

Alsatian Oaks PUD Amendment

Alsatian Oaks PUD Amendment

Discuss and take appropriate action on a request for a planned unit development amendment for approximately 415.15 acres located at the property north of Highway 90 W and east of Tondre Drive, also known as Alsatian Oaks.

Applicant: Pape-Dawson

Property Owner: AO Lot Development LLC

Legal Description: A1259 L. M. COLLARD SURVEY 97; 121.967 ACRES

Location: Property north of Highway 90 W and east of Tondre Dr.

Zoning: P-D, Planned Development District

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UNIT TABLE

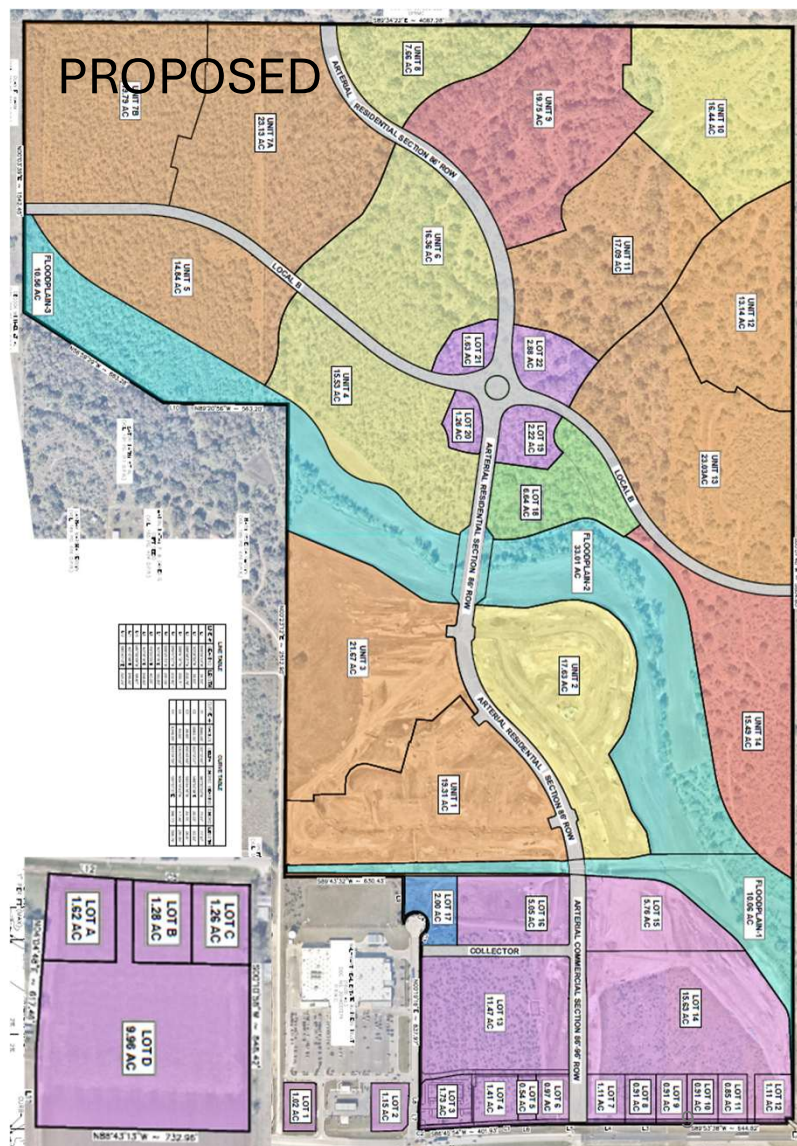
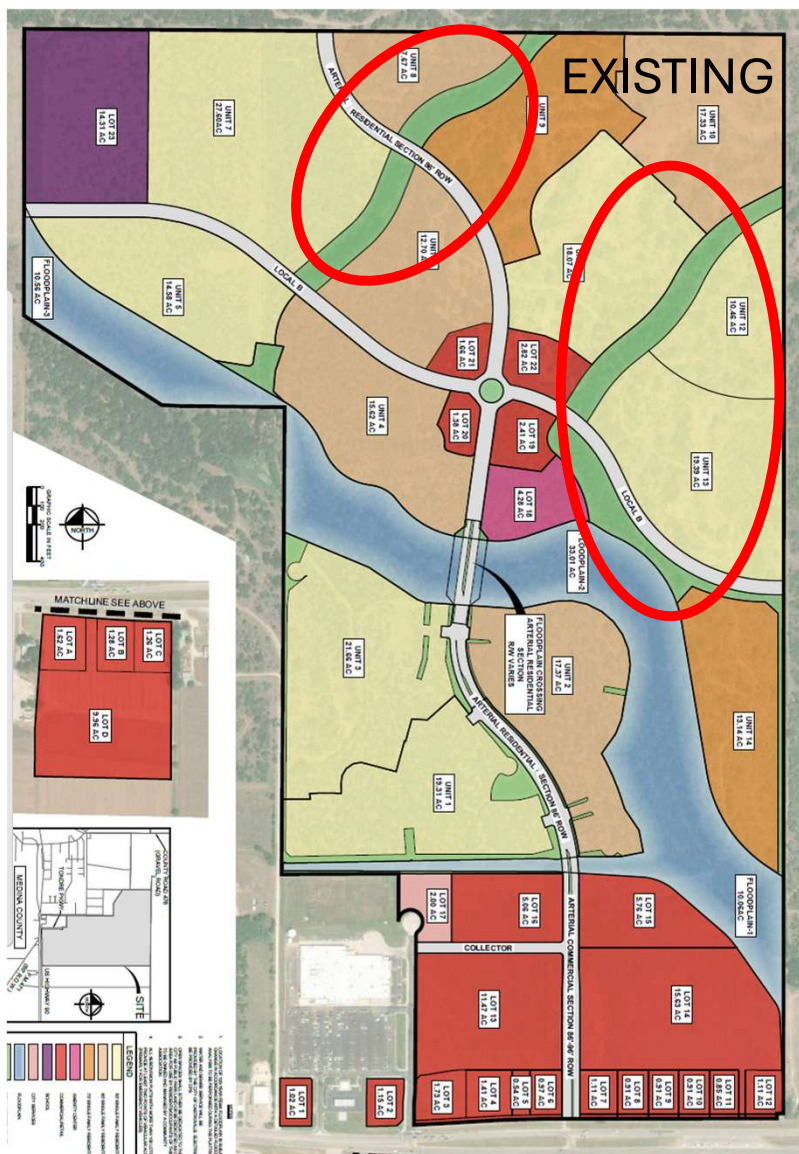
UNIT	ACREAGE
UNIT 1	19.31 AC
UNIT 2	17.63 AC
UNIT 3	21.67 AC
UNIT 4	15.53 AC
UNIT 5	14.84 AC
UNIT 6	16.36 AC
UNIT 7A	23.13 AC
UNIT 7B	19.79 AC
UNIT 8	7.66 AC
UNIT 9	19.75 AC
UNIT 10	16.44 AC
UNIT 11	17.09 AC
UNIT 12	13.14 AC
UNIT 13	23.03 AC
UNIT 14	15.43 AC

