

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: June 5, 2003**

DEVELOPMENT NAME West Hill LLC (Tom Carwie, Agent)

SUBDIVISION NAME West Hill Subdivision

LOCATION West terminus of Hilltop Drive South

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 3.1± Acres

CONTEMPLATED USE Reduced lot widths, lot sizes, building setbacks, and increased site coverage

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 and Subdivision approvals to construct 12 lots, with reduced lot widths, lot sizes and building setbacks, as well as increased site coverage, along a cul de sac.

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 applicant received Planned Unit Development and Subdivision approval in March 2003; however, the applicant has slightly modified the original plan by reducing the number of lots, and is now requesting an increase in site coverage to 55 percent.

In regard to the reduced setbacks, in a residential PUD reduced setbacks are common. Additionally, single-family residential PUD applications frequently request increased (more than 35%) site coverage; however, additional site coverage requests typically do not exceed 45 percent. The applicant is requesting 55 percent.

The Ordinance establishes maximum site coverage requirements to provide usable open space for residents and to moderate run-off. Additionally, an increase in site coverage may also require modification to the existing stormwater system for the subdivision.

Site coverage is calculated for each individual lot, and as proposed up to 55% of each lot could be covered with a building footprint. It should be noted that only the footprints of the building structures are used to calculate site coverage; the impervious area of the lots (such as driveways, patios and sidewalks) are not included in the site coverage calculations, thus the impervious area of each lot would actually exceed 55 percent.

As illustrated on the plat, there is a large 60-inch diameter live oak located on the site; this tree should be preserved, and any work within the canopy of the tree should be coordinated with and approved by Urban Forestry. It should also be noted that this was a condition of the previous approvals.

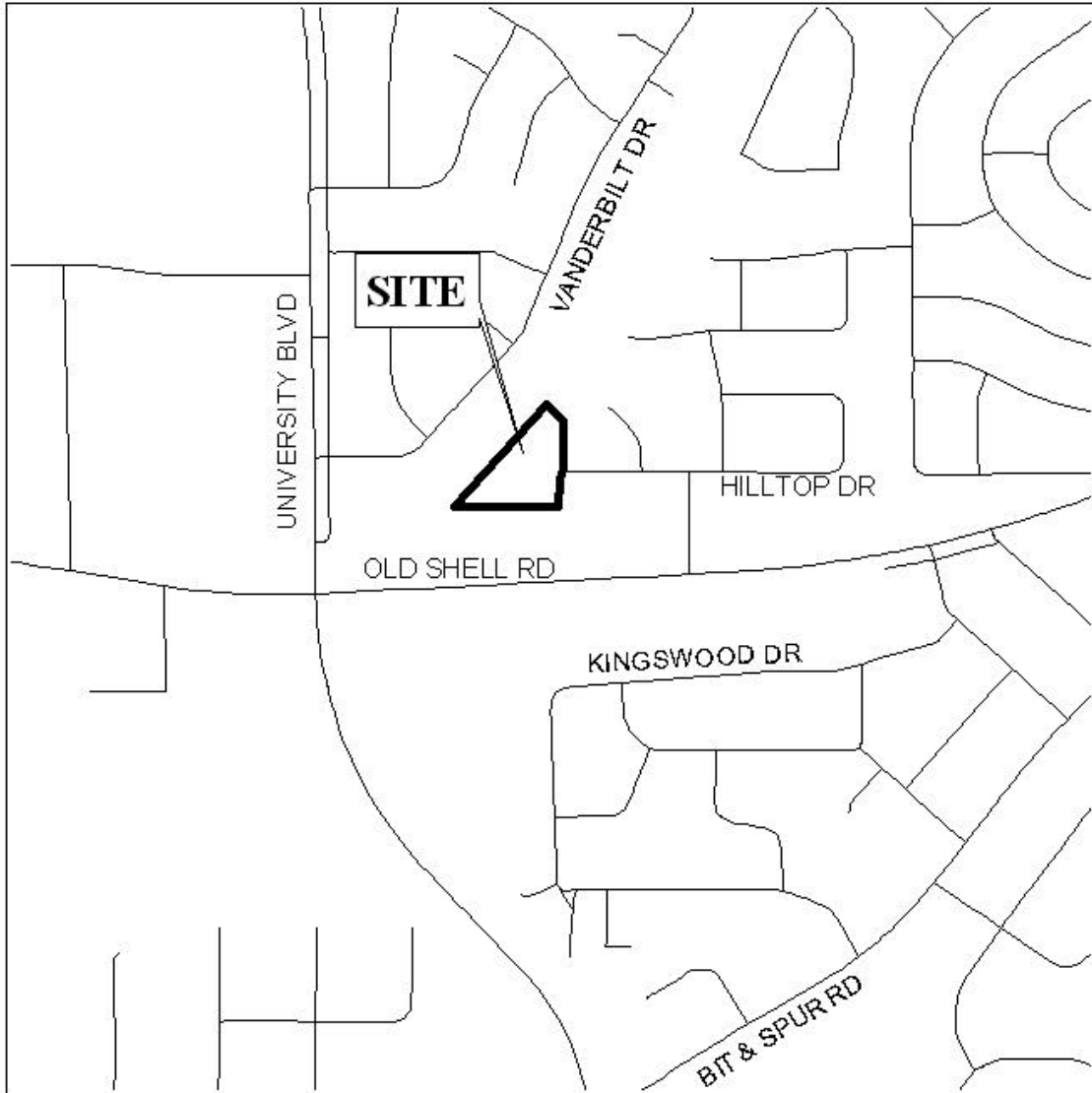
While Lots 1-5 contain less than 7200 square feet in area, the overall density of the site, exclusive of the street and detention area, complies with R-1 density requirements.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, it is recommended that this application be approved for **45%** site coverage, with reduced lot widths, lot sizes, and building setbacks subject to the following conditions: 1) maximum site coverage of 45% per lot; 2) reduced setbacks as shown on the plat submitted; 2) preservation of the 60-inch live oak on Lot 1, and any work within the canopy of the tree to be coordinated with and approved by Urban Forestry; 3) dedication and construction of the street to City standards; and 4) full compliance with all municipal codes and ordinances.

