## PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT Date: March 20, 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 and reduced lot sizes

**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 13 lots, with reduced widths and setbacks, 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.

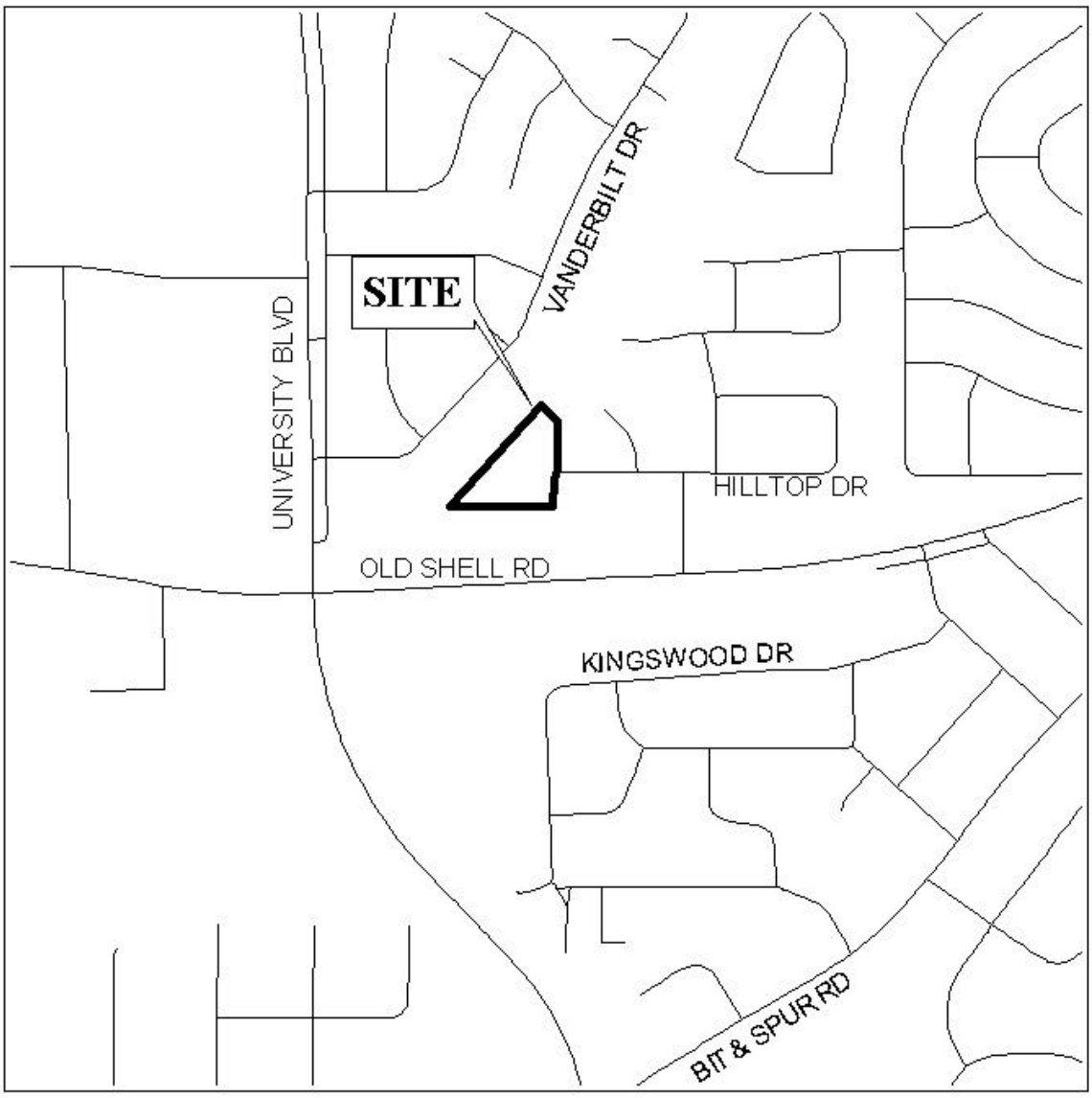
Exclusive of the street, the overall site meets the density requirements (7,200 square feet per lot) for R-1 zoning.

There are numerous concerns associated with the proposed development. First, there are large existing trees simply labeled oaks and magnolias (sizes are not given), which may

need preservation. Urban Forestry will provide detailed information at the public hearing. A greater concern pertains to the large area illustrated as "possible wetlands" that would render Lots 8-10 (and possibly Lot 11) not developable. Furthermore, the typical lot layout would provide a zero-setback on the East side of Lot One; standard setbacks should be provided along the boundary of the development.

**RECOMMENDATION** **Planned Unit Development and Subdivision:** Based upon the preceding, these applications are recommended for holdover to allow the applicant to address the concerns identified in this report. The additional information must be submitted by March 24th to be considered at the Commission's April 3rd meeting.

