

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

PUD-2-2015 – Truong PUD Phase 2 – Final Plat

SYNOPSIS:

Applicant: Russell Platt
Proposal: Final Plat Approval
Location: 1550 West 3860 South
Zoning: RM & C-2

BACKGROUND:

Russell Platt, representing the property owner, is requesting final plat approval for the second phase of the Truong Planned Unit Development. The first phase was recorded in September 2013 and is presently under construction.

The second phase of the Truong PUD will consist of 50 residential lots, 1 commercial lot and 4 parcels. Access to the subdivision will be gained from 3860 South. All streets within the development will be private. The private right-of-ways will be 26 feet in width. Improvements within the ROW will be 24 feet of asphalt, a rolled gutter and ribbon curb to contain the asphalt.

Due to 3860 South being the only dedicated access to this property, a secondary access will be required as part of this phase. During the preliminary review process, a secondary access was proposed at Grasmere Lane. The secondary access road will be located along the north side of the future City Park being adjacent to the Gates at Kingpointe PUD and will be 20-feet in width.

Housing proposed for this project will be a combination of 2 and 3 story units. The 2 story units will be approximately 1540 square feet of finished floor area. In addition, a 680 square foot basement is also planned for many of these units. The 3 story units will be approximately 1960 square feet, but will not have a basement. Each unit will have a two car garage accessed from the rear of the building allowing the front of each dwelling to front a common green.

All units will have a two car garage. The three story units will have a driveway in front of the unit, while two story units will not. Even though the City's parking requirements would be satisfied, (2 spaces per unit) a number of guest parking spaces will be provided as well. The total number of required spaces is 100 and 172 are being provided. The developer is considering additional guest spaces somewhere on the eastern portion of the development, but has not yet decided if it is necessary, as all of these units will have full driveways.

The development agreement sets forth the fencing requirements. There is to be no solid fencing along 3860 South, but a 6-8 foot masonry wall will be required along the east, west and north sides of the existing commercial building. The Parks Department is recommending that a 6-foot black coated vinyl fence be installed along the west boundary of what will become the City Park. This will help delineate the private from public space and will also be a marker for maintenance crews. A fence type other than chain link could be used, but would need to meet with the Parks Department standards.

Per the development agreement, a parcel 1 acre in size will be deeded to the City for use as a City Park. As mentioned previously, a secondary access road will be installed by the developer along the northern portion of the park property. The Parks Department will maintain everything on the City's property, and the HOA will maintain everything else.

To deter people from using the secondary access the Fire Department is recommending that the developer install removable bollards at the entrance to the access road. In addition, a gate on the north side of 1530 West will be installed to secure the secondary access for Fire use if ever needed. These improvements are being coordinated with the Fire Department.

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager