

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

Pecan Cove Apartments, Ltd.

SUBDIVISION NAME

Truevine Missionary Baptist Church Subdivision

LOCATION1801 Holt Road
(North side of Dr. Martin Luther King Jr. Avenue,
extending Northeast to Holt Road, and extending
Northwest to Yukers Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

9.4± acres

CONTEMPLATED USEMultiple apartment and accessory buildings on a
single-building site with shared parking and access.**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 seeking Subdivision and Planned
Unit Development approval to create a two-lot subdivision from two metes and bounds
parcels, and to allow a 60-unit apartment complex with multiple buildings and shared
parking and access on a single building site. The site plan illustrates six apartment
buildings, and a large recreational area including a community center, playground, and
basketball court. There is also a circular driveway with 120 parking spaces.

The site fronts Holt Road, with a 40-foot right-of-way; Yukers Street, with a 30-foot right-of-way; and Dr. Martin Luther King, Jr. Avenue, with a 60-foot right-of-way. Thus dedication sufficient to provide 25 feet from the centerlines of Holt Road and Yukers Street should be required. In addition, setbacks should be adjusted to show 25 feet from the new property line after dedication. The site is served by public water and sanitary sewer.

Regarding the proposed subdivision, the site meets most of the minimum requirements of the Subdivision Regulations. However, there is an outparcel that was separated from the parent parcel after the Subdivision Regulations went into effect; as it is also owned by the applicant, this parcel must be included in the subdivision application to bring it into compliance. This will necessitate revision of the legal description of the property, and submission of additional notification fees, and lot fees (if the parcel is included as a separate lot). If proposed Lot 1 is to be used as part of the church property, it should be combined with the outparcel as a single lot.

The applicant also requests Planned Unit Development Approval to allow a 60-unit apartment complex with six apartment buildings and a community building.

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 plan shows 120 parking spaces, which would exceed the requirements for the 60 units. Circulation and maneuvering meet the standards of the Zoning Ordinance. The site also exceeds the common open space requirements for a 60-unit complex. Building spacing appears to be adequate, with the shortest distance between buildings being 30 feet. If the buildings exceed 30 feet in height, building spacing must comply with Section V.C.2.b. of the Zoning Ordinance (*"A building shall be located no closer to another building than a distance equal to the height of the taller building of the two...[and] for a two-story building such distance shall be not less than 30 feet in the case of two walls having windows...."*).

Regarding the location and general compatibility of the site, a number of houses along Oak Drive Court, to the Southeast, back up to the site; and perhaps more significantly, nearly all the houses along Yukers Street face the site. The site is currently undeveloped, and the residents of these neighboring houses enjoy views of a large wooded lot. To preserve the natural quality of the site, and the views of the surrounding houses, a vegetative buffer, rather than simply a privacy fence, is recommended for the perimeter of the site; and, to the extent possible, preservation of existing older vegetation is preferable to total replacement with new plantings.

RECOMMENDATION

Subdivision Based on the preceding, this application is recommended for holdover until the December 15th meeting, to allow the applicant to submit a revised plat including the Southwestern outparcel, a revised legal description, and any additional notification and lot fees. These materials should be received by Urban Development by November 21st.

Planned Unit Development Based on the preceding, it is recommended that this application be held over to coincide with the subdivision meeting.