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) maximum site coverage of 45% per lot; 2) reduced setbacks as shown on the plat submitted; 2) placement of a note on the final plat stating that the 60-inch live oak on Lot 1 is preserved, and any work within the canopy of the tree must be coordinated with and approved by Urban Forestry; 3) dedication and construction of the street to City standards; and 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



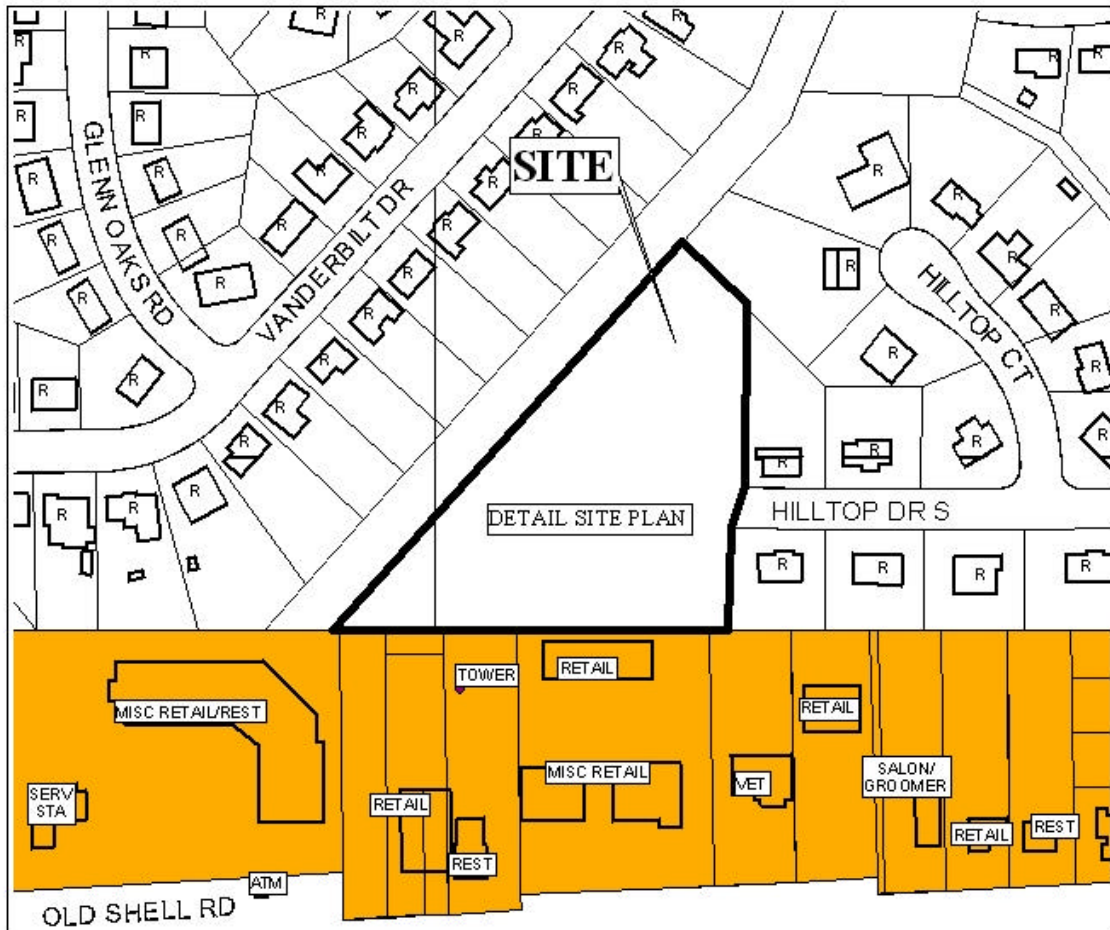
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APPLICANT West Hill Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with miscellaneous retail, vet, salon and restaurants located to the South.

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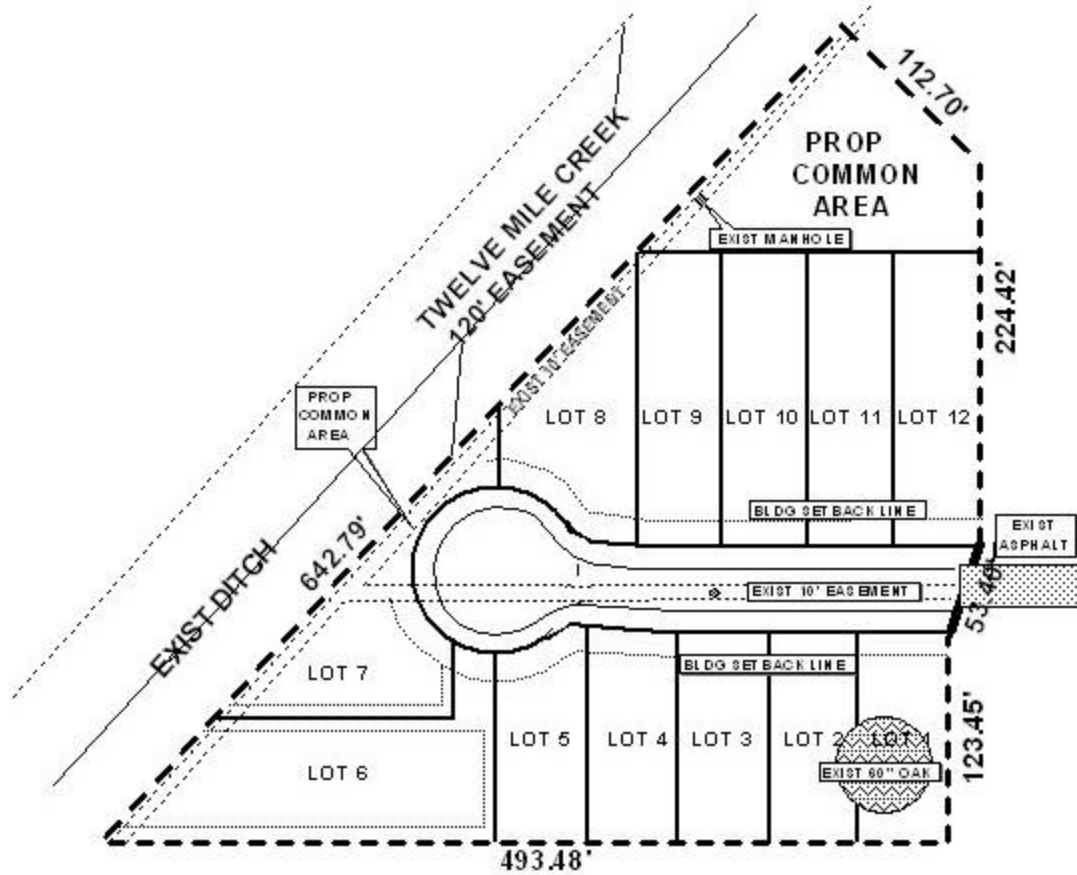
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LEGEND



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SITE PLAN



The site plan illustrates the existing easements, road, and trees along with the proposed building setbacks, common areas, and lot subdivision.