LOT TABLE

LOT	ACREAGE
LOT 1	1.62 AC
LOT 2	1.15 AC
LOT 3	1.73 AC
LOT 4	1.41 AC
LOT 5	0.54 AC
LOT 6	0.97 AC
LOT 7	1.11 AC
LOT 8	0.91 AC
LOT 9	0.91 AC
LOT 10	0.91 AC
LOT 11	0.85 AC
LOT 12	1.11 AC
LOT 13	11.47 AC
LOT 14	15.63 AC
LOT 15	5.76 AC
LOT 16	5.05 AC
LOT 17	2.00 AC
LOT 18	6.64 AC
LOT 19	2.22 AC
LOT 20	1.26 AC
LOT 21	1.63 AC
LOT 22	2.88 AC
LOT A	1.62 AC
LOT B	1.28 AC
LOT C	1.26 AC
LOT D	9.96 AC

Changes
Open
Space
Designation
Removed

Is Included
in Chart



Development Table

EXISTING

AREA/PHASE	ORIGINAL LAND USE	AREA (AC.)	DENSITY (DU/AC.)	DENSITY (BUILDING SQ. FT.)	UNITS/LOTS	OPEN SPACE REQ. (AC.)	OPEN SPACE PROVIDED (AC.)
AM-1	AMENITY CENTER	8.32	----	----	----	----	8.32
COM-1	COMMERCIAL/RETAIL	32.33*	----	316,905	----	3.23*	0.00
COM-2	COMMERCIAL/RETAIL	19.11*	----	199,940	----	1.91*	0.00
COM-3	COMMERCIAL/RETAIL	3.30*	----	60,115	----	0.33*	0.00
COM-4	COMMERCIAL/RETAIL	1.53*	----	17,750	----	0.15*	0.00
COM-5	COMMERCIAL/RETAIL	1.21*	----	14,810	----	0.12*	0.00
COM-6	COMMERCIAL/RETAIL	1.08*	----	13,721	----	0.11*	0.00
COM-7	COMMERCIAL/RETAIL	9.56*	----	104,435	----	0.96*	0.00
FLP-1	FLOODPLAIN	4.31**	----	----	----	----	2.16**
FLP-2	FLOODPLAIN	6.51**	----	----	----	----	3.26**
FLP-3	FLOODPLAIN	15.42**	----	----	----	----	7.71**
FLP-4	FLOODPLAIN	3.58**	----	----	----	----	1.79**
RES-1	SINGLE FAMILY RESIDENTIAL	16.99***	3.63	----	62	3.40***	2.30
RES-2	SINGLE FAMILY RESIDENTIAL	27.96***	3.80	----	106	5.59***	3.79
RES-3	SINGLE FAMILY RESIDENTIAL	18.01***	3.80	----	68	3.60***	2.44
RES-4	SINGLE FAMILY RESIDENTIAL	9.92***	3.63	----	36	1.98***	1.35
RES-5	SINGLE FAMILY RESIDENTIAL	30.75***	3.00	----	92	6.15***	4.17
RES-6	SINGLE FAMILY RESIDENTIAL	18.94***	3.80	----	77	3.79***	2.57
RES-7	SINGLE FAMILY RESIDENTIAL	37.01***	3.00	----	105	7.01***	5.02
RES-8	SINGLE FAMILY RESIDENTIAL	28.49***	3.63	----	92	5.05***	3.86
RES-9	SINGLE FAMILY RESIDENTIAL	8.18***	3.80	----	31	1.64***	1.11
RES-10	SINGLE FAMILY RESIDENTIAL	27.51***	3.80	----	105	5.50***	3.73
RES-11	SINGLE FAMILY RESIDENTIAL	23.08***	3.80	----	88	4.62***	3.13
RES-12	SINGLE FAMILY RESIDENTIAL	24.35***	3.80	----	93	4.87***	3.30
ROW-1	ARTERIAL RIGHT OF WAY	16.52	----	----	----	----	----
ROW-2	LOCAL B RIGHT OF WAY (EAST)	2.34	----	----	----	----	----
ROW-3	LOCAL B RIGHT OF WAY (WEST)	1.44	----	----	----	----	----
ROW-4	LOCAL B RIGHT OF WAY (SOUTH)	0.75	----	----	----	----	----
CS	CITY SERVICES	2.00	----	----	----	----	----
SCH-1	SCHOOL	14.65	----	----	----	----	----
TOTAL		415.15	----	727,676	950	60.01	60.01

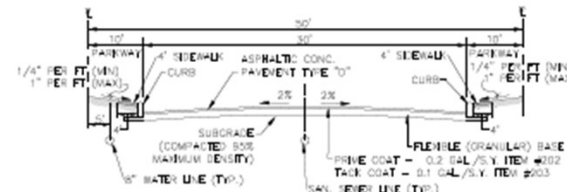
* MINIMUM REQUIREMENT OF 10% OF GROSS SITE AREA FOR NON-RESIDENTIAL
 ** ONE HALF OF FLOODPLAIN
 *** MINIMUM REQUIREMENT OF 20% OF GROSS SITE AREA FOR RESIDENTIAL

