
ORDINANCE NO. O-1112-37

ITEM NO. 6a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Tim Shannon
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	RE, Residential Estates Dwelling District
SURROUNDING ZONING	North: R-1 East: RE South: RE West: R-1, A-1
LOCATION	Generally located on the east side of 12 th Avenue SE at the corner of 12 th Avenue SE and Cobblestone Creek Drive
SIZE	10.95 acres more or less (Developable area 9.87 and 1.08 Open Space)
PURPOSE	Large lot residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Residential West: Residential
LAND USE PLAN DESIGNATION	Very Low Density Residential

SYNOPSIS: The applicant, Tim Shannon, is proposing a Planned Unit Development, PUD, for a portion of the preliminary plat for Cobblestone Creek Addition. This proposal is for the remaining unplatted property located just south of Cobblestone Creek Drive and west of Augusta Drive. This proposal consists of eight lots totaling approximately 9.87 acres and 1.08 acres of open space located on the north side of Cobblestone Creek Drive, for about 10.95 acres total; this is an estimated 1.37 lots per acre. Residential Estates requires a minimum of two (2) acres. The Planned Unit Development will allow more flexibility and with a proposed common open space lot set aside for the project, the overall acreage will not be much less

than the RE requirements. This PUD will be served with private sanitary sewer systems and public water.

ANALYSIS: The particulars of this Planned Unit Development request include:

USE A maximum of eight single family detached dwellings will be constructed in this PUD. Upper scale structures are proposed with no less than 70% masonry. Two-story structures will be allowed. With single family lots abutting the north, east and south as well as across 12th Avenue SE this proposal will blend well with the adjacent developments.

OPEN SPACE An open space area, "Open Space AA" on the preliminary plat, north of Cobblestone Creek Drive, is incorporated into this PUD. The open space area will be 1.08 acres or an additional 11%. A homeowners association will be formed in order to provide a tool to manage the open space area of the Planned Unit Development. Upon final platting the open space lot will be included with the proposed final plat for the Planned Unit Development.

DESIGN Access to the eight lots will be off an existing public street, Augusta Drive. Two common driveways will be utilized to serve the lots adjacent to 12th Avenue SE. Although 12th Avenue SE is designated as a Collector Street, "Limits of No Access" has been labeled on the preliminary plat and in the PUD narrative. Also, access will not be allowed off of Cobblestone Creek Drive and Southern Hills Circle. As a result, there will be fewer drives onto Augusta Drive limiting the chances for conflicts. The lots will be served with public streets and water, including fire hydrants. Sidewalks will be installed adjacent to 12th Avenue SE. However sidewalks will not be required adjacent to Augusta Drive so as to match the existing design of the existing RE, Residential Estates, lots to the east and south.

DEVELOPMENT CONTROLS Although this subdivision emulates a typical RE development, proposed building setbacks are different than the standard RE requirements, due in part to the smaller lots.

	<u>Cobblestone Creek Setbacks</u>	<u>Typical RE Setbacks</u>
Front	50'	50'
Side	10'	25'
Rear	50'	30'

PHASES The Planned Unit Development project will be built in one phase.

ALTERNATIVES/ISSUES:

IMPACTS As previously stated the PUD allows for smaller single family lots. The PUD allows for approximately 1.23 acres. However, with approximately the same footprint of existing homes already in place within other areas of the development no adverse impacts from this type of development are expected.

OTHER AGENCY COMMENTS:

PUBLIC WORKS The accompanying Preliminary Plat has been reviewed by all appropriate departments, and staff recommends approval.

STAFF RECOMMENDATION: The applicant's proposal of one plus acre lots, compatible size of single family structures, compatible setbacks, fewer drive approaches, public streets, public water with fire hydrants and open space meets the intent of a Planned Unit Development. Staff recommends approval of this request for a Planned Unit Development within the Cobblestone Creek Addition.