on the final plat. The applicant is also requesting 47.5% site coverage, which again is a typical request for a residential PUD subject to the certification of adequate capacity for the stormwater detention system.

In terms of access and roads there is some concern. First, Tulane from Forest Cove Drive eastward is essentially a driveway, thus the road in this area must be improved to city standards. Furthermore, the provision of a cul de sac at the East end of Tulane Drive should be required.

The site contains wetlands thus the area could be considered environmentally sensitive, therefore, the approval of all applicable federal, state and local agencies would be required. Regarding the common areas, a note should be placed on the final plat stating that the maintenance of the common areas shall be responsibility of the property owners.

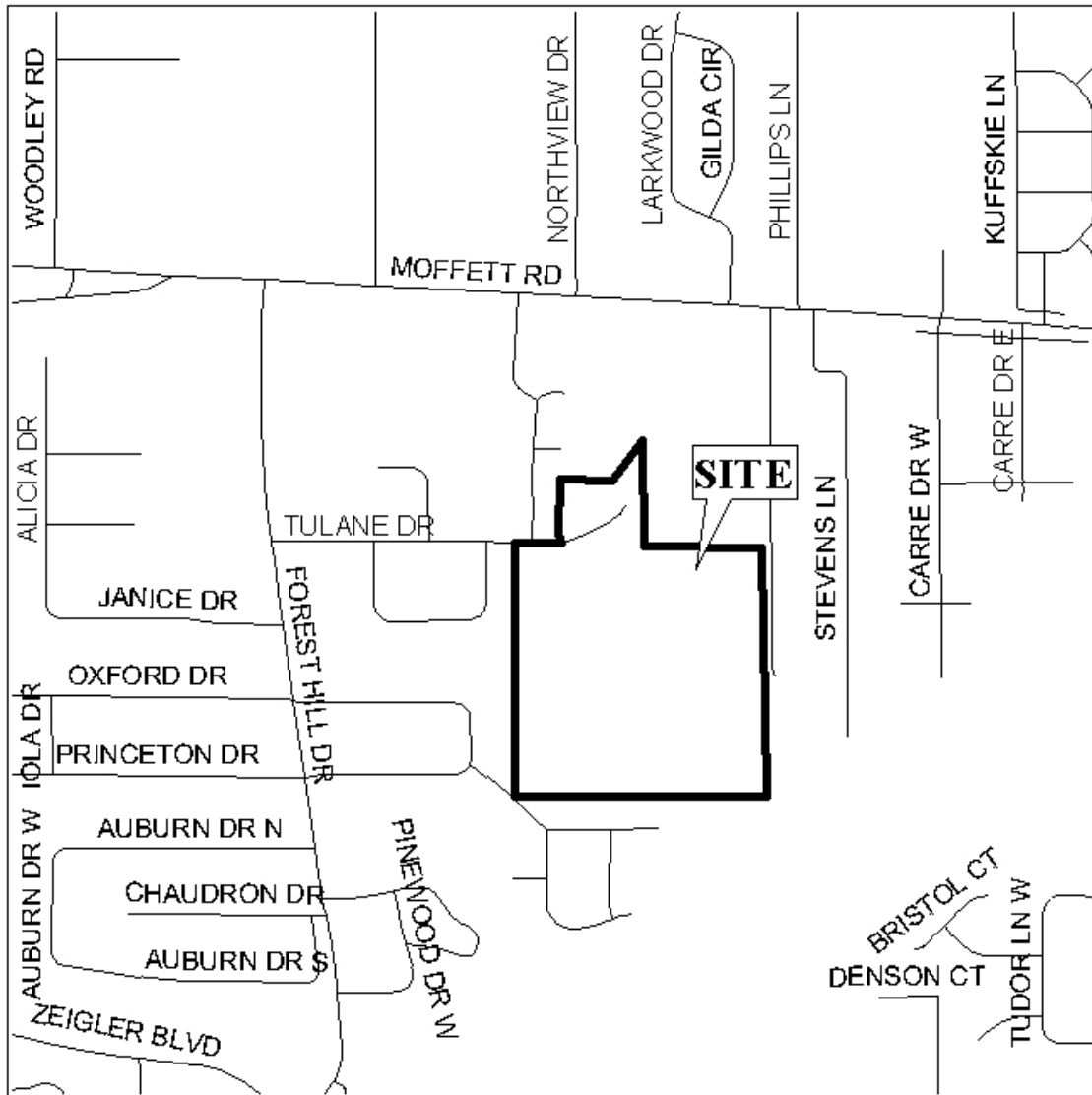
RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) construction of Tulane Drive to city standards; 2) the provision of a cul de sac at the East end of Tulane Drive; 3) the obtaining of all applicable federal, state and local approvals; 4) certification that the stormwater detention system will accommodate

