

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: March 2, 2006**

**DEVELOPMENT NAME** The Legends at Magnolia Grove Subdivision,  
Resubdivision of Lot 13

**SUBDIVISION NAME** The Legends at Magnolia Grove Subdivision,  
Resubdivision of Lot 13

**LOCATION** 7009 Inversness Court  
(South side of Inverness Court at its West terminus).

**CITY COUNCIL  
DISTRICT** District 7

**PRESENT ZONING** R-1, Single-Family Residential

**AREA OF PROPERTY** 0.3± Acre 1 Lot

**CONTEMPLATED USE** Planned Unit Development Approval to amend side  
yard setbacks in a previously approved Planned Unit Development.

**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.

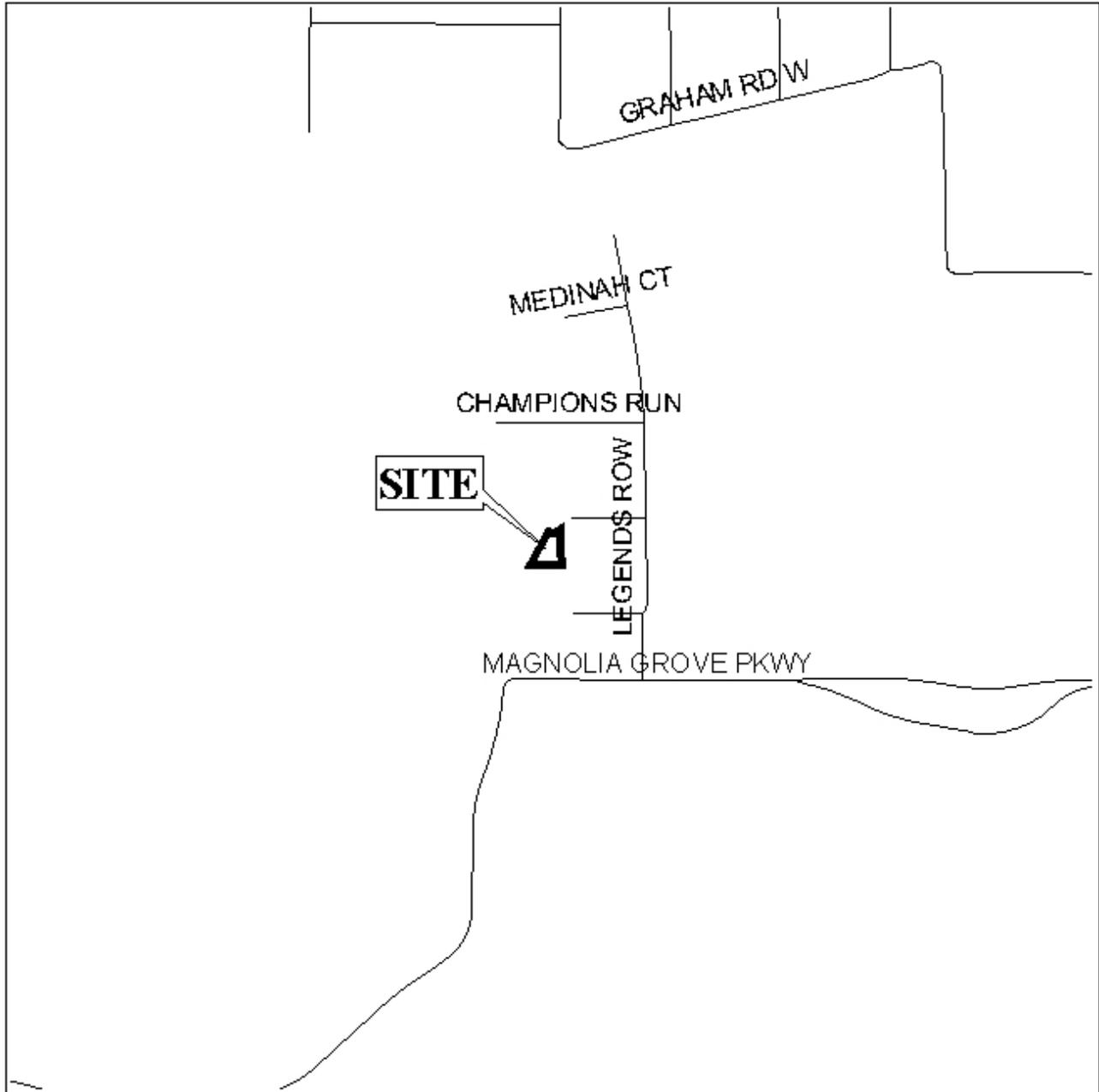
**TRAFFIC ENGINEERING  
COMMENTS** Driveway number, sizes, location and design to be  
approved by Traffic Engineering and conform to AASHTO standards.

**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). Full compliance with  
landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban  
Forestry.

**REMARKS** The applicant is requesting an amendment to a  
previously approved subdivision and PUD to allow modifications to the side setbacks.



