



PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Colonial Ridge Planned Unit Development Amendments # 3

Date: July 12, 2016

- I. PROPOSAL- Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Colonial Ridge, LLC, is seeking approval for a project amendment # 3 for the Colonial Ridge Planned Unit Development (PUD), located of East Hard Scrabble Road pursuant to Division 9 Planned Unit Development, Section 60-361 General Standards of the Auburn Code of Ordinance. The total project area consists of 18.93 acres total, with 15.4 acres being zoned General Business and the other area of 3.53 acres zoned Suburban Residential and a small triangular shaped Industrial Zoned parcel.

BACKGROUND- Colonial Ridge PUD was originally approved back in 2004 for 80 single family condo units. In 2007, Harvest Hill Lane was dedicated to the City of Auburn, in 2009, City Staff approved amendment # 1, which divided the developed areas into “Area A” and “Area B”. In 2011, City Staff approved amendment # 2, which added 2 cape style condominium units.

THE PROJECT- Amendment # 3 seeks to add 15 single family lots and change the lot requirements (lot size, lot frontage and building setbacks) for the homes in the General Business and Suburban Residential zones. These new lots will not be part of the original condominium association. There will be other private restrictions on the new 15 lots, which are not covered by zoning and will be privately enforced.

The lotting plan submitted serves as a master plan for the amended area, but will require further development plan amendments when building permits are applied for. These future amendments will be approved at the staff level.

- II. DEPARTMENT REVIEW-
 - a. Police- No comment.

- b. Auburn Water and Sewer- Will need to coordinate with builders on the location of existing sanitary sewer stubs in relation to the proposed new lotting and building sites.
- c. Fire Department- Questioned if the turnaround on Harvest Hill Lane meets Fire Department standards for turning radius. Engineering commented that the road has been built a number of years ago and is a dedicated city street.
- d. Engineering- Engineering commented that Harvest Hill Lane is a constructed, dedicated public street. There may be a need for driveway cut permits.
- e. Public Services- No Comments.
- f. Planning and Development- Questioned if lot 8 will have enough residentially zoned land (Suburban Residential vs. Industrial in the rear of lot) for a buildable area? **See Section III Part 4 for additional staff evaluation on this.**
- g. Assessment Department- Questioned if the proposal would be phased in? This situation was compared to Falcon Creek, which would require an amended development for each new building permit. The Developer can opt to bring in groups of lots at a time.

III. PLANNING BOARD ACTION- The Planning Board will review this Planned Unit Development amendment as per Article VI District Regulations, Division 9, Planned Unit Developments.

PART 1

In general terms, the Planning Board should review the PUD application with **Section 60-360 Scope**; which states:

- a) Public sewers must be available. **(Public Sewers are in place.)**
- b) Lot and yard requirements may be changed through negotiation from the normal zoning standard, except for front yard setback. **(The applicant is requesting a 15 foot front yard setback, similar to the buildings in the existing Colonial Ridge condominiums)**
- c) The PUD review should be coordinated with the Subdivision Regulations. **(Staff is OK with the applicant's coordination with Subdivision Regulations.)**

PART 2

Next, the Planning Board should review the application using **Sec. 60-361 - General Standards (Planned Unit Development)**. The following provisions apply to all planned unit development districts:

- (1) The setback, lot width and lot coverage requirements as stated in individual zoning classification shall apply within the PUD but may be reduced due to individual site limitations as determined by the planning board. **(The applicant is requesting a 15 foot front yard setback, similar to the existing Colonial Ridge condominiums)**
- (2) The number of off-street parking spaces in each planned unit development may not be less than the requirements as stated in article V of this chapter

except that the planning board may increase or decrease the required number of off-street parking spaces in consideration of the following factors:

- a. Probable number of cars owned by occupants of dwellings in the planned unit development;
 - b. Parking needs of any non dwelling uses;
 - c. Varying time periods of use, and whatever joint use of common parking areas is proposed. **(Staff has no parking concerns for the proposed 15 single family lots)**
- (3) Whenever the number of off-street parking spaces is reduced because of the nature of the occupancy, the city shall obtain assurance that the nature of the occupancy will not change. **(N/A)**
- (4) In any PUD involving residential uses that receives a density bonus and has lot sizes that are reduced below the minimum required within the residential district, shall reserve an amount of land equal to that created through the reduction in required lot sizes, to be held for the mutual use of the residents of the PUD. This shall be accomplished by either: **(N/A)**
- a. The land shall be administered through a homeowner's association; or
 - b. The land shall be dedicated to and accepted by the city for public use.
- (5) All of the requirements of the city code applicable to the zoning district not addressed in this division, shall apply. **(OK)**
- (6) Before granting approval of the final development plans, the city must be satisfied that said plan incorporates each of the following criteria or can demonstrate that:
- a. One or more of the criteria are not applicable; or
 - b. A practical substitute has been achieved for each of these elements consistent with the public interest:
 1. There is an appropriate relationship to the surrounding area; **Yes. The development is compatible with the surrounding areas.**
 2. Circulation, in terms of internal street circulation system, is designed for the type of traffic generated, safety, separation from living areas, convenience, access and noise and exhaust control. Proper circulation in parking areas is designed for safety, convenience, separation and screening. **(N/A)**
 3. Functional open space in terms of optimum preservation of natural features including trees and drainage areas, recreation, views, density relief and convenience of functions; **(N/A)**
 4. Privacy in terms of needs of individuals, families and neighbors; **(N/A)**
 5. Pedestrian bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness; **(N/A)**

