

**REVISED
HOLDOVER**

5 & # 6

File # ZON2005-00230 SUB2005-00018

**PUD &
SUBDIVISION STAFF REPORT**

Date: February 17, 2005

DEVELOPMENT NAME McMurray Place

SUBDIVISION NAME McMurray Place Subdivision

LOCATION South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane

CITY COUNCIL DISTRICT District 6

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 12.8± Acres 60 Lots

CONTEMPLATED USE 60 Lot, Zero-Lot line, Single-Family Residential Subdivision with Reduced Lot Widths and Lot Sizes and Increased Site Coverage (45%).

TIME SCHEDULE Immediate

ENGINEERING COMMENTS No common area shown for stormwater detention which is required for this project. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate. 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 (City Code Chapters 57 and 64 and State Act 61-929).

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REMARKS

The applicant is proposing development of the site as a zero-lot line, single-family residential subdivision containing 60 lots. Planned Unit Development approval is required to allow the reduced setbacks, increased site coverage, and to allow lots that are less than 60' wide and less than 7,200 sq.ft. in area. Subdivision approval is necessary to permit the actual division of land.

The site in question is located with the "Pinehurst" subdivision and contains 54 existing platted lots and several unimproved rights-of-ways. If approved, the proposed development would increase the number of lots by six, and would require the vacation of the existing rights-of-ways.

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.

In general, the PUD meets the requirements for PUD approval. However, it should be noted that the modified grid pattern of the proposed development lends itself to connection to the existing rights-of-way of either McCay Avenue to Johnston Lane or McMurray Street to Schaub Avenue. Either of these connections would not only help preserve the existing grid pattern that is prevalent in Pinehurst, but would also afford a second point of access for the development.

The reduction in lot size and width and increased site coverage are typical components of a zero lot line development. Additionally, the plan proposes a 20' setback along side streets for corner lots. While individual lot sizes are reduced, the overall density for a R-1, Single-Family Residential development is being maintained.

This application has been heldover on three separate occasions to allow time for the applicant and the City Engineering Department to work out issues relating to drainage and required improvements. Revised Engineering Comments are as follows:

No common area shown for stormwater detention which is required for this project. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit

The plat has been revised to reflect the connection to the McCay Avenue street stub, as recommended in the original staff report. This connection must be constructed from the new subdivision street to Johnston Lane.

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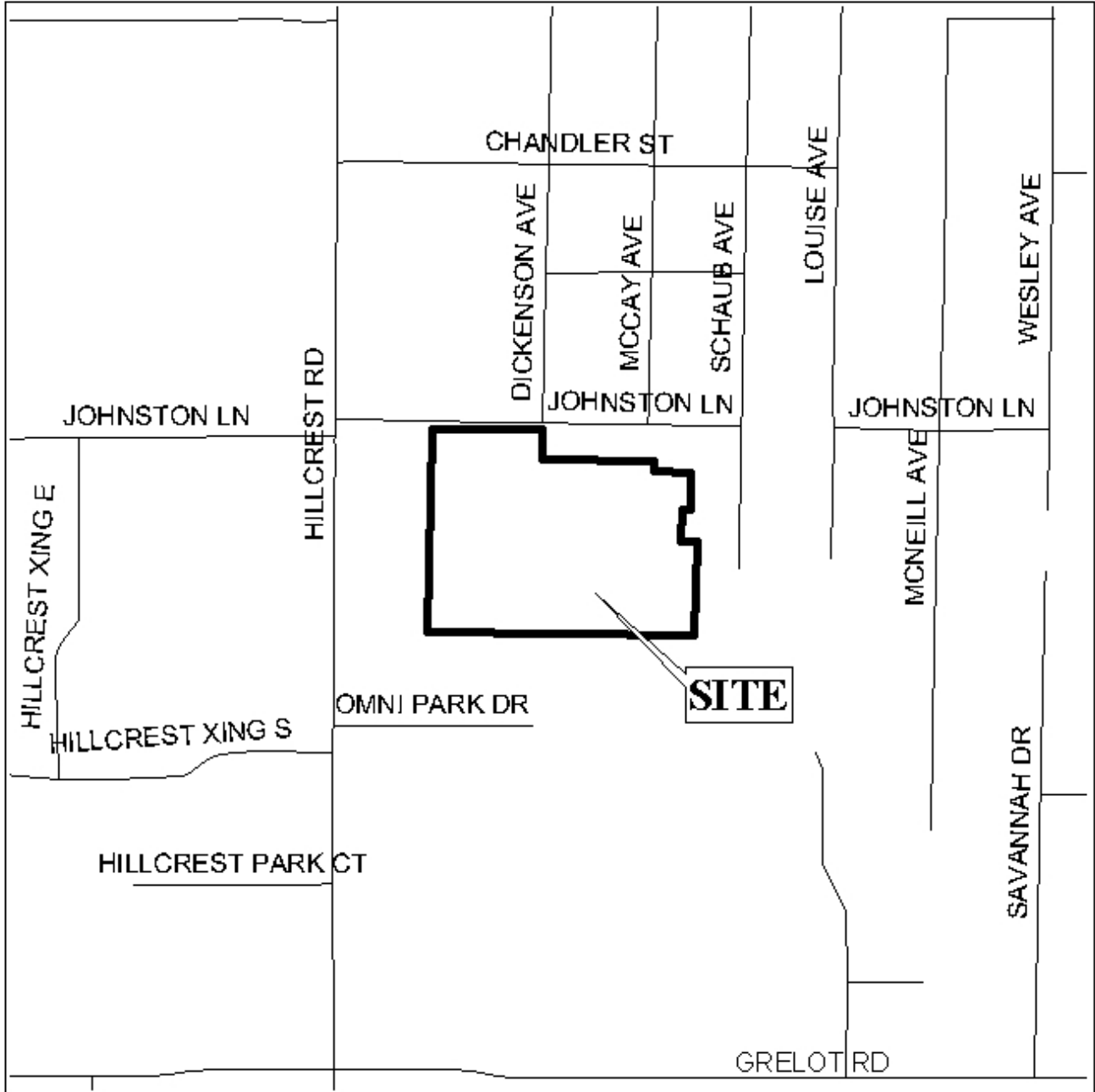
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RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) *construction of the connection to McCay Avenue, from the new subdivision street to Johnston Lane*; 2) completion of the vacation process for existing rights-of-ways within the proposed subdivision; 3) *compliance with City Engineering Comments (No common area shown for stormwater detention which is required for this project. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit)*; and 4) full compliance with all municipal codes and ordinances.

