

STAFF REPORT

March 25, 2004

No. 04PD010 - Major Amendment to a Planned Residential Development to allow a Planned Residential Development - Initial Development Plan for a townhome development **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	No. 04PD010 - Major Amendment to a Planned Residential Development to allow a Planned Residential Development - Initial Development Plan for a townhome development
EXISTING LEGAL DESCRIPTION	A parcel of land described by metes and bounds from a point at the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, travel 197.13 feet at a bearing N0°32'37" East, then travel 290.67 feet at a bearing N47°24'21" East, then travel 65.43 feet at a bearing N63°38'15" East, then travel 105.52 feet at a bearing N29°24'44" West, then travel along a 220.48 foot radius LHF curve with a chord bearing N89°49'9" West at a distance of 217.77 feet to the 1/4 Section Line, then travel 56.27 feet at a bearing N0°32'37" East, then travel along a 126 foot radius LHF curve with a chord bearing N66°19'10" East, at a distance of 27.28 feet then travel along a 168 foot radius RHF curve with a chord bearing S85°33'23" East, at a distance of 190.08 feet then travel along a 526 foot radius LHF curve with a chord bearing N52°01'54" East, as a distance of 14.93 feet, then travel 102.77 feet at a bearing N37°09'18" West, then travel 83.66 feet at a bearing N9°21'17" West, then travel 110.01 feet at a bearing N35°36'28" East, then travel 100.98 feet at a bearing N69°46'53" East, then travel 122.49 feet at a bearing N87°48'19" East, then travel 74.12 feet at a bearing S52°32'1" East, then travel 151.24 feet at a bearing of S73°30'07" East, then travel 68.30 feet at a bearing S30°03'20" East, then travel 109.62 feet at a bearing S59°33'24" East, then travel 95.06 feet at a bearing S53°05'12" East, then travel 126.15 feet at a bearing S19°3'52" East, then travel 213.10 feet at a bearing S0°4'24" East, then travel 437.22 feet at a bearing S45°54'33" West, then travel 551.31 feet at a bearing N89°27'23" West to the point of start, said parcel contains approximately 12.43 acres
PARCEL ACREAGE	Approximately 12.43 acres

STAFF REPORT

March 25, 2004

No. 04PD010 - Major Amendment to a Planned Residential Development to allow a Planned Residential Development - Initial Development Plan for a townhome development **ITEM 26**

LOCATION	East of Pevans Parkway
EXISTING ZONING	Low Density Residential District w/PDD
SURROUNDING ZONING	
North:	Park Forest District/Low Density Residential District
South:	General Agriculture District
East:	Office Commercial District w/PDD/Medium Density Residential District w/PDD
West:	Park Forest District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/27/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow an Planned Residential Development - Initial Development Plan for a townhome development be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to an Initial Planned Residential Development to allow a townhome development in lieu of a single family residential development on the subject property. In addition, the applicant has submitted a Layout Plat to subdivide a portion of the subject property, a 61.75 acre parcel, creating 42 townhome lots and leaving a 49.32 acre unplatted balance. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from Low Density Residential Density to Low Density Residential District II. (See companion items #04PL015 and 04RZ006.)

On July 7, 2001, the City Council approved an Initial Planned Residential Development to allow for a mixed residential development on a 61.75 acre parcel, including the subject property. In particular, the Initial Planned Residential Development identified 21 single family residences to be located on the subject property.

The subject property is located at the eastern terminus of Pevans Parkway and is a part of the Skyline Pines East Development. Currently, the subject property is void of any structural development.

STAFF REVIEW:

On March 17, 2004, the applicant indicated that the proposed development of the subject property may be substantially revised. In addition, a revised legal description will be

STAFF REPORT

March 25, 2004

No. 04PD010 - Major Amendment to a Planned Residential Development to allow a Planned Residential Development - Initial Development Plan for a townhome development **ITEM 26**

submitted as a part of a subsequent Major Amendment to a Planned Residential Development request. As such, the applicant has requested that this Major Amendment to a Planned Residential Development request be denied without prejudice. Staff is recommending that the Major Amendment to an Initial Residential Development Plan be denied without prejudice as requested by the applicant.