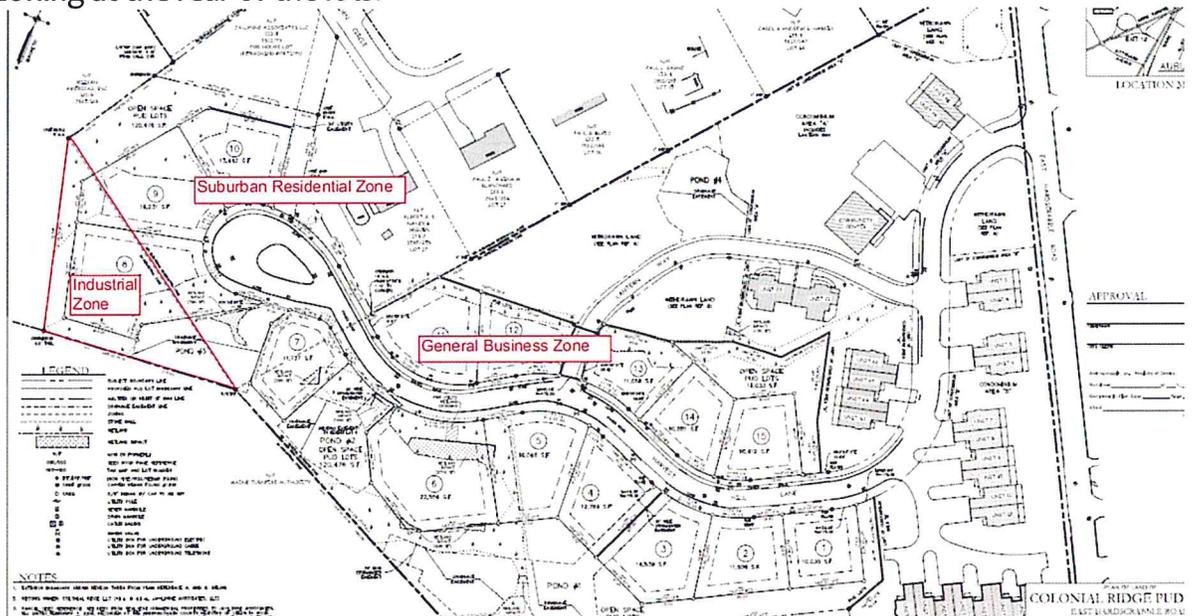
6. Building types in terms of appropriateness to density, site relationship and bulk; (N/A)
7. Building design in terms of orientation, spacing, materials, color and texture, storage, signs and lighting; (N/A)
8. Landscaping of total site in terms of purpose such as screening, ornamental types used, and materials uses, if any; (N/A)
9. Maintenance, suitability and effect on the neighborhood; (N/A)
10. There is public sewer available to the lot or will be made available by the developer prior to certificates of occupancy being issued. (N/A)

PART 3

The Planning Board also will review the application to see that it meets the **Section 60-385 Planned Unit Development- Residential (PUD-R)** for uses and density. The **Colonial Ridge PUD amendment # 3** meets **Sec. 60-361. - General standards (for PUD)**.

PART 4-

As mentioned in Section II Staff Comments, the Planning Staff was concerned with the proposed lots 8 and 9, which, according to our latest zoning map has Industrial Zoning at the rear of the lots.



This is concerning to Staff as Industrial zoning would prohibit any residential type uses. The Staff is asking the Planning Board to evaluate this situation using **Sec. 60-6-Zone Boundaries** from the Zoning Ordinance. It states:

“In the interpretation of the exact boundaries of zoning districts as shown on the official zoning map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines;
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

- (3) Boundaries indicated as approximately following city or county limits shall be construed as following city or county limits;
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (5) Boundaries indicated as approximately following the centerlines of streams, lakes or other bodies of water shall be construed to follow such centerlines;
- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) of this section indicated on the official zoning map shall be determined by the measurements using the scale of the map;
- (7) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections (1) through (6) of this section, the planning board shall interpret the zone boundaries. "

The Staff recommends the Planning Board use parts (2) and (7) to justify changing the triangular shaped area of lots 8 and 9 from Industrial to Suburban Residential.

IV. STAFF RECOMMENDATION- The Staff recommends **APPROVAL** of Colonial Ridge PUD Amendment # 3, including the reduction of front yard setback to 15 feet for lots 1-15 and the modification of the zoning boundary for the triangular shaped area of lots 8 and 9 from Industrial to Suburban Residential Zone as per **Sec. 60-6- Zone Boundaries, parts 2 and 7**. The recommendation is made with the following findings:

1. The application meets the requirements of Article VI District Regulations, Division 9, Planned Unit Developments
2. The application meets the requirements of Sections 60-360 (Scope)
3. The application meets the requirements of Sections 60-361 (General Standards)
4. The application meets the requirements of Sections 60-385 (Uses and Density)
5. The Planning Board agrees to the modification of the triangular shaped area of lots 8 and 9 from Industrial to Suburban Residential Zone as it meets the intent of **Section 60-6 (2 and 7) Zone Boundaries**.

CONDITIONS: Should the Planning Board approve the plan, it is made subject to the following conditions:

1. No development activity until a bonding and/or inspection fee has been determined by the Department of Engineering.


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City Planner