

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: March 17, 2005**

<b><u>DEVELOPMENT NAME</u></b>	Forrest Cove Subdivision
<b><u>SUBDIVISION NAME</u></b>	Forrest Cove Subdivision
<b><u>LOCATION</u></b>	South side of Moffett Road at the South terminus of Northview Drive
<b><u>CITY COUNCIL DISTRICT</u></b>	District 7
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>AREA OF PROPERTY</u></b>	66.8± Acres / 221 Lots
<b><u>CONTEMPLATED USE</u></b>	221 lot single-family residential subdivision with reduced lot widths, lot sizes and building setbacks, as well as increased site coverage.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Install traffic calming measures in the subdivision
<b><u>URBAN FORESTRY COMMENTS</u></b>	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).
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development and Subdivision approvals to construct a 221-lot, single-family residential subdivision with reduced lot widths, lot sizes and building setbacks, and increased site coverage.

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. The applicant now proposes reduced front and side yard setbacks, increased site coverage and seven additional lots, thus both new PUD and subdivision approvals are required. It should also be noted that based upon the prior approval and an extension, one unit has been recorded.

The site will retain its R-1 zoning and will be developed with detached, single-family residential homes. Exclusive of the streets and detention, the overall site has adequate compensating open space for 221 lots. 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. An additional consideration regarding access is that no more than 100 new lots should be developed with out providing a second point of access; i.e., the new street(s) connecting Moffett Road and Tulane Drive must be built prior to recording the 101<sup>st</sup> lot.

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.

