



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: April 8, 2014

Reference: Consider approval of Case No. PD-263R-SF-9, The Preserve at Oak Grove, to attach a Detail Site Plan on 3.56 acres of property to allow the development of nine (9) single-family homes to be located at the extension of Oak Grove Lane.

2030: **Sense of Community, Special Place to Live**

Introduction:

This proposal generally reflects the recommendation for land use contained in the Comprehensive Master Plan. The density of 2.5 units per acre is appropriate, and the addition of a cul-de-sac at the end of Oak Grove is sorely needed. Although the cul-de-sac exceeds our typical 600 foot maximum Fire has indicated no concern with this development, provided the cul-de-sac is added. There are some concerns that warrant concessions from the applicant including the placement of sidewalks within the subdivision, removal of the tree mitigation fee exemption request, and assurance development is kept out of the floodway/drainage easements.

Analysis:

On March 20, 2014 the Planning and Zoning Commission unanimously recommended approval of this replat. The following conditions remain outstanding.

1. There will be additional engineering comments during detailed review.
2. Approval of a street with cul-de-sac exceeding the 600-foot standard.
3. Tree removal permit required prior to start of construction.
4. Park development fees of \$1,285 per unit are required.
5. Tree mitigation fees are required; remove condition "K" from PD Conditions statement.
6. Remove "adjacent to curb" from Condition D; sidewalks shall have a parkway between sidewalk and street.
7. No parking will be allowed around the cul-de-sac.
8. Garages along the cul-de-sac lots shall not be located closer than 22 feet from the sidewalk.

The Planning and Zoning Commission also called a public hearing for April 17, 2014 to determine proper zoning on the remaining lots along Oak Grove Lane. The purpose is to allow for the existing homes to be conforming, as well as to allow for the redevelopment of the existing lots for single family homes.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Staff Report

Map of area recommended for a Commission called public hearing.

Detail Plan (Sheet 1)

Tree Inventory (Sheets 2 and 3)

Wall Details (Sheet L-1)