

STAFF REPORT

November 6, 2003

**No. 03PD055 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PD055 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the northwest corner of said Section 24, Thence S00°02'34"W along west line of said Section 24, 1658.76 feet to a point lying on said section line; Thence S89°42'39"E 214.91 feet to the true Point of Beginning; Thence N17°11'05"E 559.84 feet to a point lying on a curve concave to the north and whose chord bears N68°09'33"W, 52.93 feet; thence westerly along the arc of said curve to the right whose radius is 326.00 feet and whose central angle is 09°18'44", an arc length of 52.98 feet to a point on said curve; Thence N26°29'49"E 225.68 feet; Thence S72°48'55"E 449.34 feet; Thence S89°42'39"E 968.73 feet; Thence S79°43'59"E 240.06 feet; Thence S44°24'35"E 245.46 feet; Thence S35°36'13"E 198.45 feet; Thence S54°22'35"W 372.00 feet; Thence N36°51'50"W 198.63 feet; Thence S41°13'41"W 143.86 feet; Thence S35°25'38"W 99.79 feet; Thence N89°42'39"W 1564.30 feet; to the true Point of Beginning
PARCEL ACREAGE	Approximately 27.182 acres
LOCATION	Northern terminus of Enchantment Road
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water

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DATE OF APPLICATION 10/10/2003

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, the associated Preliminary and Final Plat shall be approved. In addition, the plat document shall be revised to show the proposed street name as "Stumer Drive";

Fire Department Recommendations:

2. All Uniform Fire Codes shall be continually met;
3. Prior to the start of any building construction, all weather access roads shall be constructed;
4. Prior to the start of any building construction, fire hydrants shall be in place and operational;

Building Inspection Division Recommendation:

5. A building permit shall be obtained prior to any construction;

Urban Planning Division Recommendations:

6. The Planned Residential Development shall allow for a single family residential use and accessory structure(s) to the principle residential use on each lot. In addition, the residential development shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development;
7. A minimum 15 foot front yard setback for all principal structures and a minimum 18 foot setback for all garages(s) shall be provided; and,
8. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development request to allow 13 single family residences to be located on the subject property. On May 9, 2002, the City Council approved a Planned Development Designation to allow a 42 single family residential lot development, which included the subject property. On June 20, 2002, the Planning Commission approved a Preliminary and Final plat to create a 42 residential lot development, also including the subject property. On July 1, 2002, the City Council approved the Preliminary Plat. To date, the Final Plat has not been approved by the City Council.

The property is located at the northern most terminus of Enchantment Road and is currently

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void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development request and has noted the following considerations:

Design Features: The applicant has indicated that the proposed single family residences will be constructed with a combination of wood, brick, glass, drivet and simulated siding. In addition, the single family residential structures will be one and two story structures with garages and pitched roofs. Staff is recommending that the single family residential structures conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Setbacks: The applicant is requesting that a 15 foot front yard setback be allowed for the principal structure(s) in lieu of the required 25 foot setback. The applicant has indicated that a minimum 18 foot setback will be maintained in front of the attached garage. A reduced front yard setback of 15 feet has been allowed in many Planned Residential Developments when a minimum 18 foot setback is provided in front of all garage doors. This insures that an adequate parking apron exists on the property. Staff is recommending that the 25 foot front yard setback be reduced as proposed. In addition, all other provisions of the Low Density Residential District must be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Staff is recommending that the Uniform Fire Code be continually met.

Engineering Division: As previously noted, the Final Plat has not been approved by the City Council. As such, the Engineering Division has indicated that the Final Plat must be approved prior to issuance of a building permit. The Fire Department has also indicated that all weather roads must be constructed prior to the start of any construction. Staff is recommending that the Final Plat be approved and all weather roads be constructed as identified.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning

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Commission at the November 6, 2003 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.