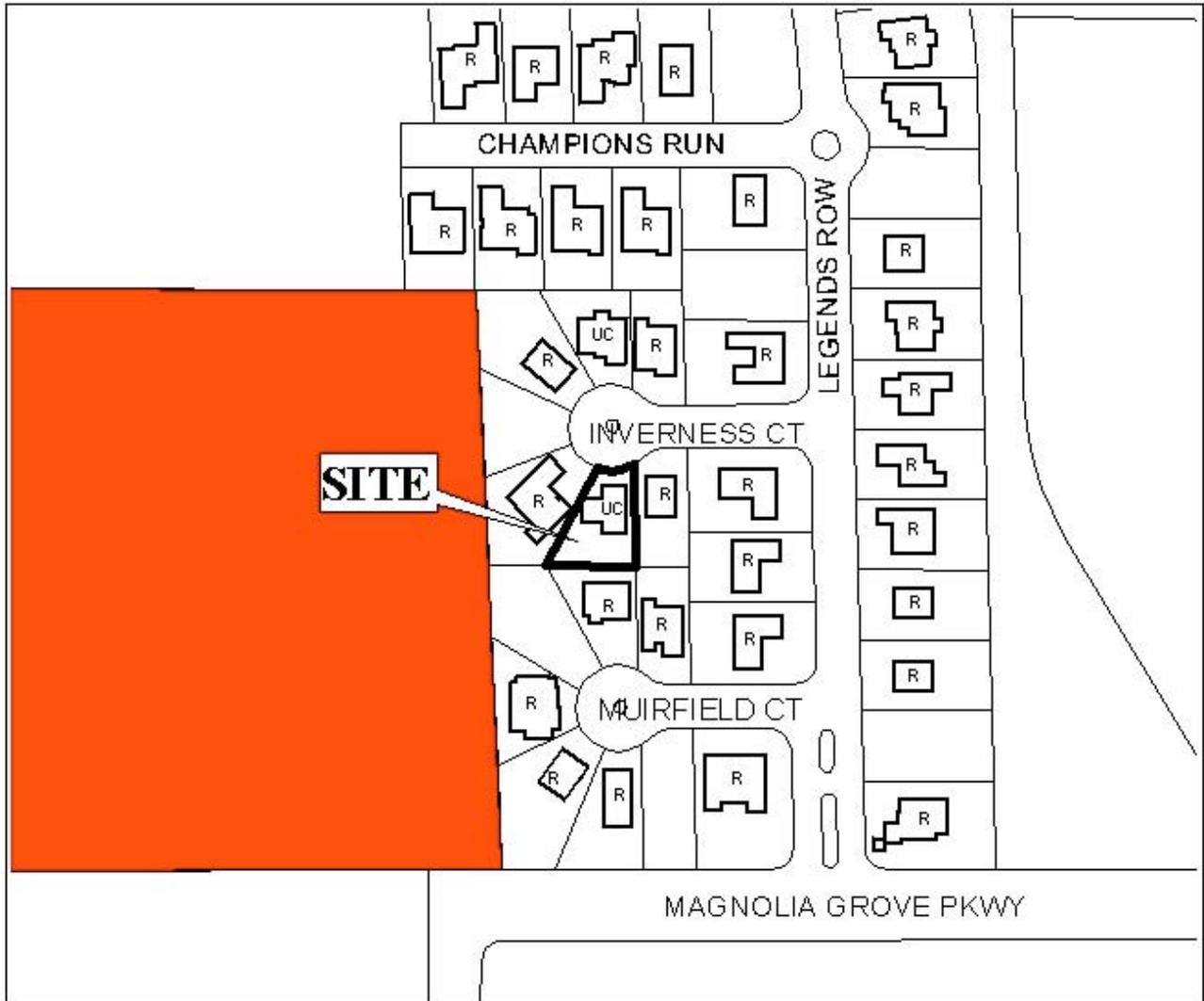
# LOCATOR MAP



APPLICATION NUMBER 7 & 8 DATE March 2, 2006  
APPLICANT The Legends At Magnolia Grove Subdivision, Revised Lot 13  
REQUEST Planned Unit Development, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings.

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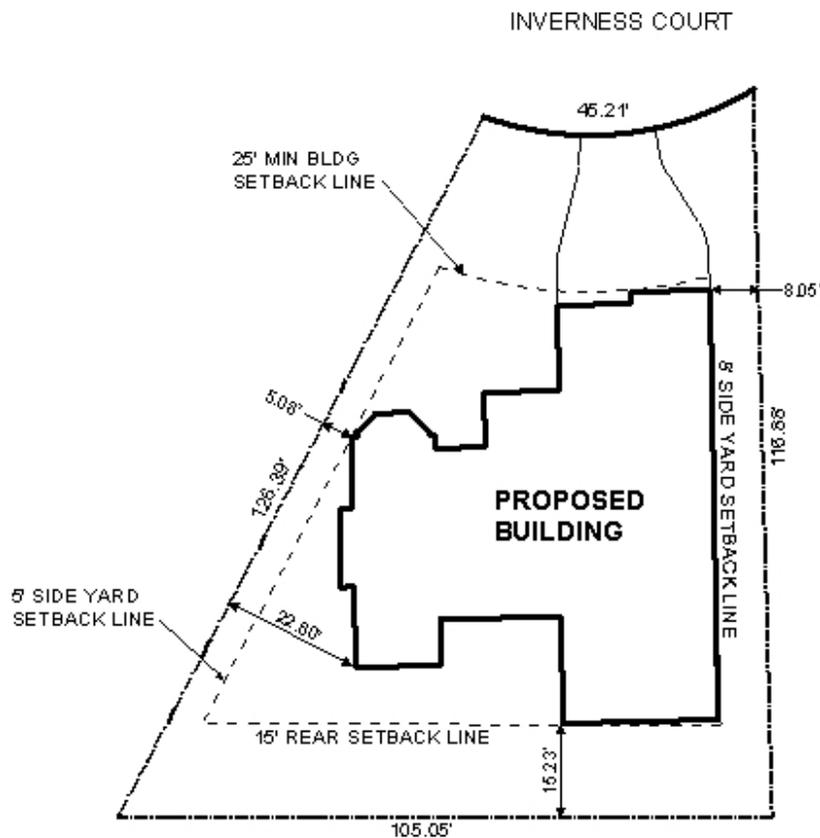
LEGEND

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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# SITE PLAN



The site is located on the South side of Inverness Court at its West terminus. The plan illustrates the proposed building and setbacks.

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