

PLANNING COMMISSION CASE REPORT

Case Number: 2015-106

PC Meeting Date: 09-14-15

Applicant Request

Special Permit for a Planned Unit Development: Christopher Highlands PUD

Property Location:	200 & 300 block of Allen Road
Property Owner:	VJW Company LP
Applicant:	Joseph Ingram

Project Description

- Proposal: Develop a 19-acre site with a Residential Planned Unit Development (PUD).
- Proposed Access: Allen Road.
- Proposed Development Form: 50 single-family lots on the northern portion; 10.79 acres in open space/buffer area on the southern portion.
- Proposed Density: 2.62 dwelling units per acre for the overall site.

Site Analysis

Site Description

- Location: The 19.05-acre site is located on the northeastern end of Allen Road approximately 1,500 feet east of Dayton Boulevard.
- Current Access: Allen Road.
- Current Development form: None established. The site is currently vacant.
- Current Land Uses: Land to the north is wooded and vacant. Single-family homes are located to the east, south, and west of the site.
- Current Density: Average residential density in the area is approximately 1.6 dwelling units per acre (bordering properties to the east on Crestview Drive) and approximately 1.4 dwelling units per acre (bordering properties to the west on Kimbro Street).

Zoning History

- The site is currently zoned R-1 Residential.
- Properties to the north, south, and east are zoned R-1 Residential. Properties to the west are zoned R-2 Residential and R-1 Residential.

Plans/Policies/Regulations

- The Hixson-North River Community Land Use Plan (adopted by the City Council in 2004) recommends Low Density Residential for this area. The Plan also recommends protection of steep slopes and hillsides so that as development occurs, these important natural features are retained.
- The R-1 Residential PUD permits any residential type with up to 5 dwelling units per acre. However, the development is limited to what is shown on the PUD Plan *as approved by* the City Council.

Key Findings

- The proposal does set aside 10.79 acres of open space which will maintain the existing natural features of the southern portion of the site (56% of entire acreage). However, it should be noted that the entire site runs along the side of a ridge. As a general principle for open space or low impact design, it is desirable to cluster development in one location so that important natural features of a site can be retained. The challenge with this site is that the entire area lies along a slope escarpment. While there may be benefits in retaining the 56% open space, it would not be appropriate to concentrate higher density on a slope escarpment. The proposed lots (approximately 50ft wide by 100 ft deep, based on the submitted plan) are much smaller than existing lots along this section of Allen Road (most lots have at least 60 feet frontage and depth of 115 to 159 feet). Staff could support a proposal that featured larger lot frontages similar to the existing lot pattern on Allen Road.

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- The proposal is significantly denser than the residential development form of the area.
- The proposed lot density does raise concerns regarding impact on the existing ridge escarpment.

Staff Recommendation

Deny.