

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: January 8, 2004**

DEVELOPMENT NAME Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4

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LOCATION East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive

PRESENT ZONING R-3, Multi-Family Residential

AREA OF PROPERTY 4 Acres

CONTEMPLATED USE Multiple buildings on a single-building site for attached, single-family residential condominiums.

**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.

**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).

REMARKS The applicant is requesting Planned Unit Development approval to construct 40 attached, residential condominiums, on a single-building site; and subdivision approval to consolidate two lots into one lot.

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 is presently zoned R-3, Multi-Family Residential, and the proposed development complies with the density requirements of the Zoning Ordinance.

Each unit will have a garage and the buildings will face a parking court, having a one-way circulation pattern. Adequate parking is provided.

The site actually fronts two streets, West Drive an improved public street, and Center Drive, a dirt road with a substandard width right-of-way. The dedication of the necessary right of way to provide 25-feet from the centerline of Center Drive should be required; as well as the placement of a note on the final subdivision plat which states that access to Center Drive is denied until Center Drive is constructed to city standards.

It should be noted that dumpsters are shown along Center Drive. This proposed location may actually encroach into the required dedication for Center Drive. Additionally, this configuration would require the garbage truck to back-up over 60-feet before turning to drive out. The dumpsters should be located in an area where adequate maneuvering area is provided and the location coordinated with and approved by Urban Development staff and Traffic Engineering.

Whereas the development will consist entirely of new construction, full compliance with the landscaping and tree planting requirements of the Ordinance will be required. Additionally, the site adjoins detached, single-family dwellings to the North and South; therefore, the provision of a six-foot wooden privacy fence along the North and South property lines should be required.

The application was heldover from the Commission's January 8th meeting to allow the staff to verify the list of surrounding property owners. A corrected list was generated and new notices were sent to corresponding owners of record. There have been no changes to the proposed plan; therefore, there are no changes to the staff recommendations.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) relocation of the proposed dumpsters to provide adequate maneuvering area for garbage trucks, location to be coordinated with and approved by Urban Development staff and Traffic Engineering; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of a six-foot wooden privacy fence along the North and South property lines; 4) denial of access to Center Drive until such time that Center Drive is constructed to city standards; and 5) full compliance with all municipal codes and ordinances.

