

**PUD &
SUBDIVISION STAFF REPORT****Date: February 17, 2005**

<u>DEVELOPMENT NAME</u>	McMurray Place
<u>SUBDIVISION NAME</u>	McMurray Place Subdivision
<u>LOCATION</u>	South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1, single-Family Residential
<u>AREA OF PROPERTY</u>	12.8± Acres 60 Lots
<u>CONTEMPLATED USE</u>	60 Lot, Zero-Lot line, Single-Family Residential Subdivision with Reduced Lot Widths and Lot Sizes and Increased Site Coverage (45%).
<u>TIME SCHEDULE</u>	Immediate
<u>ENGINEERING COMMENTS</u>	No common area shown for stormwater detention. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate and possible downstream system upgrades. 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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing development of the site as a zero-lot line, single-family residential subdivision containing 60 lots. Planned Unit Development approval is required to allow the reduced setbacks, and to allow lots that are less than 60' wide and less than 7,200 sq.ft. in area. Subdivision approval is necessary to permit the actual division of land.

The site in question is located within the "Pinehurst" subdivision and contains 54 existing platted lots and several unimproved rights-of-ways. If approved, the proposed development would increase the number of lots by six, and would require the vacation of the existing rights-of-ways.

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.

In general, the PUD meets the requirements for PUD approval. However, it should be noted that the modified grid pattern of the proposed development lends itself to connection to the existing rights-of-way of either McCay Avenue to Johnston Lane or McMurray Street to Schaub Avenue. Either of these connections would not only help preserve the existing grid pattern that is prevalent in Pinehurst, but would also afford a second point of access for the development.

The reduction in lot size and width and increased site coverage are typical components of a zero lot line development. Additionally, the plan proposes a 20' setback along side streets for corner lots. While individual lot sizes are reduced, the overall density for a R-1, Single-Family Residential development is being maintained.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) construction of a connection of the existing right-of-way of either McCay Avenue to Johnston Lane or McMurray Street to Schaub Avenue; 2) completion of the vacation process for existing rights-of-ways within the proposed subdivision; 3) compliance with City Engineering Comments (Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate and possible downstream system upgrades. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit); and 4) full compliance with all municipal codes and ordinances.

Subdivision: Based on the preceding, it is recommended that this plat be granted Tentative Approval subject to the following

conditions: 1) construction of a connection of the existing right-of-way of either McCay Avenue to Johnston Lane or McMurray Street to Schaub Avenue; 2) completion of the vacation process for existing rights-of-ways within the proposed subdivision; and 3) compliance with City Engineering Comments (Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate and possible downstream system upgrades. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).