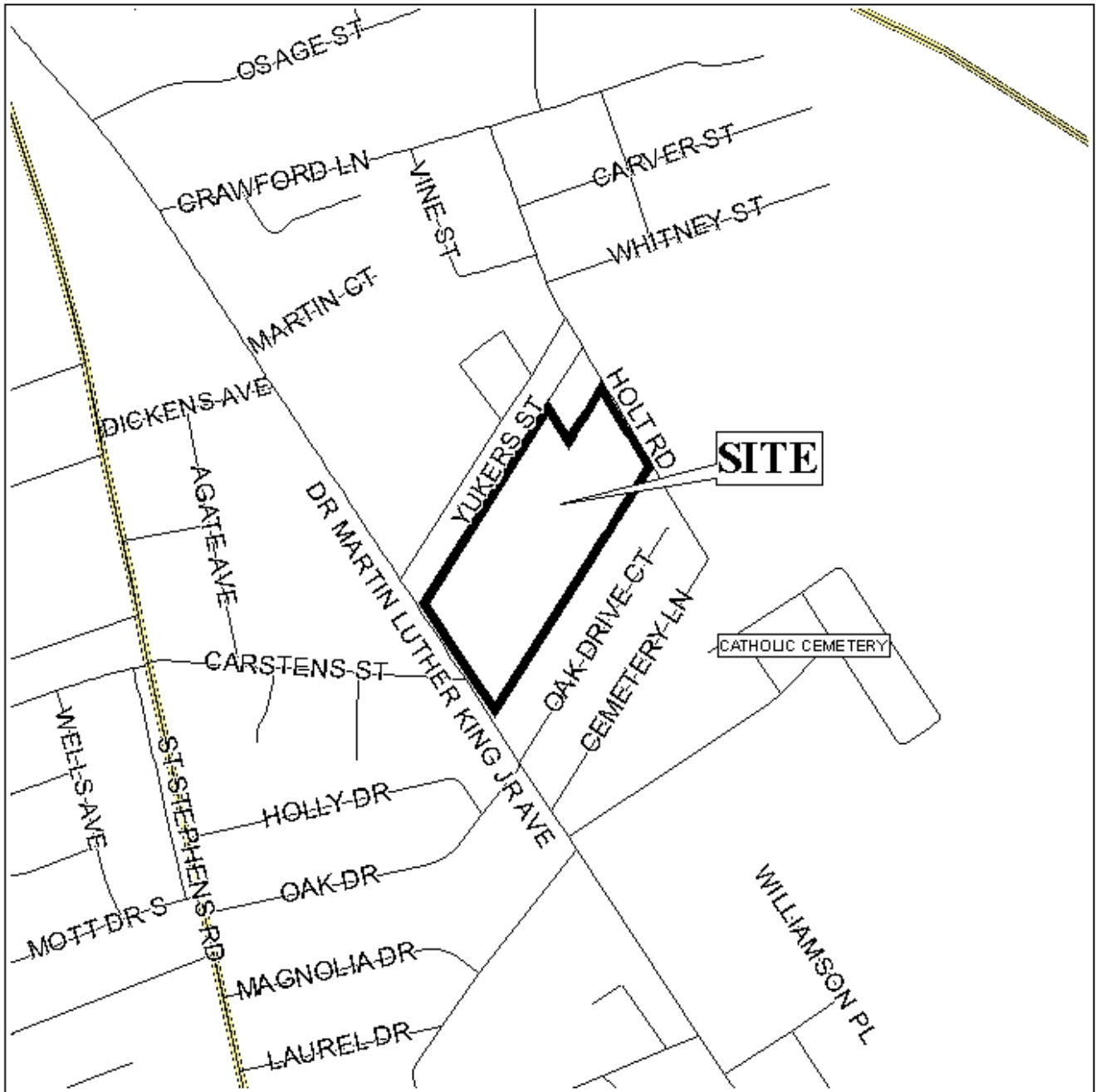
Revised for the December 15th meeting:

The applicant has submitted revised plats, additional fees, and additional notices, to include the Southwestern parcel in the subdivision application. This addition does not affect the PUD application. The additional parcel, which includes the church building, will be included in proposed Lot 1, while Lot 2 is proposed to be developed as the Pecan Cove Apartments. The addition brings the total area of the subdivision to approximately 11.1 acres. It should be noted that there is an error in the revised legal description, and that the phrase regarding a 134.86-foot measurement should be deleted. With the addition of the parcel, the plat still meets the minimum requirements of the Subdivision Regulations.