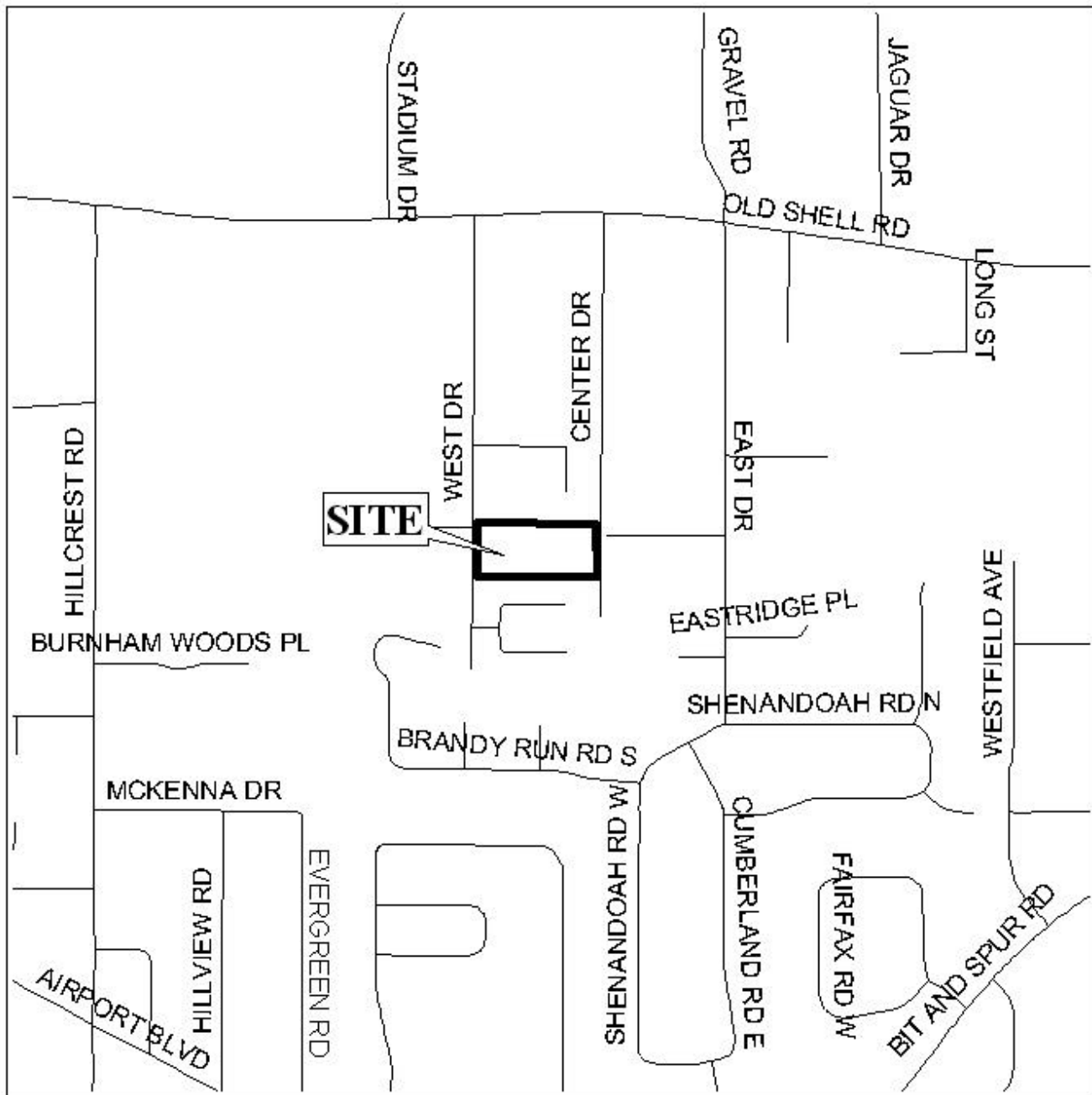
HOLDOVER

File # ZON2003-02876, SUB2003-00297

REVISED

Subdivision: With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of 25-feet from the centerline of Center Drive; and 2) placement of a note on the final plat stating that access to Center Drive is denied until Center Drive is constructed to city standards.