# LOCATOR MAP




APPLICATION NUMBER 11 & 12 DATE March 20, 2003

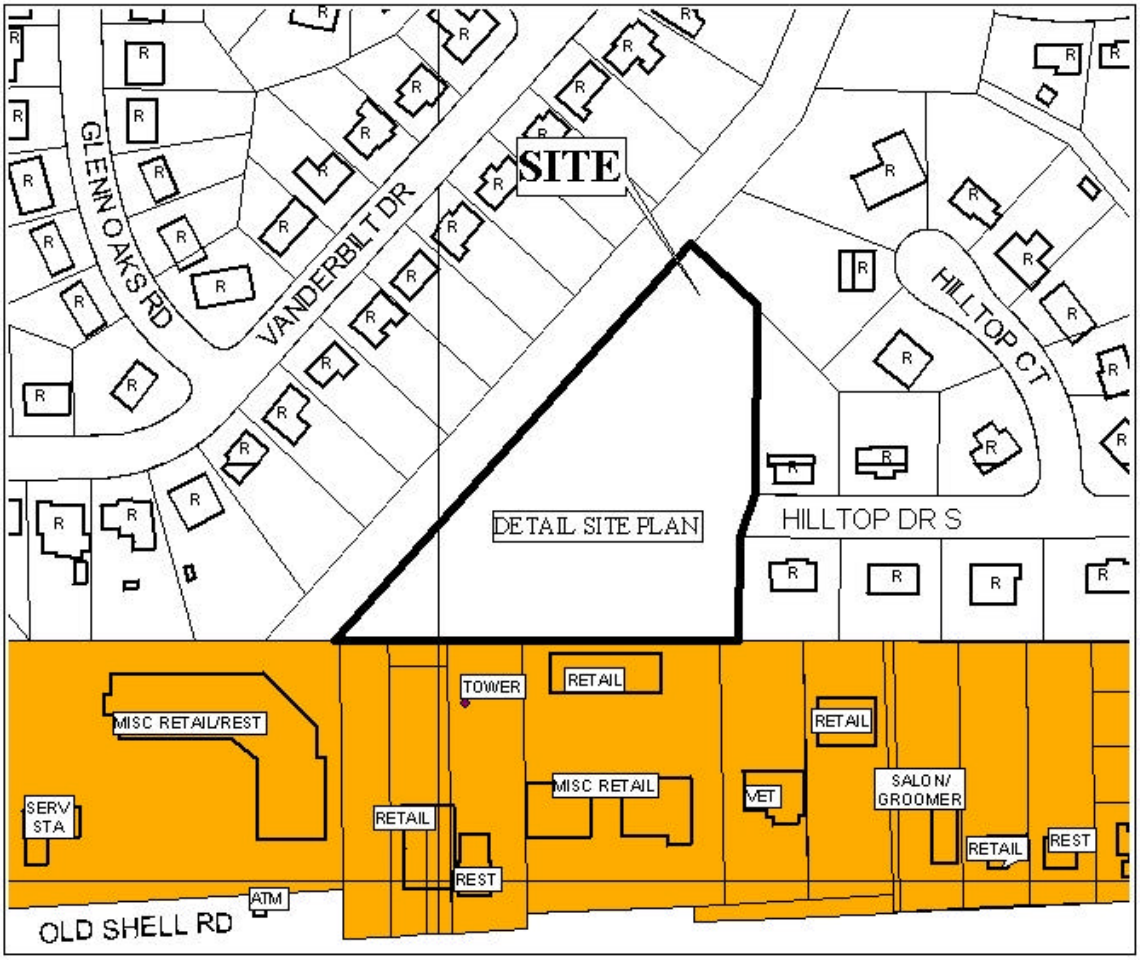
APPLICANT West Hill LLC (Tom Carwie, Agent)