Subdivision Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 25 feet from the centerlines of Holt Road and Yukers Street; 2) the depiction of the 25-foot setbacks on the final plat, measured from the property line after dedication; and 3) the correction of the error in the legal description.

Planned Unit Development Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 25 feet from the centerlines of Holt Road and Yukers Street; 2) the completion of the subdivision process prior to the issuance of any permits; 3) compliance with Section V.C.2.b. of the Zoning Ordinance (“A building shall be located no closer to another building than a distance equal to the height of the taller building of the two...[and] for a two-story building such distance shall be not less than 30 feet in the case of two walls having windows....”); 4) the retention, to the extent possible, of the mature trees facing and adjoining R-1 properties, to be coordinated with Urban Forestry; 5) the provision and maintenance of a vegetative buffer where the site faces and adjoins R-1 properties, in compliance with Section IV.D.1.b of the Zoning Ordinance; and 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 15, 2005

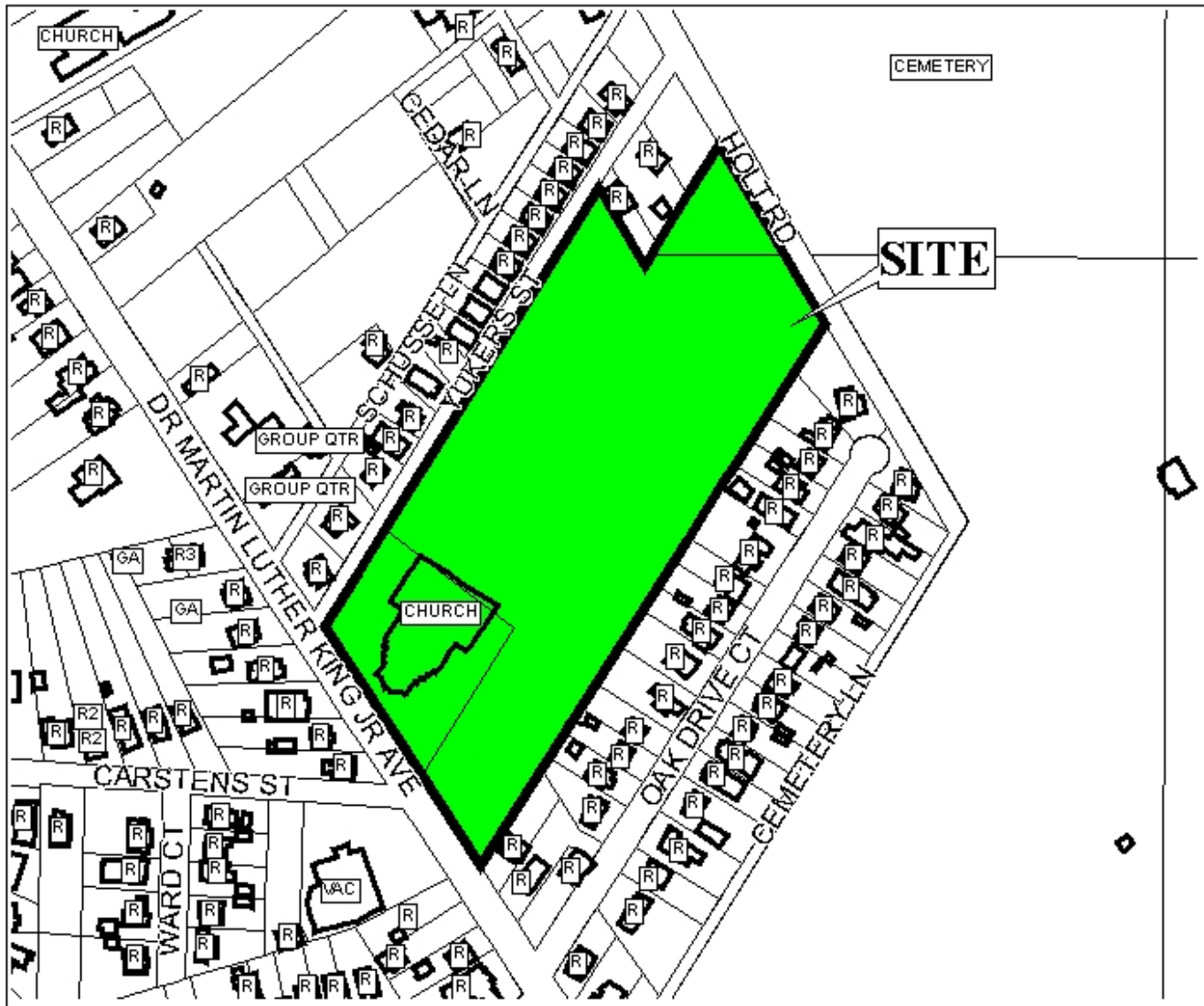
APPLICANT Pecan Cove Apartments, Ltd.

REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units. A cemetery is located to the north of the site.

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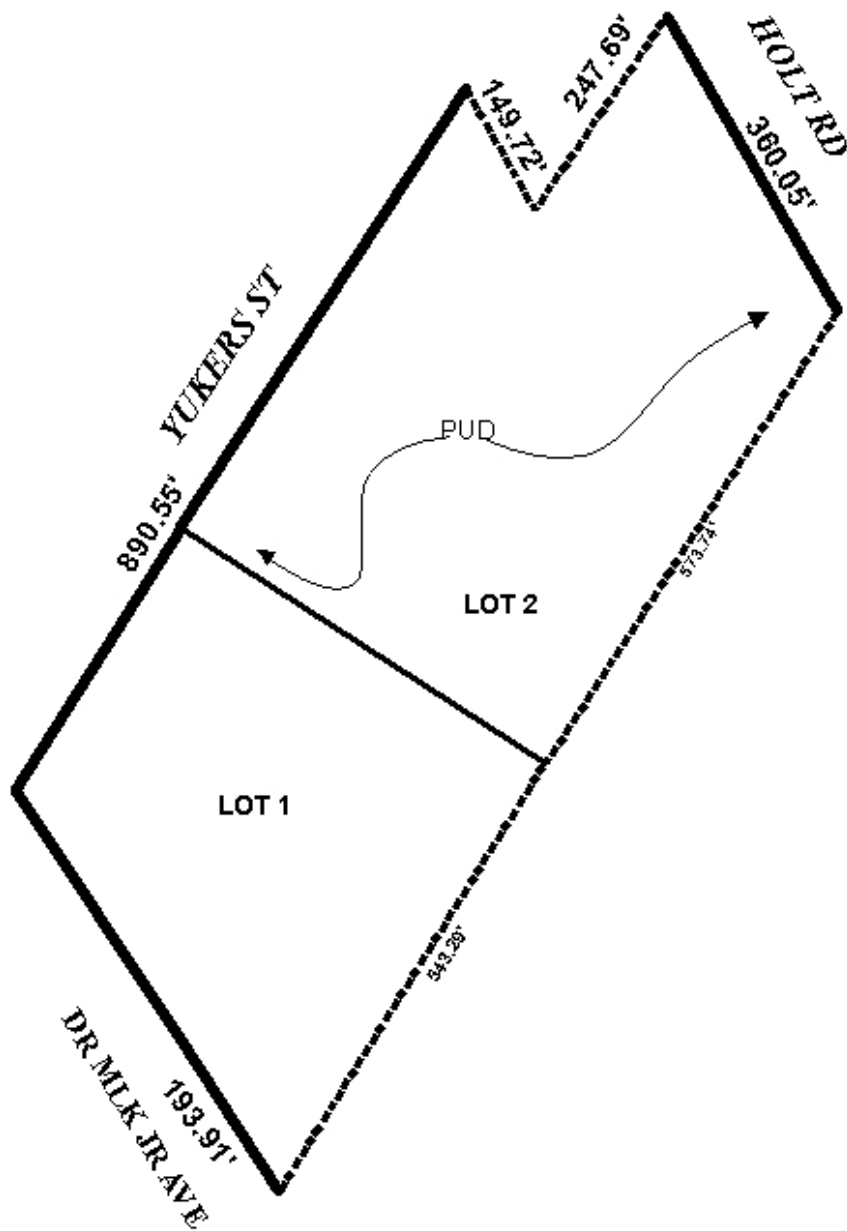
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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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SUBDIVISION PLAT