LOCATOR MAP

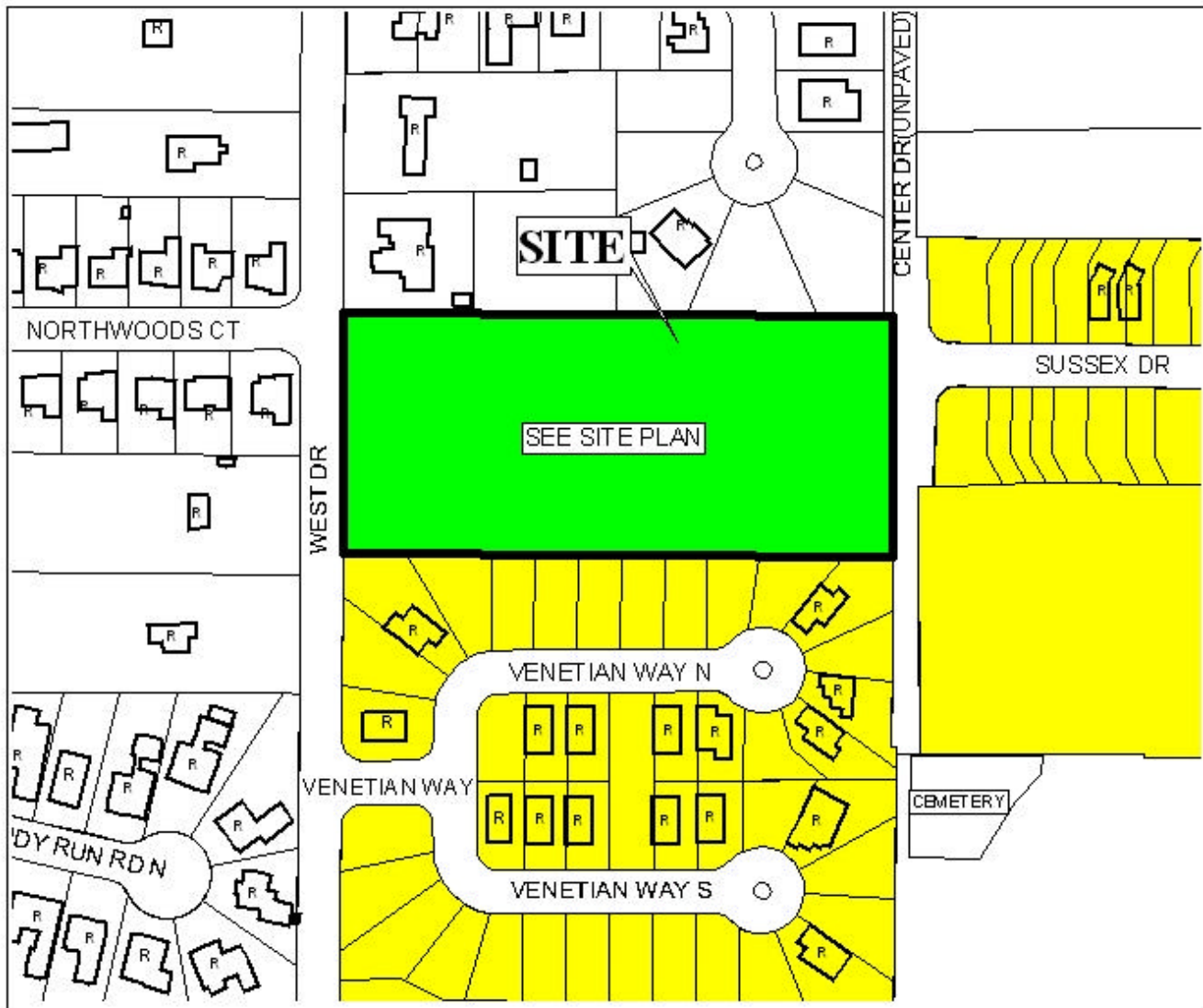


APPLICATION NUMBER Holdover DATE January 22, 2004
APPLICANT Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4
REQUEST Planned Unit Development and Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



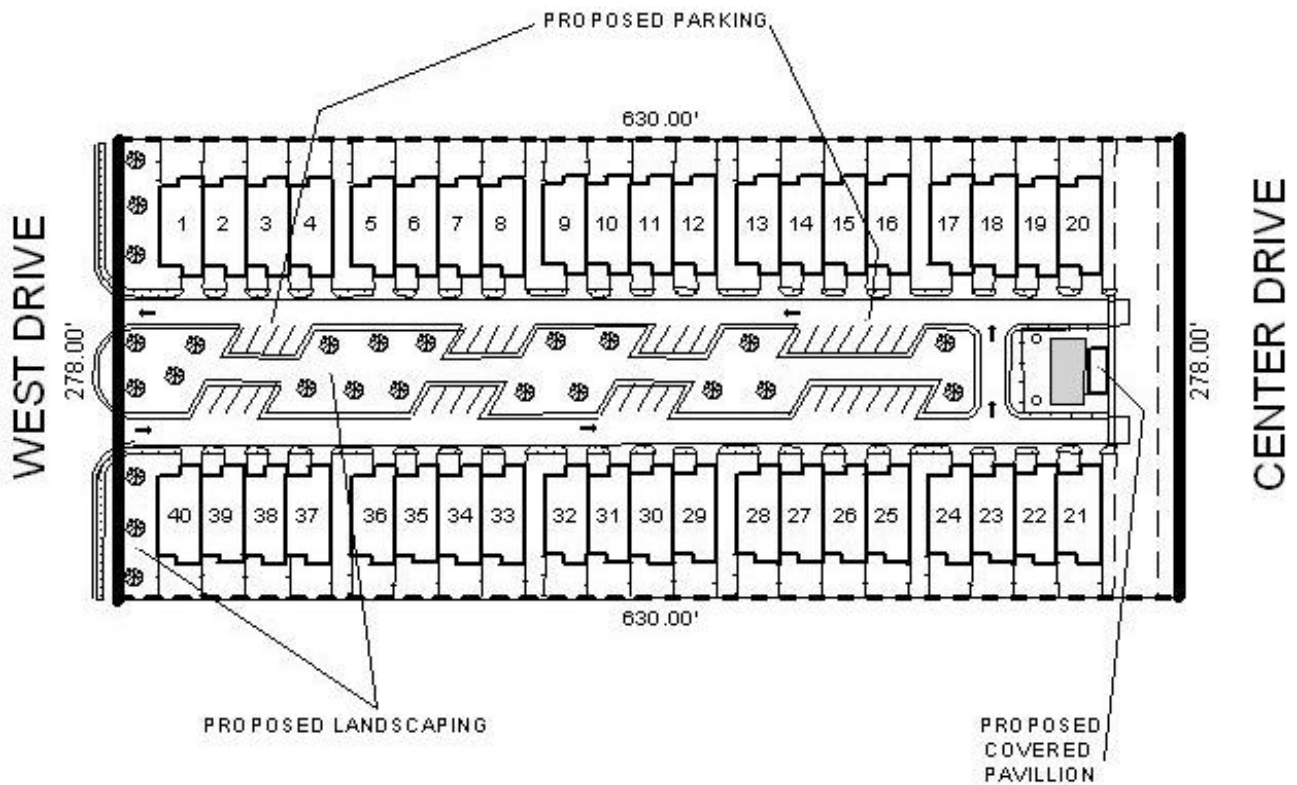
The site is surrounded by single-family residential dwellings.

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LEGEND



SITE PLAN



The site is located on the East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive. The plan illustrates the proposed structures, parking and landscaping.

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