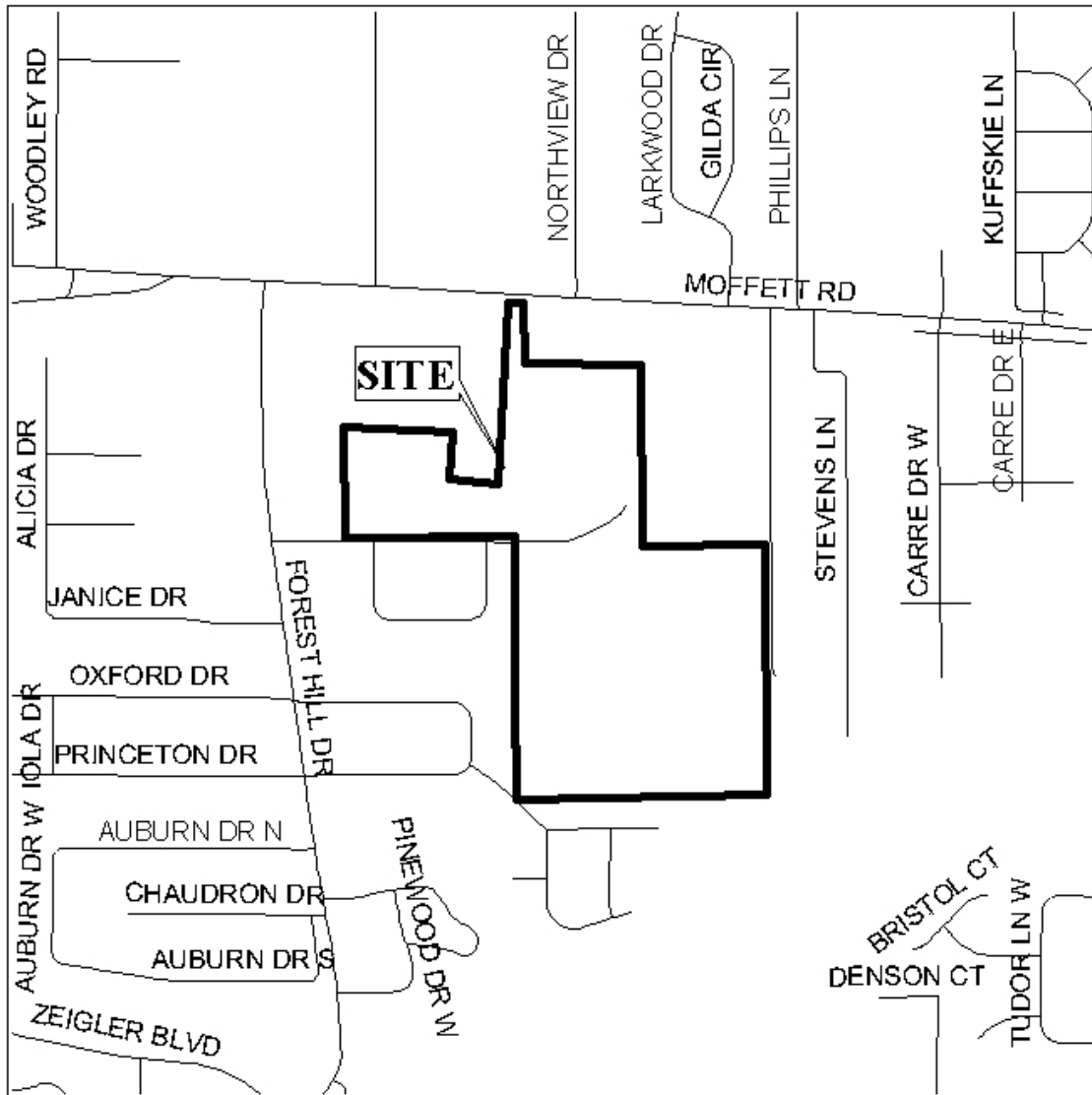
### **RECOMMENDATION**

**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) that no more than 100 lots be recorded with out providing a second point of access (connection between Moffett Road and Tulane Drive); 4) the obtaining of all applicable federal, state and local approvals; 5) certification that the stormwater detention

system will accommodate the additional site coverage; and 6) 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) that no more than 100 lots be recorded with out providing a second point of access (connection between Moffett Road and Tulane Drive); 4) the obtaining of all applicable federal, state and local approvals; 5) certification that the stormwater detention system will accommodate the additional site coverage; 6) full compliance with all municipal codes and ordinances; and 7) 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 6, 7 DATE March 17, 2005

