

STAFF REPORT

April 22, 2004

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**No. 04PD029 - Planned Residential Development - Initial Development Plan**      **ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Web Real Estate Holdings Company, LLC
REQUEST	<b>No. 04PD029 - Planned Residential Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds as commencing at the SW corner of the NW ¼ of the SE 1/4 of Section 11, T1N, R7E, BHM, point also the Point of Beginning; travel 918.99 feet at a bearing N00°21'00" East to a point; thence travel 225.24 feet at a bearing S41°05'15" East to a point; thence travel 110.01 feet at a bearing N35°36'28" East to a point; thence travel 100.98 feet at a bearing N69°46'53" East to a point; thence travel 122.49 feet at a bearing N87°48'19" East to a point; thence travel 74.12 feet at a bearing S52°32'01" East to a point; thence travel 126.16 feet at a bearing S73°30'07" East to a point; thence travel 237.48 feet at a bearing S61°30'24" East to a point; thence travel 174.01 feet at a bearing N90°00'00" East to a point; thence travel 129.48 feet at a bearing S30°35'10" East to a point; thence travel 117.84 feet at a bearing S07°03'57" East to a point; thence travel 120.73 feet at a bearing S24°43'12" West to a point; thence travel 216.00 feet at a bearing S67°49'27" West to a point; thence travel 387.50 feet at a bearing S45°54'33" West to a point; thence travel 548.94 feet at a bearing N89°27'22" West to the point of beginning; said parcel contains approximately 16.55 acres more or less
PARCEL ACREAGE	Approximately 16.55
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Low Density Residential District/Medium Density Residential District w/Planned Development
SURROUNDING ZONING	
North:	Office Commercial District/Low Density Residential District w/Planned Development
South:	General Agriculture District
East:	General Commercial District w/Planned Development
West:	Park Forest District

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PUBLIC UTILITIES                      City sewer and water  
DATE OF APPLICATION                03/26/2004  
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 be approved with the following stipulations:

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Residential Development;
2. Upon submittal of a Final Planned Residential Development, a landscaping plan shall be submitted for review and approval;
3. Upon submittal of a Final Planned Residential Development, a sign package shall be submitted for review and approval;
4. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed townhomes and single family residences shall be submitted for review and approval;
5. Upon submittal of a Final Planned Residential Development, a lighting package shall be submitted for review and approval;
6. Upon submittal of a Final Planned Residential Development, visitor parking shall be provided at a ratio of one parking space per dwelling unit located within 300 feet of the residence or a minimum 52 foot wide right-of-way for Sandstone Lane and Pevans Parkway shall be provided in order to allow on-street parking;
7. Upon submittal of a Final Planned Residential Development, a preliminary geotechnical evaluation shall identify those lots that need a detailed geotechnical evaluation prior to issuance of a building or grading permit;
8. Prior to issuance of a building permit for each lot, the property owner shall submit the proposed driveway grade for review and approval. If the proposed driveway grade exceeds 15%, the dwelling unit shall be sprinklered;
9. A residential style fire apparatus turnaround shall be provided on any lot with a driveway in excess of 150 feet;
10. Upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan shall be submitted for review and approval; and,
11. Upon submittal of a Final Planned Residential Development, a phasing plan shall be submitted for review and approval.

**GENERAL COMMENTS:**

The applicant has submitted a Major Amendment to an Initial Planned Residential Development to allow a combination of townhomes and single family residences to be constructed on the subject property. In addition, the applicant has submitted a Layout Plat to subdivide the subject property creating 38 townhome lots and seven single family residential lots leaving a 49.32 acre unplatted balance. (See companion item #04PL047.)

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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.

On April 5, 2004, the City Council denied without prejudice at the applicant's request a Layout Plat to subdivide the subject property into 42 townhome lots. In addition, the City Council denied without prejudice at the applicant's request a Major Amendment to an Initial Planned Residential Development to allow the townhome development. (See associated items #04PL015 and 04PD010.)

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:**

Staff has reviewed the Major Amendment to the Initial Planned Residential Development and has noted the following considerations:

**Design Features:** The Initial Residential Development Plan identifies the building footprint of the proposed townhomes and single family residences. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

**Lighting/Signage/Landscaping:** Upon submittal of a Final Residential Development Plan, a lighting and signage package as well as a landscaping plan must be submitted for review and approval. In particular, any lighting other than standard street lights must be identified. In addition, any signage including a residential development sign must be identified.

**Sandstone Lane/Evans Parkway:** The associated Layout Plat identifies the connection of Sandstone Lane and Evans Parkway. The two streets are classified as a sub-collector requiring that they be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The Layout Plat identifies that the streets will be constructed with a 24 foot wide right-of-way which does not allow for on-street parking. If a Variance to the Subdivision Regulations is granted to waive the requirement to provide a minimum 27 foot wide paved surface, then visitor parking at a ratio of one space per dwelling unit must be provided within 300 feet of the residence. Staff is recommending that upon submittal of a Final Planned Residential Development, visitor parking be provided as identified or a minimum 52 foot wide right-of-way for Sandstone Lane and Pevans Parkway be provided in order to allow on-street parking.

**Geotechnical Information:** Portions of the subject property are characterized with severe slopes. As such, staff is recommending that upon submittal of a Final Planned Residential Development, a preliminary geotechnical evaluation be submitted identifying those lots that need a detailed geotechnical evaluation prior to issuance of a building or grading permit.

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Fire Department: The Fire Department has indicated that prior to issuance of a building permit, the property owner must submit the proposed driveway grade for review and approval. If the proposed driveway grade exceeds 15%, the dwelling unit must be sprinklered. The Fire Department has also indicated that a residential style fire apparatus turnaround must be provided on any lot with a driveway in excess of 150 feet. In addition, the Fire Department has indicated that the property is located in a high wild fire area. As such, upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan must be submitted for review and approval.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 22, 2004 Planning Commission meeting if this requirement has not been met.