

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

<u>DEVELOPMENT NAME</u>	Merrimac Subdivision
<u>SUBDIVISION NAME</u>	Merrimac Subdivision
<u>LOCATION</u>	262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	19 lots/3.9± Acres
<u>CONTEMPLATED USE</u>	19 lot single-family residential subdivision with reduced front and side setbacks, reduced lot sizes, and 47% site coverage.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	FEMA map shows portion of subdivision in AE Floodzone. However, applicant has performed a topographic survey that indicated no FEMA floodway or floodzone on applicant property. Applicant is in process of applying to FEMA for a letter of revision. 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). Please note that tree removal permits are required for all Live Oak Trees 24" and larger.
<u>REMARKS</u>	The applicant is requesting Planned Unit Development approval to develop a single-family residential, subdivision with reduced

setbacks, lot sizes and increased site coverage; Subdivision approval is required to subdivide the property into 19 lots.

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.

There is a brief history associated with the site. In February 2003, the Planning Commission considered a request for rezoning to R-2, Two-Family Residential, a PUD request for reduced setbacks, reduced lot sizes and increased site coverage (50% site coverage) and subdivision approval to create 23 lots. The Planning Commission approved the PUD and Subdivision requests and recommended approval of the rezoning. However, the applicant did not pursue the rezoning, and all the above approvals have since expired.

In August 2004, the applicant submitted the current plan for the Commission's consideration. The Commission denied the applications (PUD and Subdivision) based upon concerns regarding density, drainage, trees, and compatibility with the area.

The overall site consists of 3.9± acres and deducting for right-of-way and detention, there is adequate area for the overall site to comply with R-1 density requirements. While some individual lots may not contain 7,200 square feet, the overall site area in a PUD is calculated toward density requirements. It should be noted that the site is across the street from an existing R-2 district, as well as an existing R-3 district which is under construction with 40 attached residential condominiums. The site would not have direct access to the existing single-family residential subdivision to the South.

In terms of the reduced setbacks, the applicant is requesting a 15-foot front yard setback, five-foot side yard setbacks, and 10-foot rear yard setbacks, which are typical setbacks for a residential PUD. R-1 districts require a minimum rear yard setback of eight feet and the applicant proposes 10-foot rear yards which would provide an additional setback for the adjoining residential properties. The applicant is also requesting 45% site coverage, which again is a typical request for a residential PUD.

The applicant will divide the property into 19 lots and build a new street. As outlined in the Urban Forestry Comments there are trees located on the site (some within the proposed new street) and removal of those trees will require permitting through the Urban Forester. Urban Forestry has not recommended the preservation of any trees.