the additional site coverage; and 5) full compliance with all municipal codes and ordinances.

Subdivision: With modifications, and a waiver of Section V.D.2., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) construction of Tulane Drive to city standards; 2) the provision of a cul de sac at the East end of Tulane Drive; 3) the obtaining of all applicable federal, state and local approvals; 4) certification that the stormwater detention system will accommodate the additional site coverage; 5) full compliance with all municipal codes and ordinances; and 6) placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners

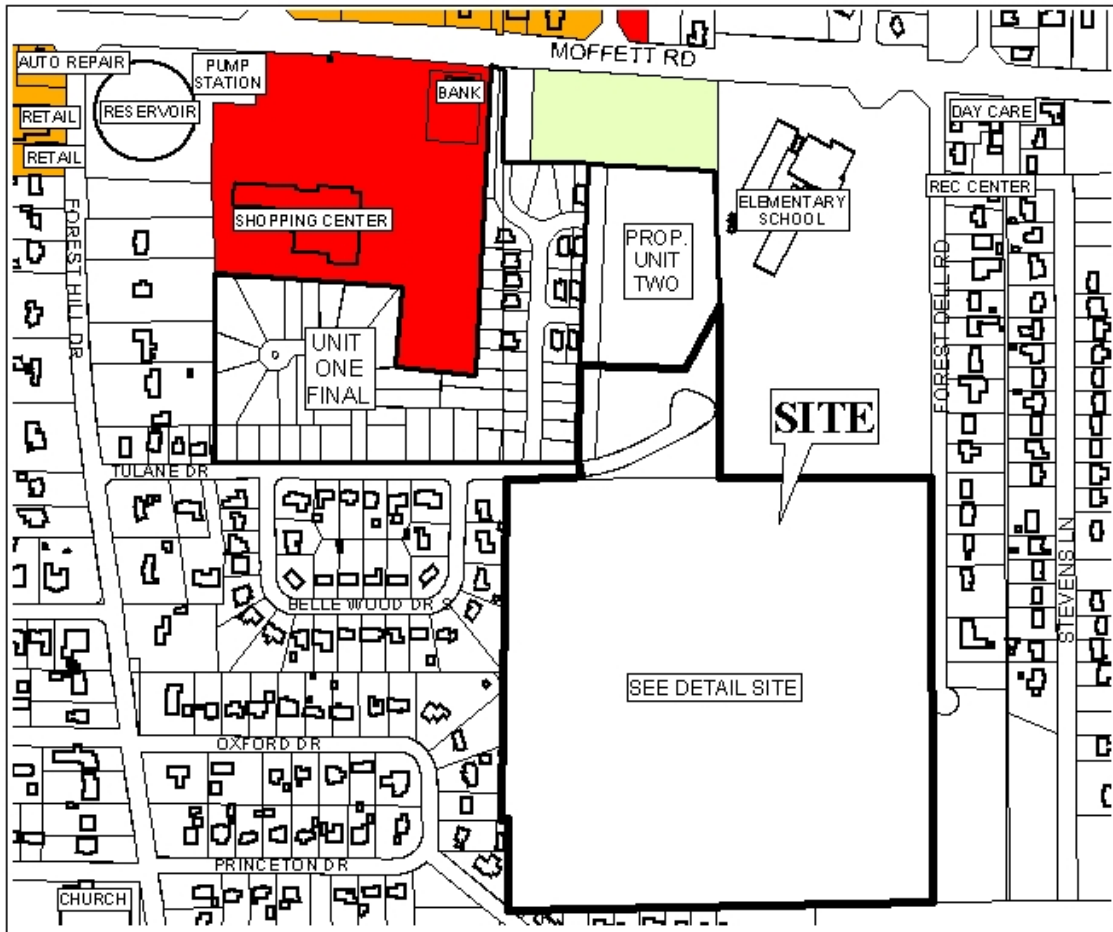
LOCATOR MAP



APPLICATION NUMBER 4, 5 DATE May 19, 2005
APPLICANT Forest Cove Subdivision, Unit Three and Unit Four
REQUEST Planned Unit Development and Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

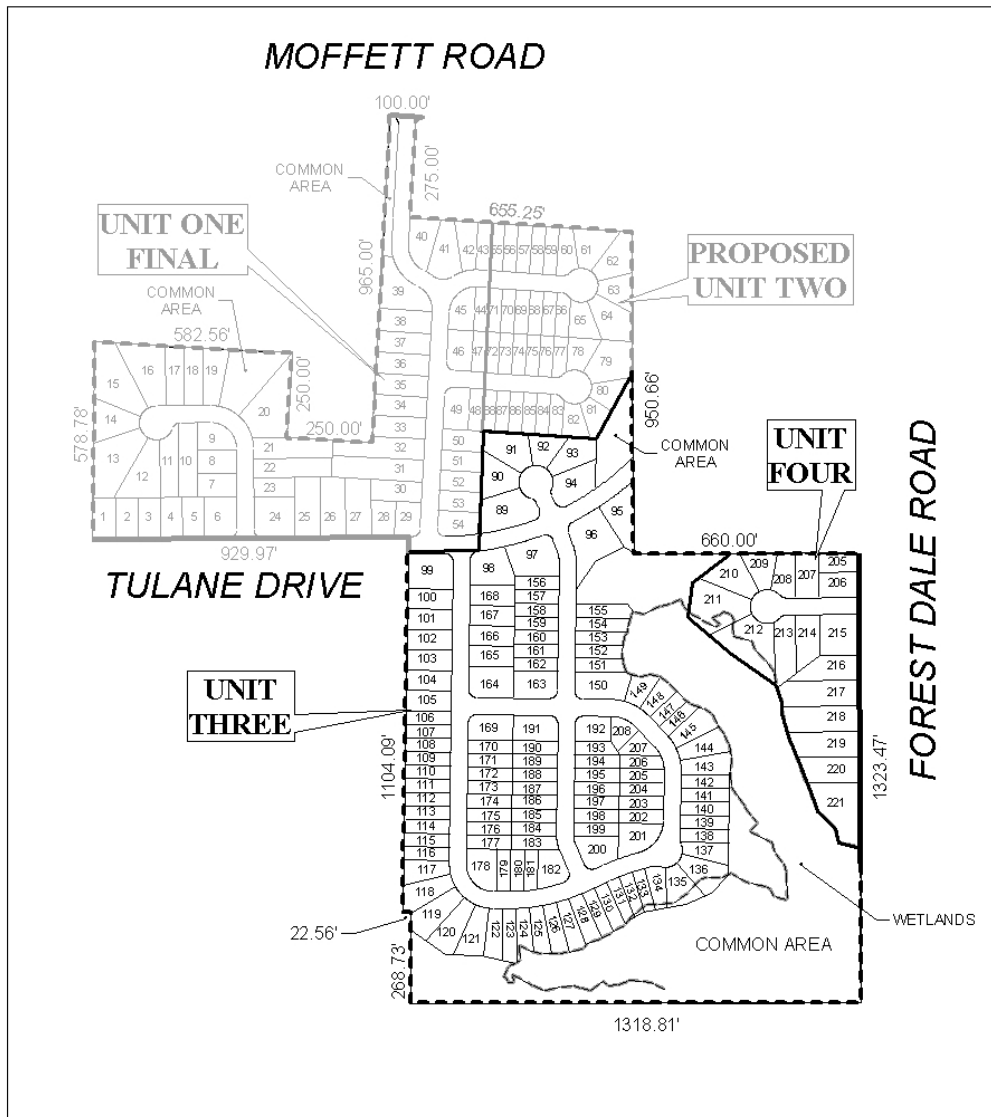
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LEGEND