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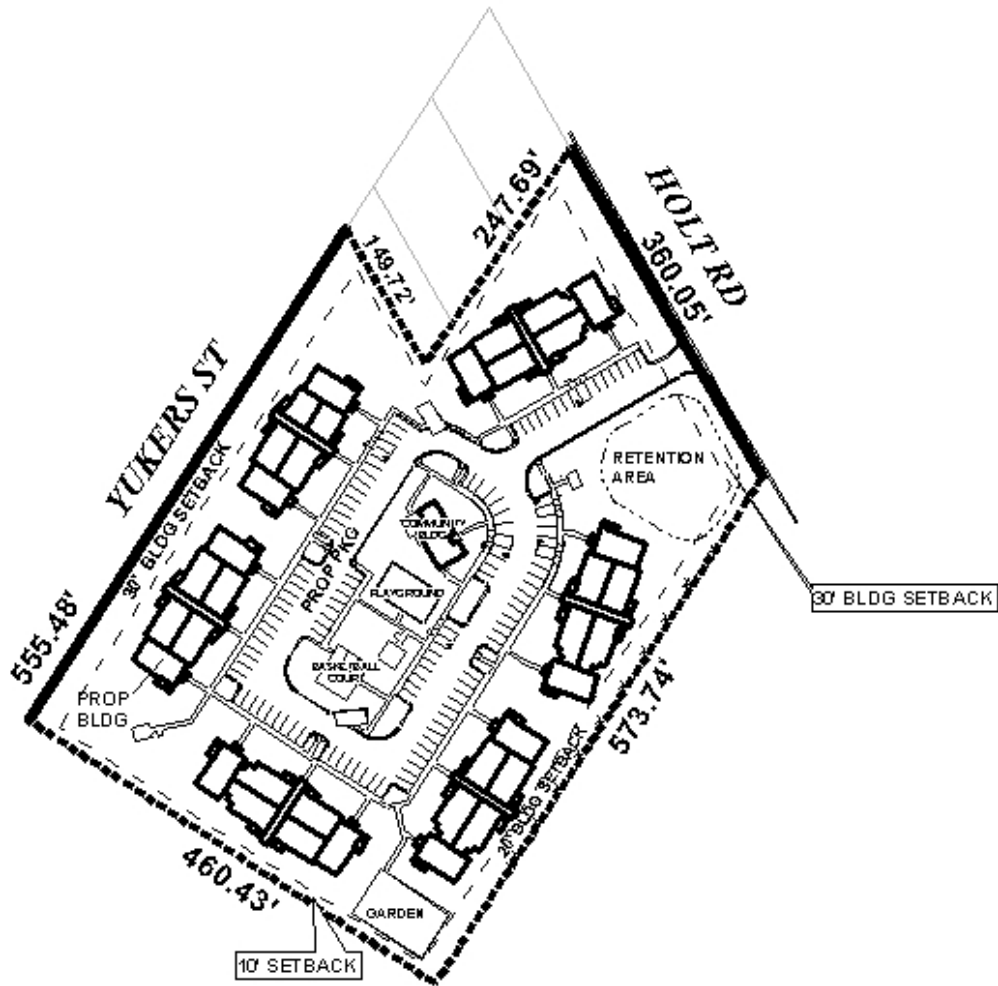
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SITE PLAN



The site plan illustrates the proposed development

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