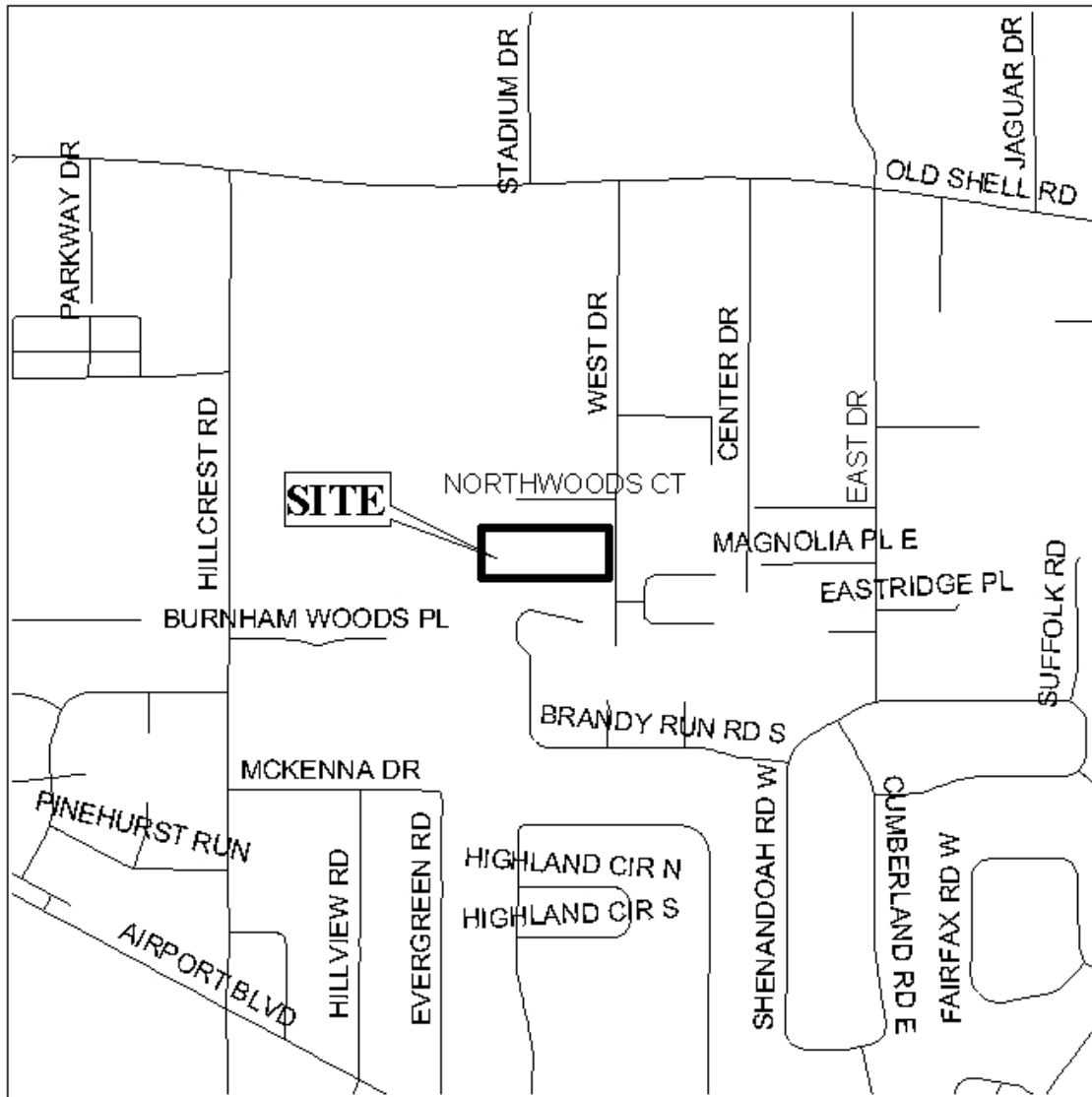
City Engineering has addressed the drainage concerns in their comments and will be at the meeting to answer questions for the Commission.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with 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 (State Act 61-929 and City Code Chapters 57 and 64), tree removal permits are required for all Live Oak Trees 24" and larger); and 2) full compliance with all municipal codes and ordinances.

Subdivision: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with 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 (State Act 61-929 and City Code Chapters 57 and 64), tree removal permits are required for all Live Oak Trees 24" and larger); and 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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APPLICANT Merrimac Subdivision

REQUEST Planned Unit Development and Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

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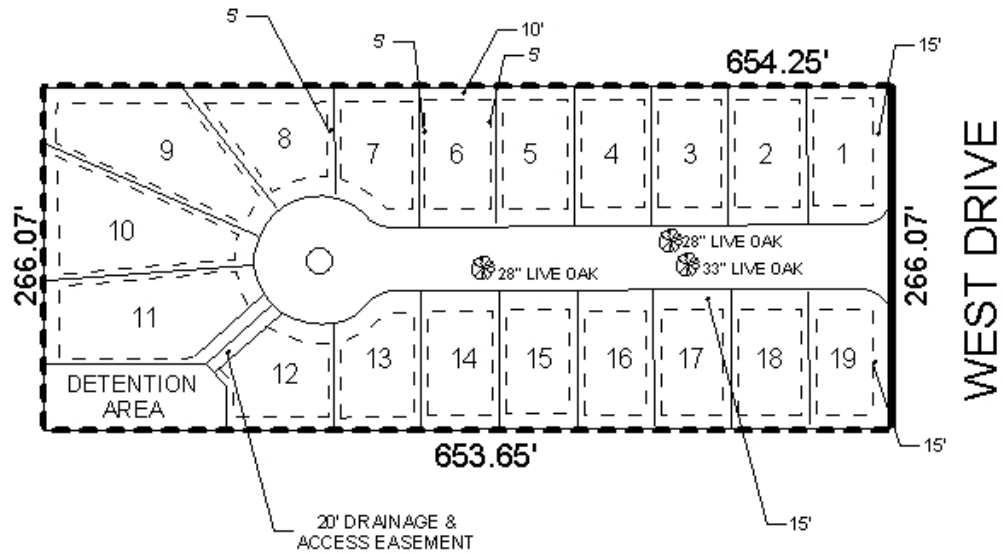
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



The site is located on the West side of West Drive, 125' South of Northwoods Court. The plan illustrates the proposed lots and existing large trees.

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