Subdivision: Based on the preceding, it is recommended that this plat be granted Tentative Approval subject to the following conditions: 1) *1) construction of the connection to the existing right-of-way of McCay Avenue, from the new subdivision street to Johnston Lane*; 2) completion of the vacation process for existing rights-of-ways within the proposed subdivision; and 3) *compliance with City Engineering Comments (No common area shown for stormwater detention which is required for this project. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).*

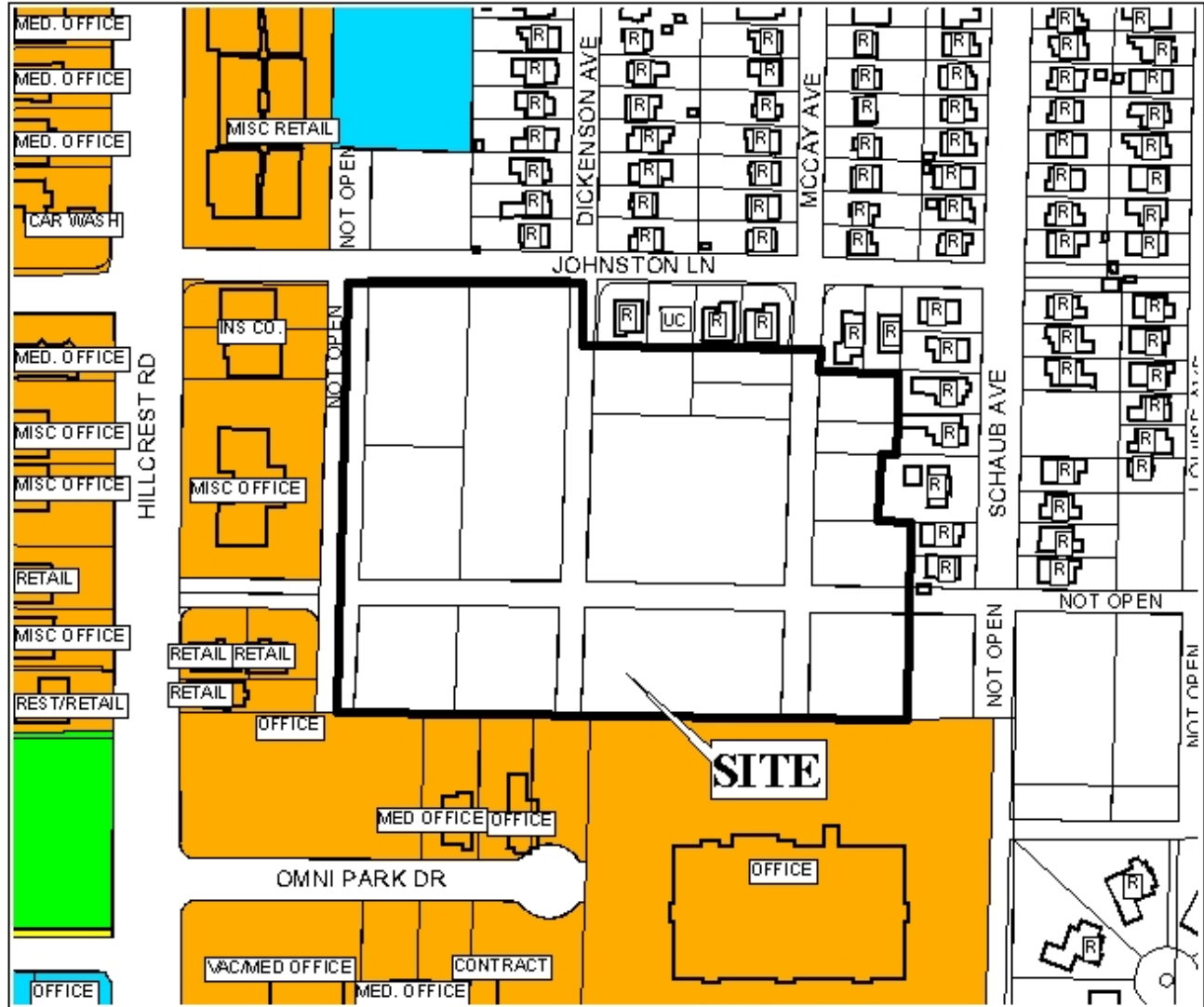
LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE February 17, 2005
APPLICANT McMurray Place Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and East of the site are single family residential dwellings; to the South and West are miscellaneous offices and retail.