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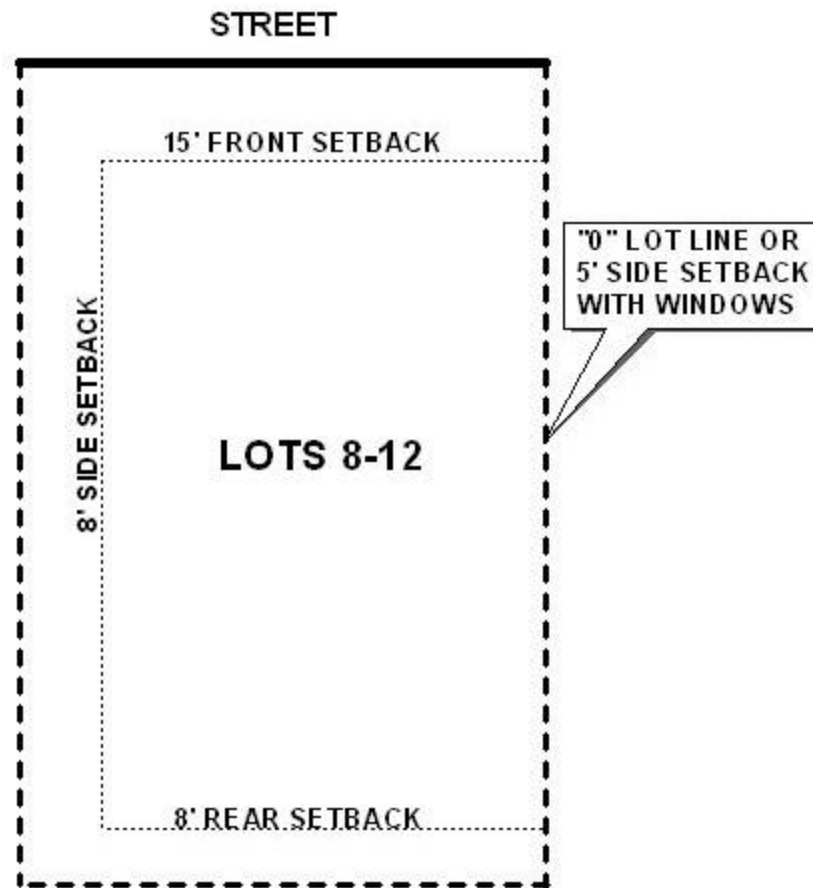
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TYPICAL LOT



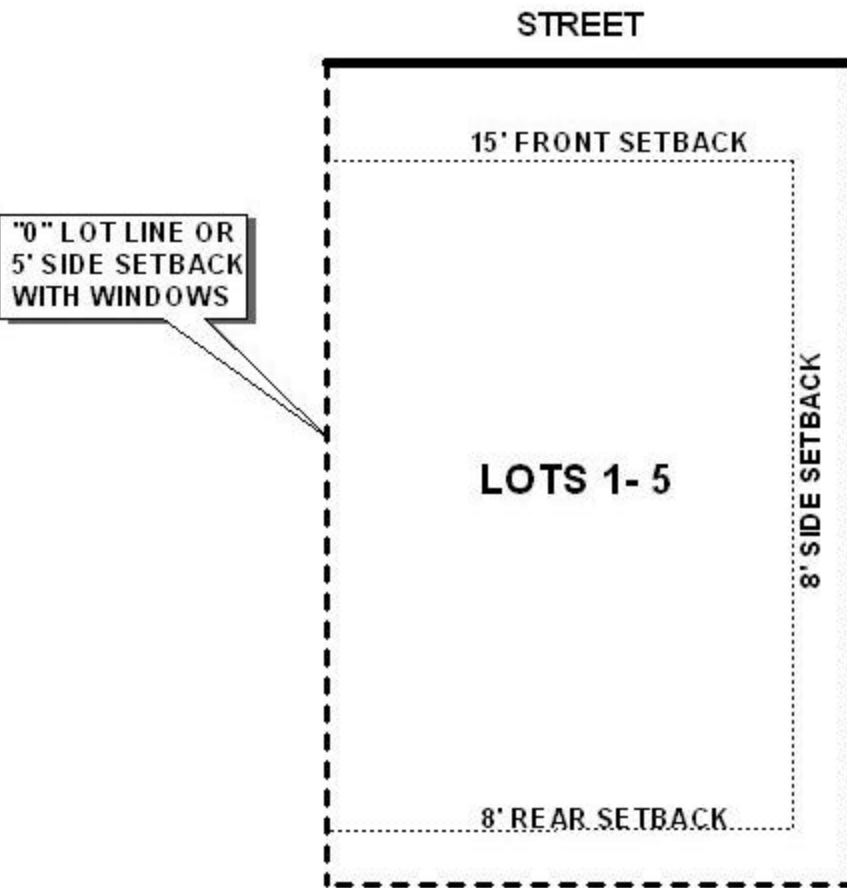
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TYPICAL LOT



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