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

N
NTS

SITE PLAN

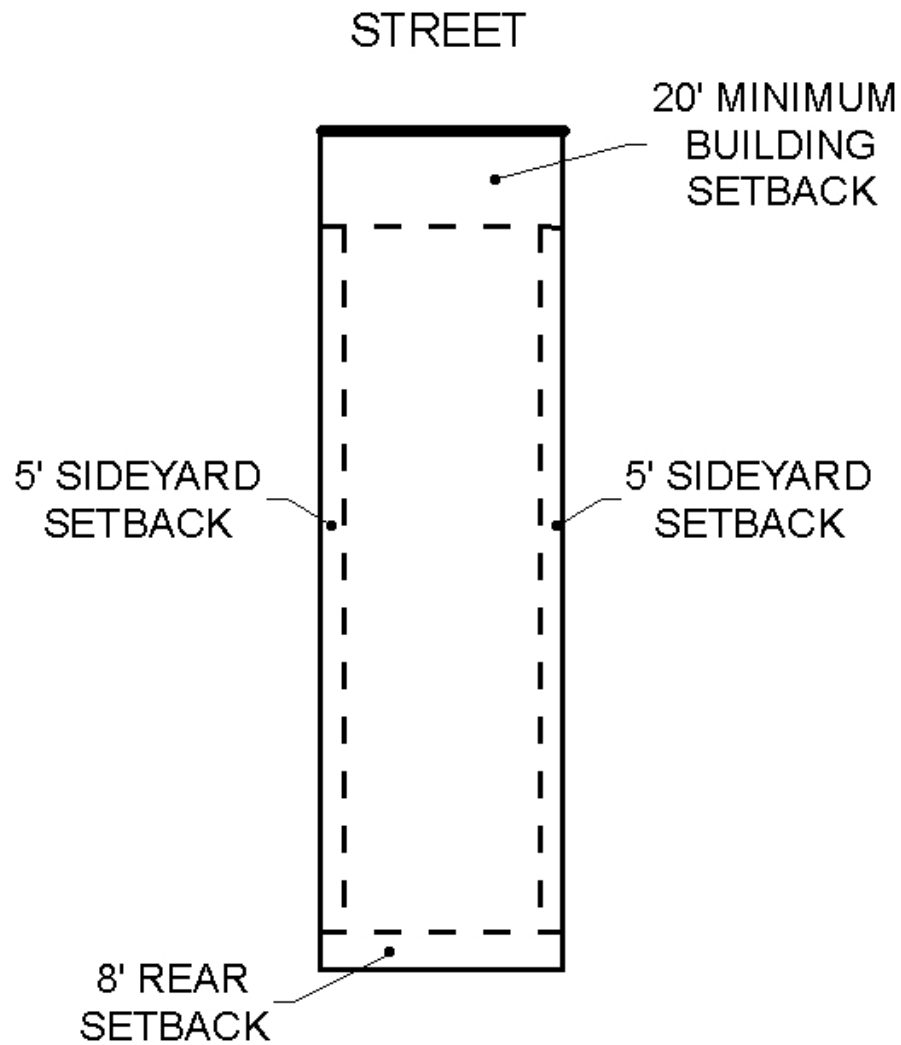


The site is located on the South side of Moffett Road at the South terminus of Northview Drive.
The plan illustrates the proposed lots and existing wetlands.

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TYPICAL LOT DETAIL FOR SETBACKS



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