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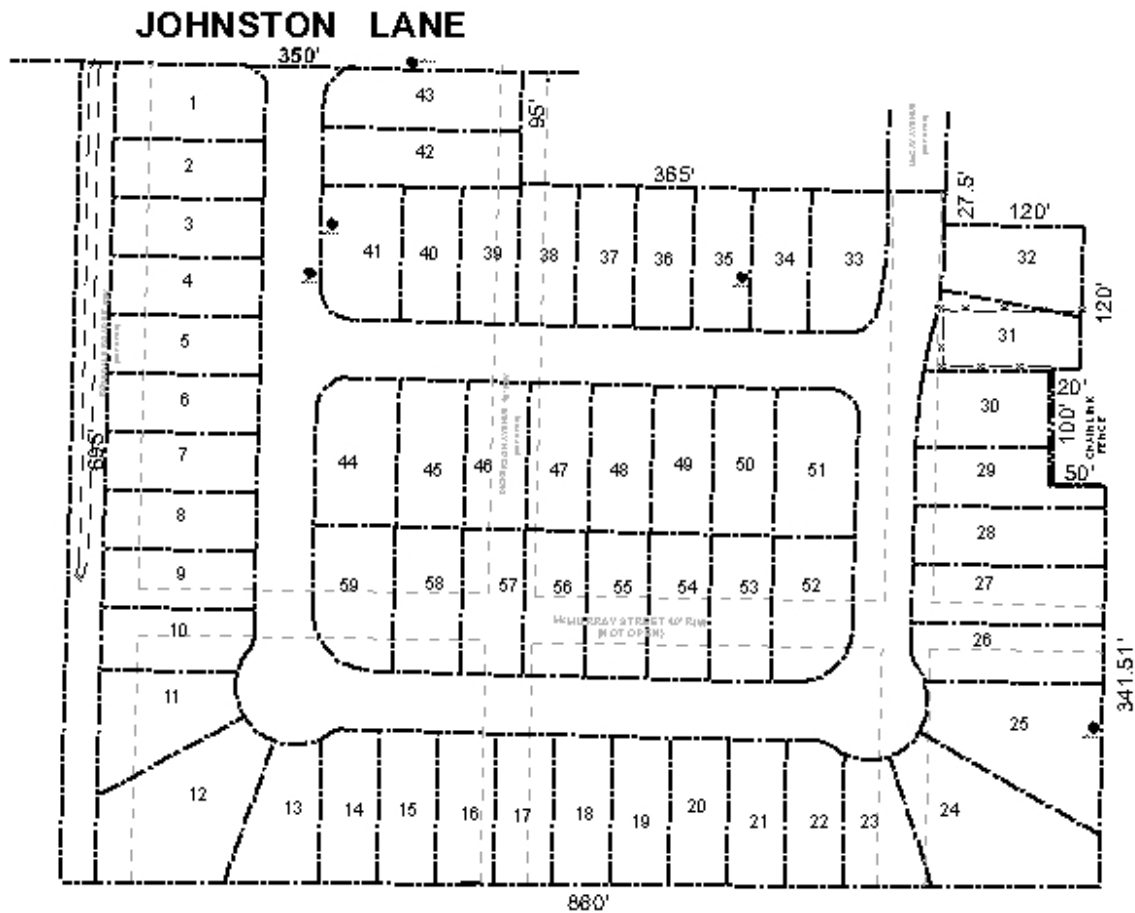
REQUEST Planned Unit Development, Subdivision

LEGEND

										NTS		
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



SITE PLAN



The site is located on the South side of Johnston lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' South of Johnston Lane. The plan illustrates the proposed subdivision.

APPLICATION NUMBER Holdover DATE April 7, 2005

APPLICANT McMurray Place Subdivision

REQUEST Planned Unit Development, Subdivision



NTS