REQUEST Planned Unit Development, Subdivision

N

NTS

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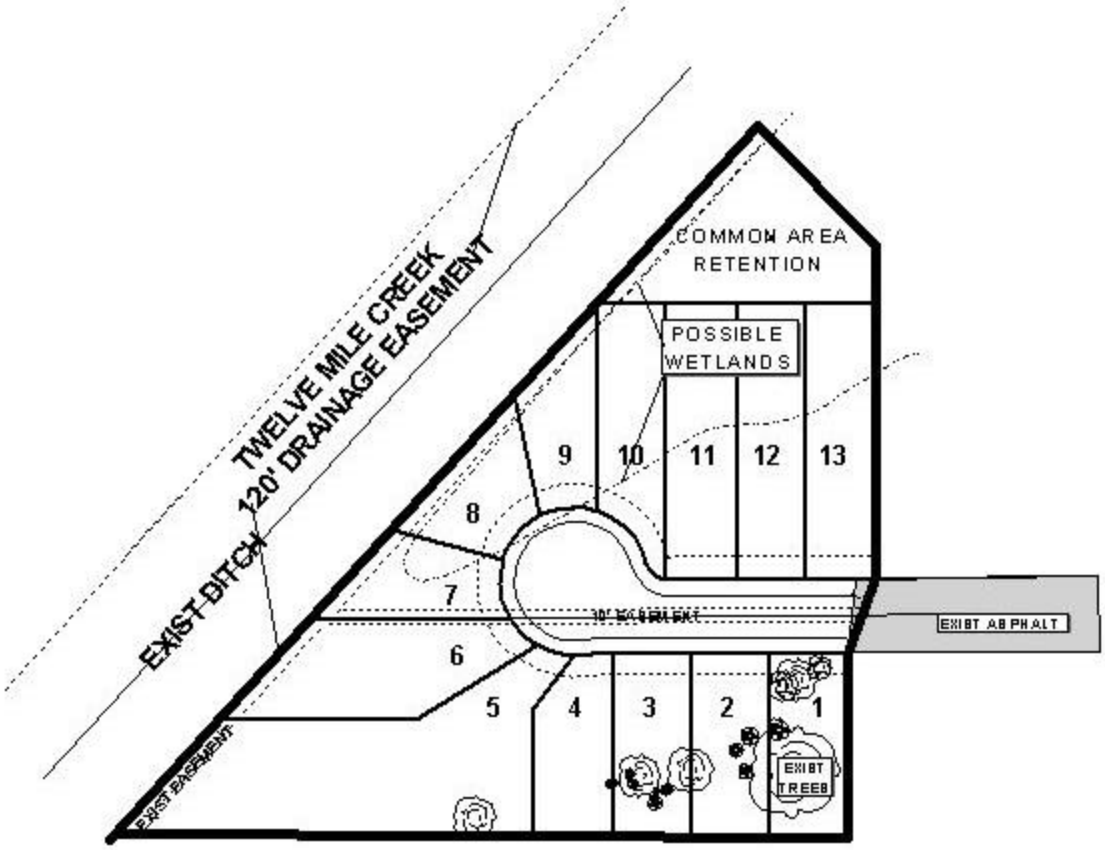
LEGEND R-1 R-2 R-3 R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

N

NTS

# DETAIL SITE PLAN

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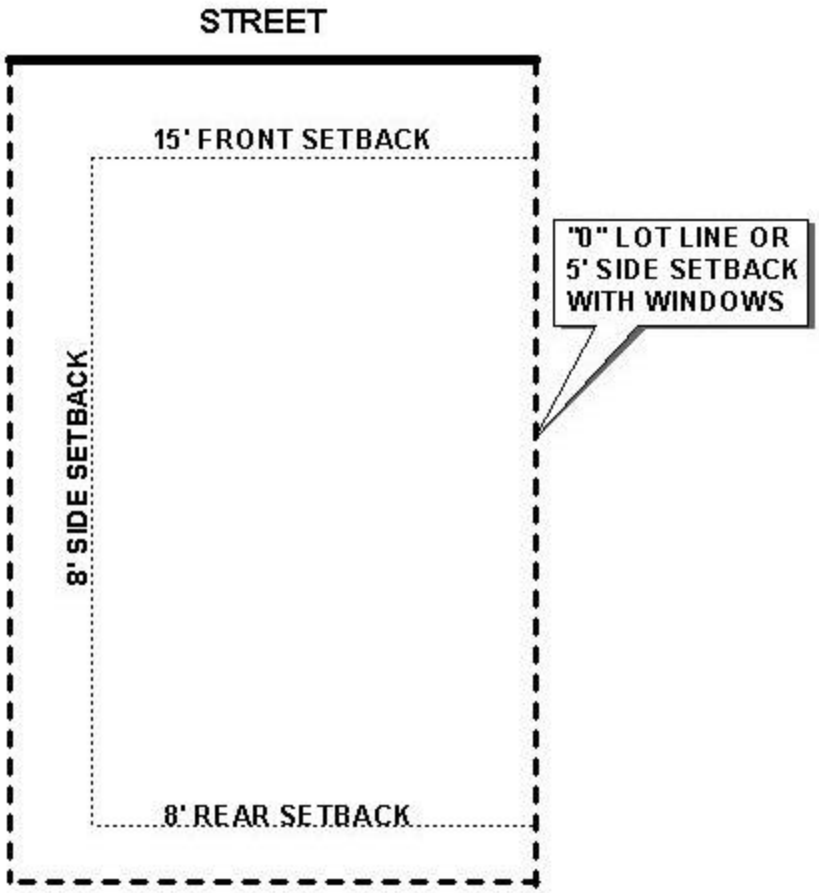
# TYPICAL LOT

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