PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT Date: July 1, 2004

DEVELOPMENT NAME Scenic Yacht Basin Subdivision, Resubdivision of

SUBDIVISION NAME Scenic Yacht Basin Subdivision, Resubdivision of

LOCATION 3600, 3604, 3608 & 3620 Scenic Drive
(West side of Scenic Drive at the West terminus of Michele Drive)

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 7.9± Acres / 8 Lots

CONTEMPLATED USE Private street, single-family residential subdivision with reduced building setbacks and a marina (existing).

TIME SCHEDULE FOR DEVELOPMENT 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.

REMARKS The applicant is requesting Planned Unit development (PUD) approval for an eight lot subdivision. The subdivision consists of a private street, with seven single-family residential lots; the eighth lot contains an existing marina. Subdivision approval is also requested to develop the lots.

Similar applications for nine lots were approved in December 2001, and the subdivision plat has been recorded. The only modification to the previous approvals is to combine two lots into one lot (what is now reflected as Lot 4).

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 private street has been built and a certification letter from the engineer stating the street was constructed in compliance Sections VIII.E.1. and 2., of the Subdivision Regulations is on file. Additionally, the only reduced setback proposed along the private street, specifically Lots one and eight, where an eight-foot setback is proposed. The remainder of the development will comply with standard setback requirements.

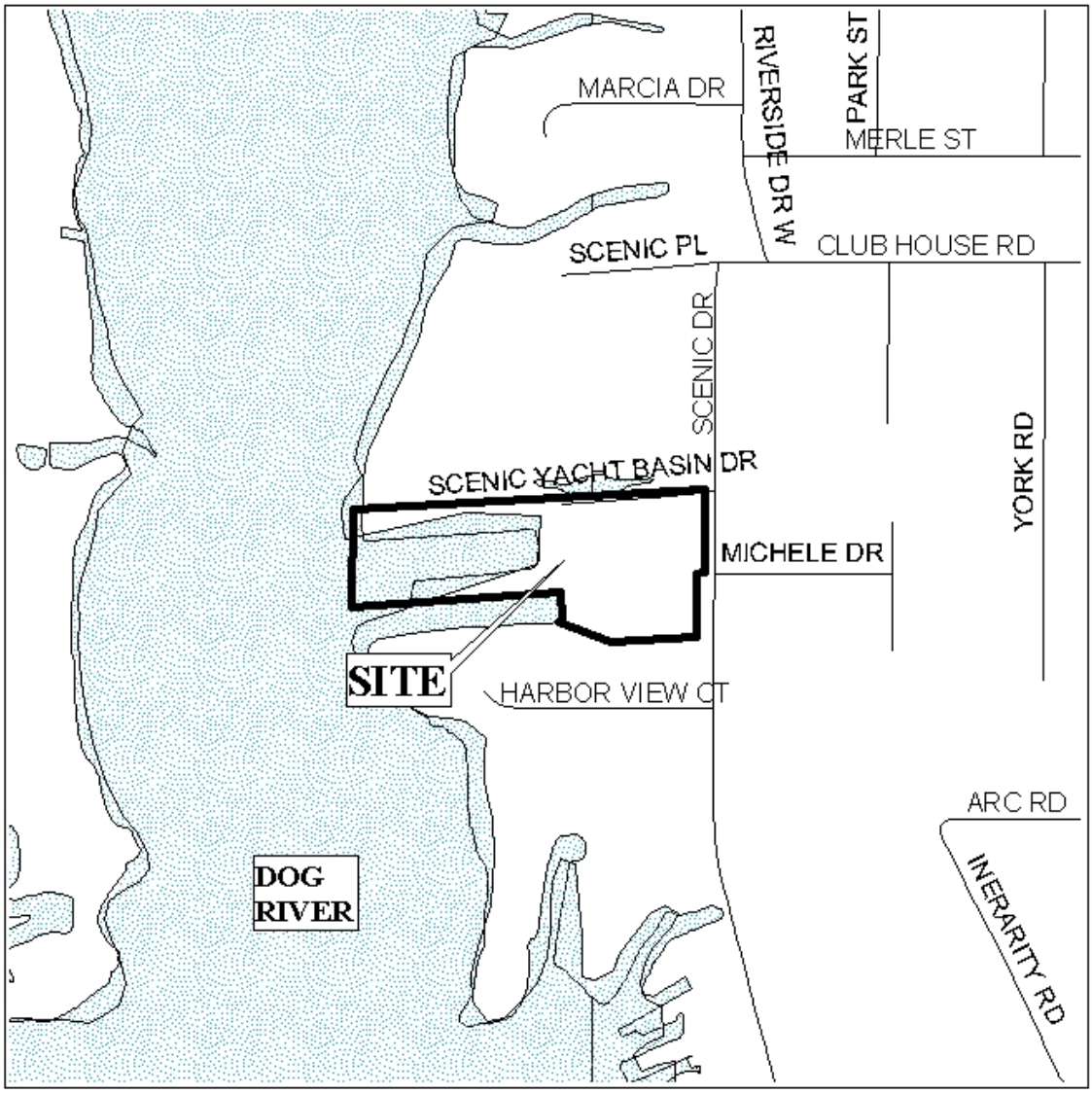
The site is located on Dog River, and as such may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

Regarding the marina, it is existing and would be allowed to continue. It should be noted, that a previous file for the development of this site illustrates that the individual slips in the marina are offered for sale. Whereas the boat slips are essentially located in the water, Subdivision approval is not required.

RECOMMENDATION **Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies.

LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE July 1, 2004

APPLICANT Scenic Yacht Basin Subdivision, Resubdivision of

REQUEST Planned Unit Development, Subdivision

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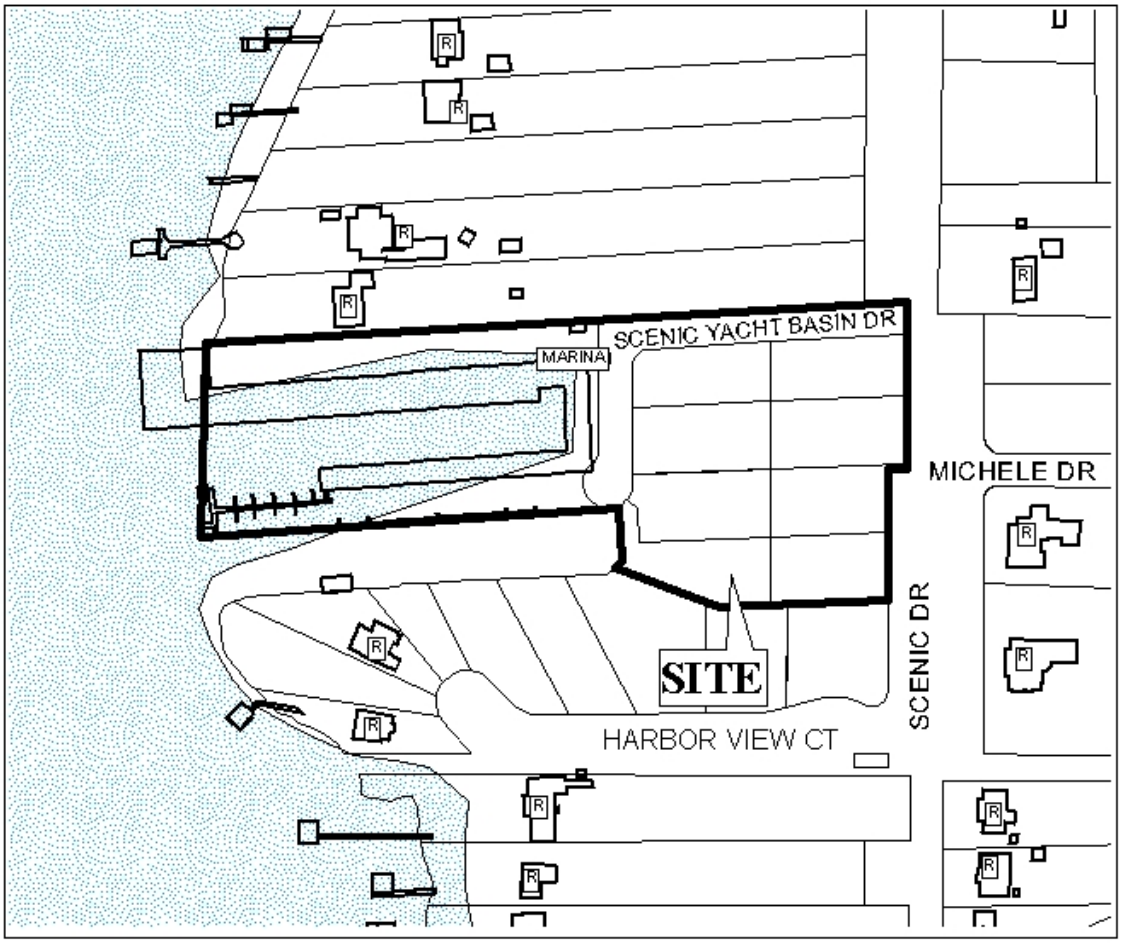
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings.

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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

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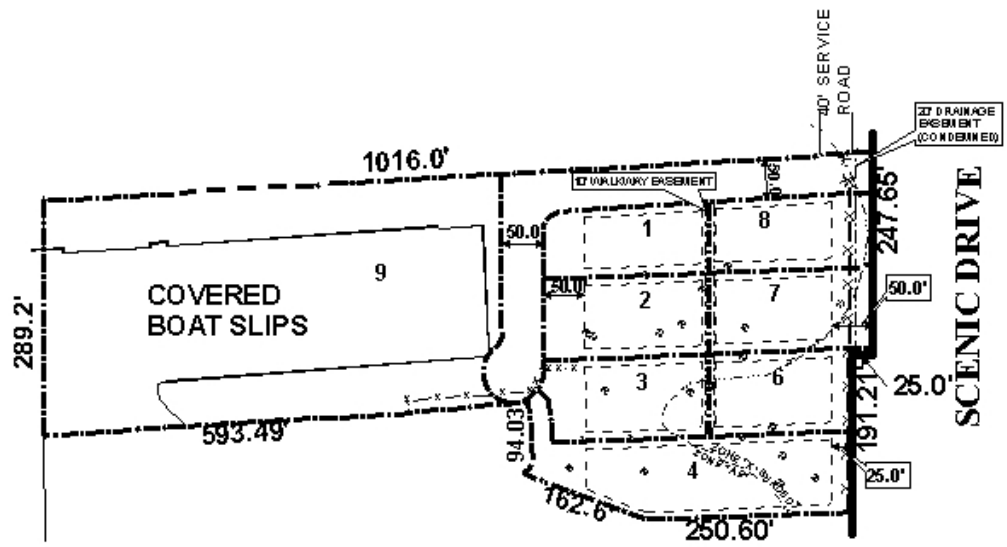
SITE PLAN



The site is located on the West side of Scenic Drive at the West terminus of Michele Drive. The plan illustrates the proposed subdivision and setbacks.

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