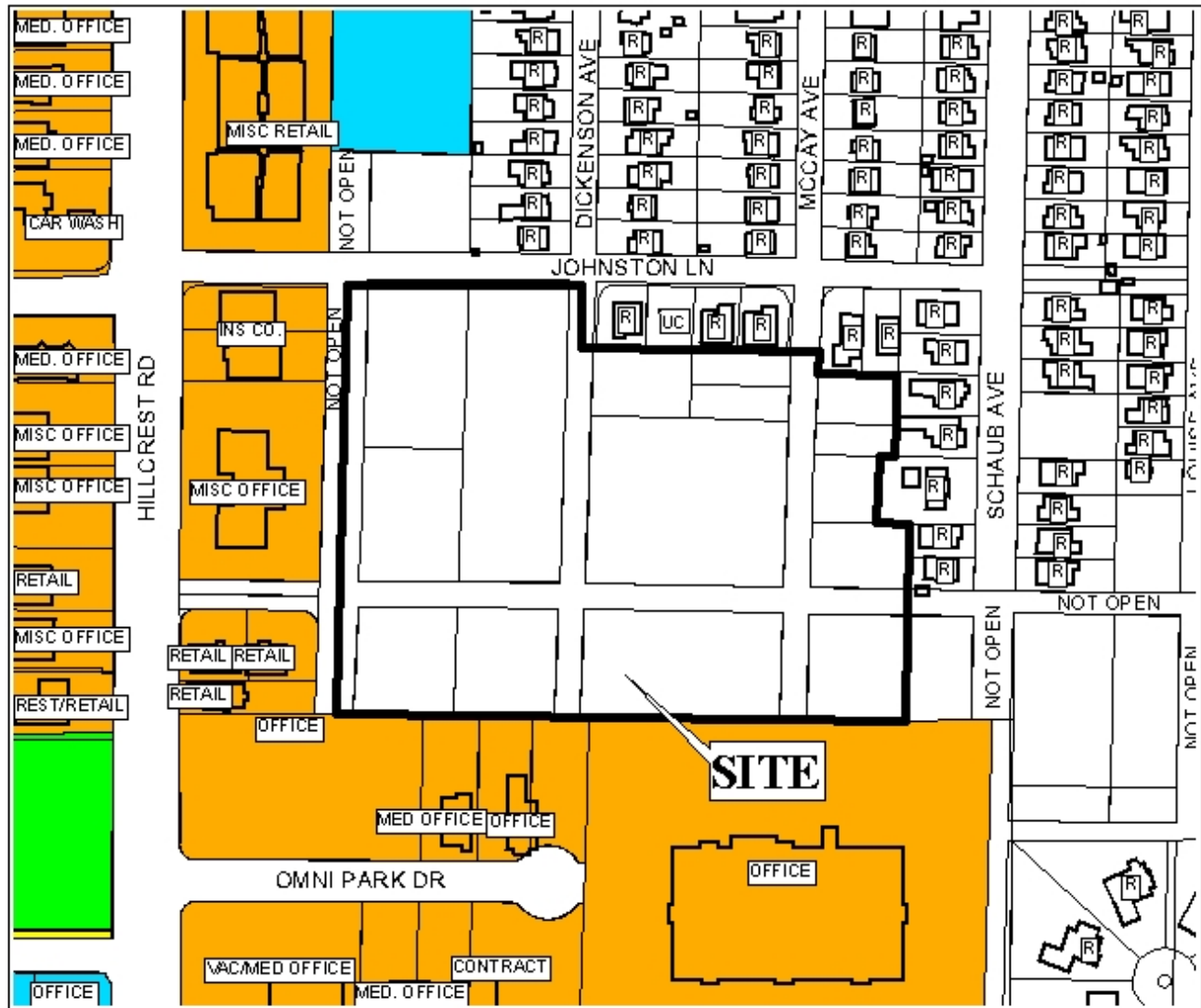
LOCATOR MAP



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APPLICANT McMurray Place Subdivision
REQUEST Planned Unit Development, Subdivision

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and East of the site are single family residential dwellings; to the South and West are miscellaneous offices and retail.

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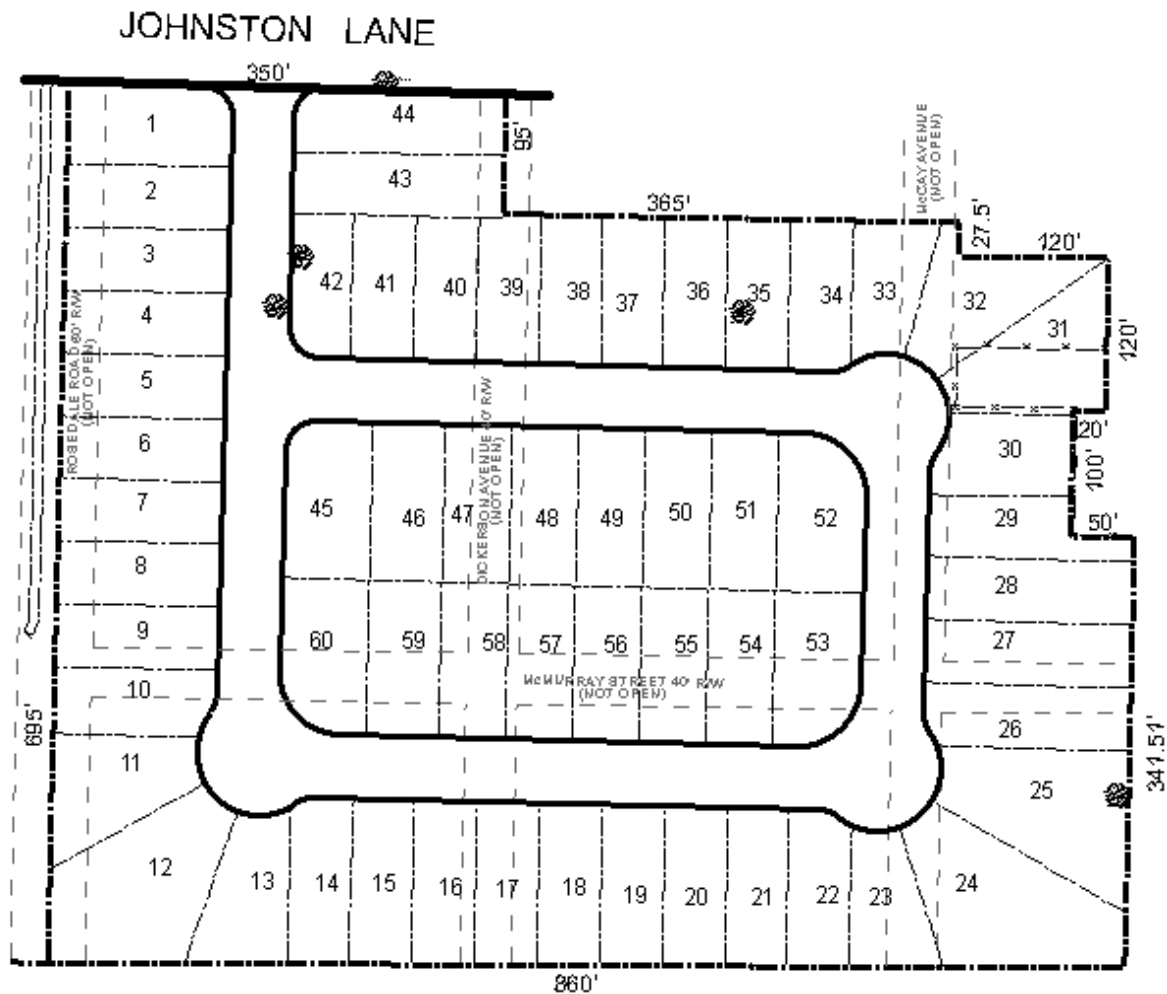
REQUEST Planned Unit Development, Subdivision

LEGEND



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SITE PLAN



The site is located on the South side of Johnston lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' South of Johnston Lane. The plan illustrates the proposed subdivision.

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