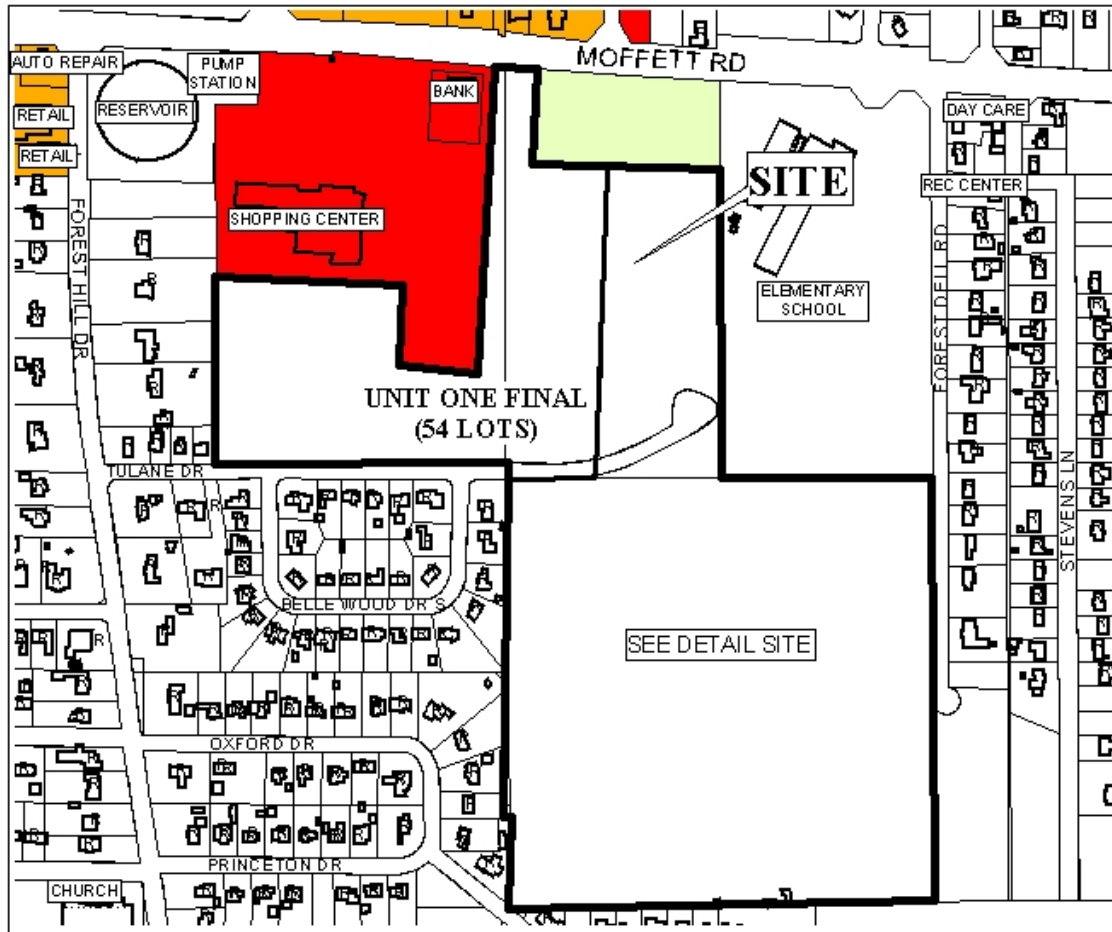
APPLICANT Forrest Cove Subdivision

REQUEST Planned Unit Development and Subdivision



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER 6, 7 DATE March 17, 2005

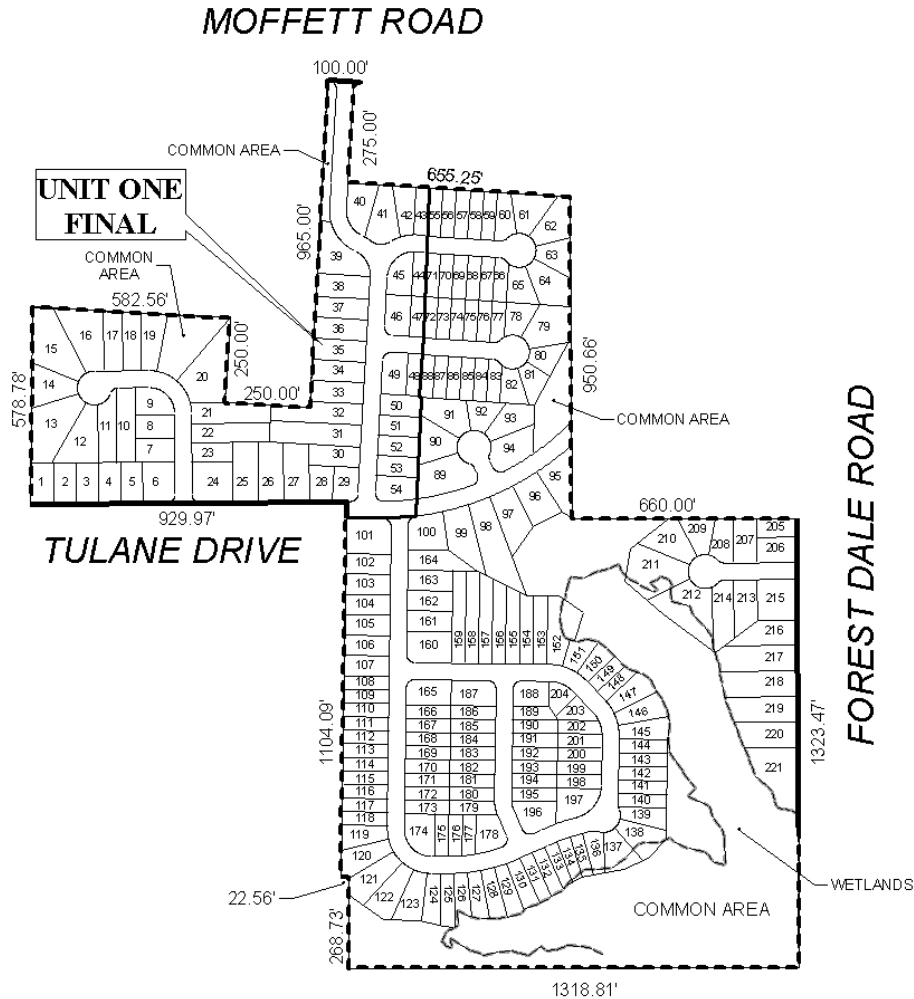
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LEGEND



