

**PUD &
SUBDIVISION STAFF REPORT****Date: August 19, 2004**

DEVELOPMENT NAME Sheffield Court

SUBDIVISION NAME Sheffield Court Subdivision, Resubdivision of Lot 4

LOCATION 2113 Sheffield Court
(East side of Sheffield Court, 215'± South of Japonica Lane)

**CITY COUNCIL
DISTRICT** District 4

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 0.2± Acres 1 Lot

CONTEMPLATED USE Increase Building Limits and Allow 36% Site Coverage in a Previously Approved Innovative Single-Family Residential Subdivision.

TIME SCHEDULE 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.

**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).

REMARKS The applicant is proposing the addition of a cover for an existing patio. The patio cover will increase the site coverage to 36% and the vertical supports will be within six feet of the side property line.

The original plat was approved with an allowance that buildings could extend beyond the building limits shown, but not encroach into the City required setbacks. The proposed

patio cover encroaches into the setback by two feet and exceeds the maximum site coverage allowed (by one per cent).

The encroachment is minimal, as is the increased site coverage; however, neither comply with the previous approval, and thus require an amendment and new plat.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following condition: 1) limited to the setback and site coverage as proposed.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

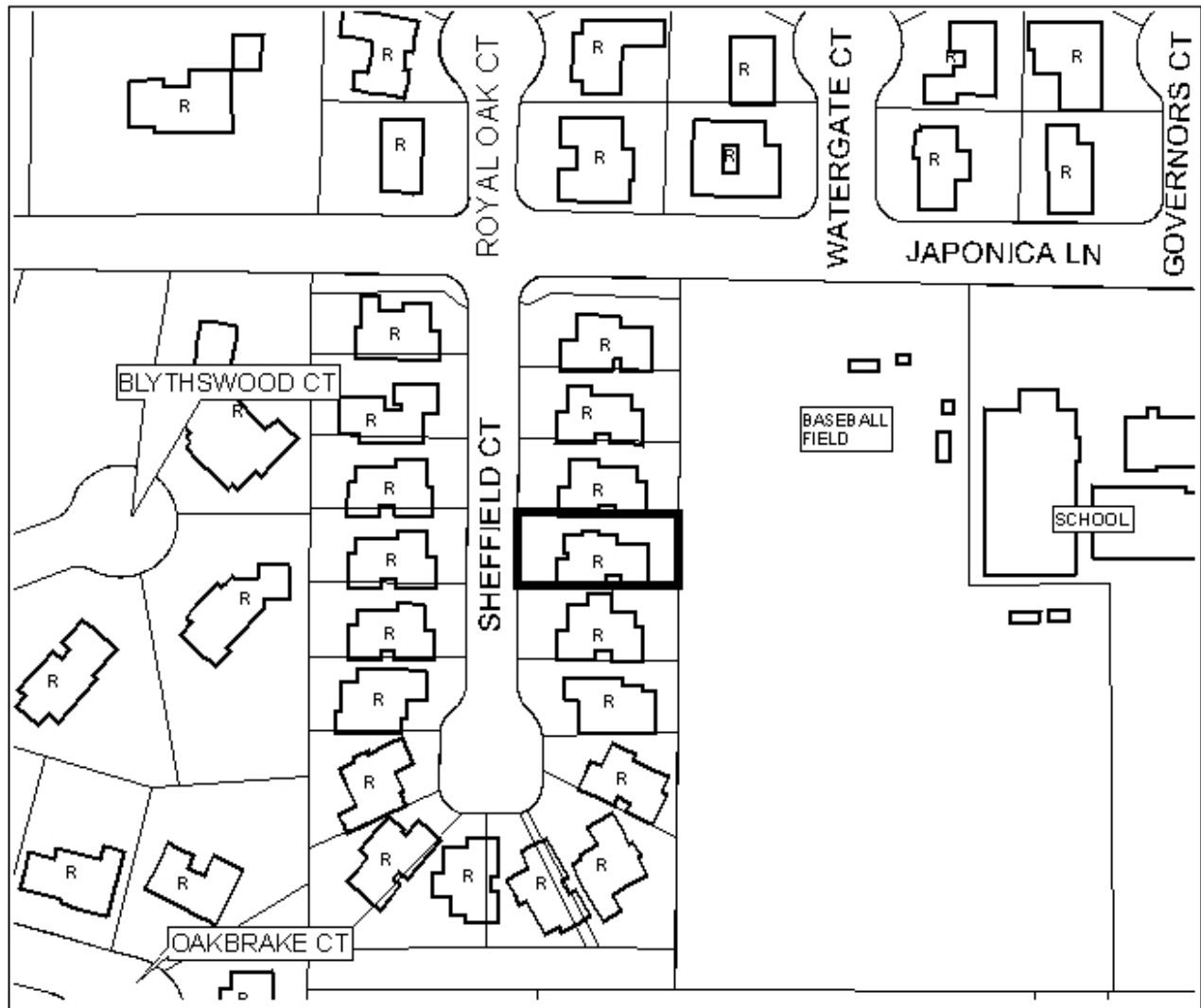
LOCATOR MAP



APPLICATION NUMBER 4 & 5 DATE August 19, 2004
APPLICANT Sheffield Court Subdivision, Resubdivision of Lot 4
REQUEST Planned Unit Development, Subdivision

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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



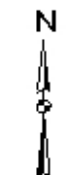
The site is surrounded by single family residential dwellings, with a school located to the East.

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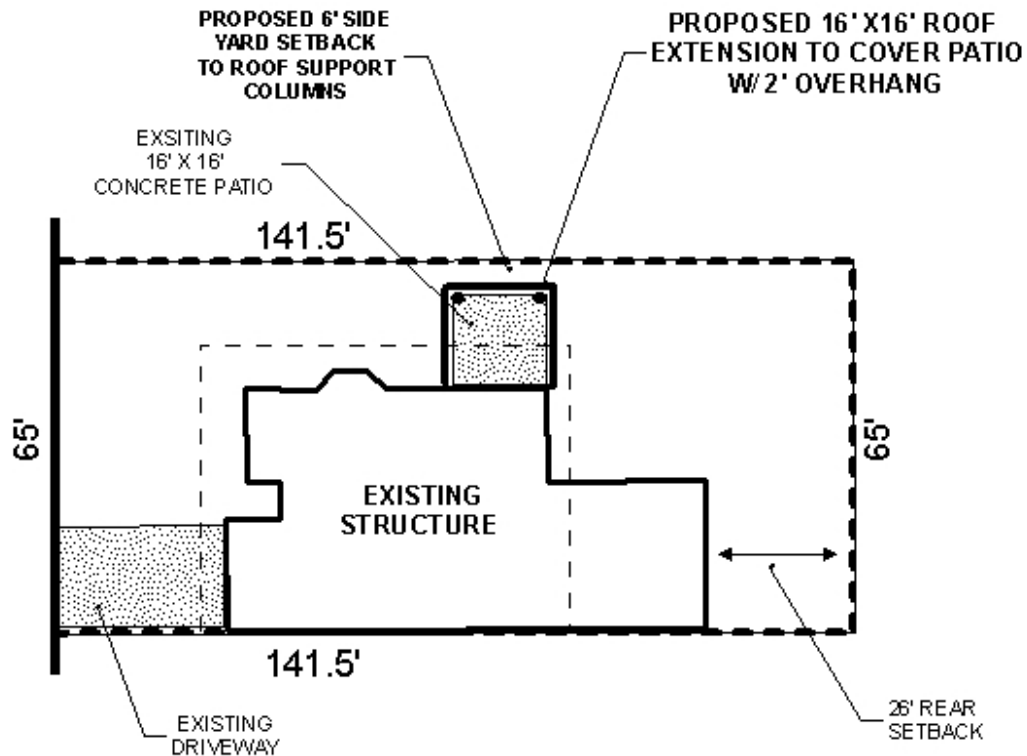
LEGEND



NTS

SITE PLAN

SHEFFIELD COURT



The site is located on the East side of Sheffield Court, 215' South of Japonica Lane.
The plan illustrates the existing structure, proposed structure and building limits.

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