# 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.

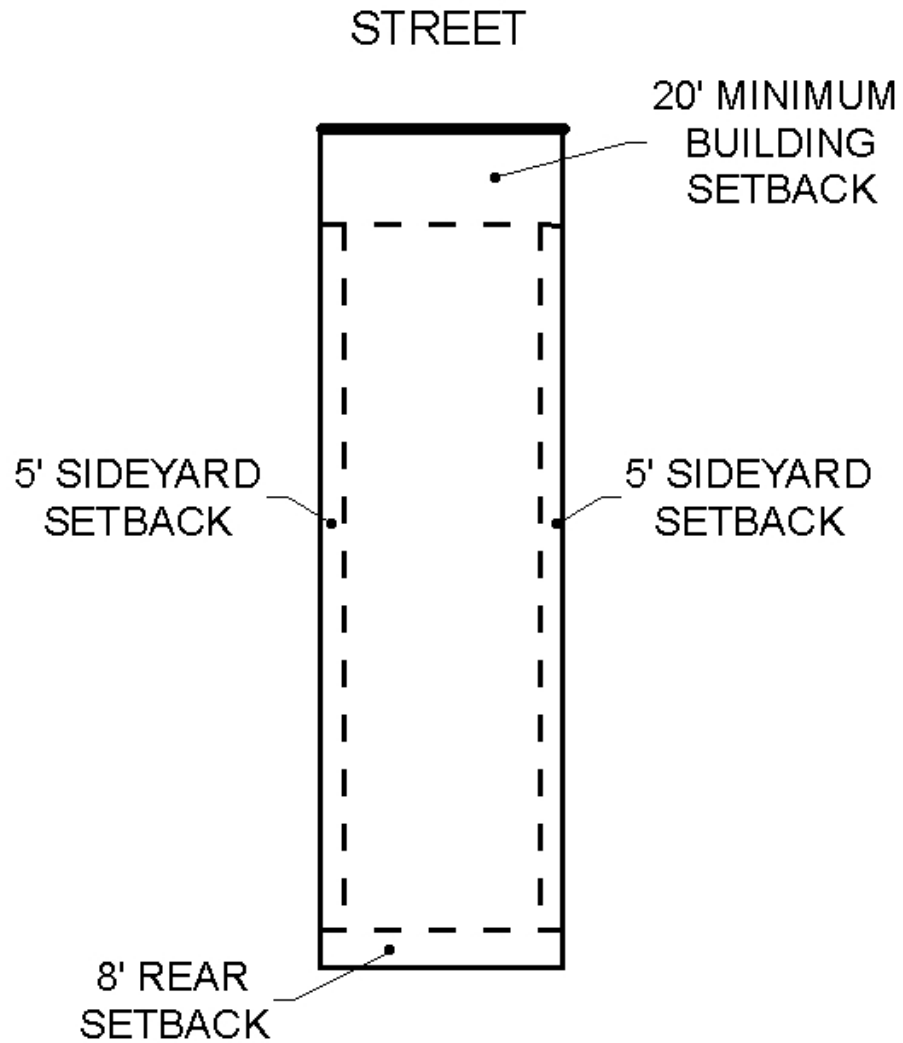
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## TYPICAL LOT DETAIL FOR SETBACKS



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