PROPOSED

AREA/PHASE	ORIGINAL LAND USE	AREA (AC.)	DENSITY (DU/AC.)	UNITS/LOTS	LOT FRONTAGE WIDTH (FT)	OPEN SPACE REQ. (AC.)	OPEN SPACE PROJECTED (AC.)
Lot 1	COMMERCIAL/RETAIL	1.02	----	----	----	0.10*	----
Lot 2	COMMERCIAL/RETAIL	1.15	----	----	----	0.12*	----
Lot 3	COMMERCIAL/RETAIL	1.73	----	----	----	0.17*	----
Lot 4	COMMERCIAL/RETAIL	1.41	----	----	----	0.14*	----
Lot 5	COMMERCIAL/RETAIL	0.54	----	----	----	0.05*	----
Lot 6	COMMERCIAL/RETAIL	0.97	----	----	----	0.10*	----
Lot 7	COMMERCIAL/RETAIL	1.11	----	----	----	0.11*	----
Lot 8	COMMERCIAL/RETAIL	0.91	----	----	----	0.09*	----
Lot 9	COMMERCIAL/RETAIL	0.91	----	----	----	0.09*	----
Lot 10	COMMERCIAL/RETAIL	0.91	----	----	----	0.09*	----
Lot 11	COMMERCIAL/RETAIL	0.85	----	----	----	0.09*	----
Lot 12	COMMERCIAL/RETAIL	1.11	----	----	----	0.11*	----
Lot 13	COMMERCIAL/RETAIL	11.74	----	----	----	1.17*	----
Lot 14	COMMERCIAL/RETAIL	15.63	----	----	----	1.56*	----
Lot 15	COMMERCIAL/RETAIL	5.76	----	----	----	0.58*	----
Lot 16	COMMERCIAL/RETAIL	5.05	----	----	----	0.51*	----
Lot 17	CITY SERVICES	2.00	----	----	----	----	----
Lot 18	AMENITY CENTER	6.64	----	----	----	0.66*	6.64
Lot 19	COMMERCIAL/RETAIL	2.22	----	----	----	0.22*	----
Lot 20	COMMERCIAL/RETAIL	1.26	----	----	----	0.13*	----
Lot 21	COMMERCIAL/RETAIL	1.63	----	----	----	0.16*	----
Lot 22	COMMERCIAL/RETAIL	2.88	----	----	----	0.29*	----
Lot a	COMMERCIAL/RETAIL	1.62	----	----	----	0.16*	----
Lot b	COMMERCIAL/RETAIL	1.28	----	----	----	0.13*	----
Lot c	COMMERCIAL/RETAIL	1.26	----	----	----	0.13*	----
Lot d	COMMERCIAL/RETAIL	9.96	----	----	----	1.00*	----
Unit 1	SINGLE FAMILY RESIDENTIAL	19.31	3.83	74	50	3.86***	3.33
Unit 2	SINGLE FAMILY RESIDENTIAL	17.63	3.91	69	60	3.53***	0.46
Unit 3	SINGLE FAMILY RESIDENTIAL	21.67	4.15	90	50	4.33***	1.59
Unit 4	SINGLE FAMILY RESIDENTIAL	15.53	3.09	48	60	3.11***	2.20
Unit 5	SINGLE FAMILY RESIDENTIAL	14.84	3.57	53	50	2.97***	2.03
Unit 6	SINGLE FAMILY RESIDENTIAL	16.36	2.32	38	60	3.27***	4.01
Unit 7A	SINGLE FAMILY RESIDENTIAL	23.13	3.63	84	50	4.63***	1.43
Unit 7B	SINGLE FAMILY RESIDENTIAL	19.79	2.93	58	50	3.96***	4.72
Unit 8	SINGLE FAMILY RESIDENTIAL	7.66	2.48	19	60	1.53***	2.59
Unit 9	SINGLE FAMILY RESIDENTIAL	19.75	2.58	51	70	3.95***	4.19
Unit 10	SINGLE FAMILY RESIDENTIAL	16.44	3.71	61	60	3.29***	0.68
Unit 11	SINGLE FAMILY RESIDENTIAL	17.09	4.10	70	50	3.42***	0.94
Unit 12	SINGLE FAMILY RESIDENTIAL	13.14	2.82	37	50	2.63***	4.02
Unit 13	SINGLE FAMILY RESIDENTIAL	23.03	2.82	65	50	4.61***	2.96
Unit 14	SINGLE FAMILY RESIDENTIAL	15.49	3.87	60	70	3.10***	1.30
FP-1	FLOODPLAIN	10.06	----	----	----	----	5.03**
FP-2	FLOODPLAIN	33.01	----	----	----	----	16.51**
FP-3	FLOODPLAIN	10.56	----	----	----	----	5.28**
Road	STREET ROW	21.16	----	----	----	2.12*	----
TOTAL		417.20	----	877.00		62.24	69.91

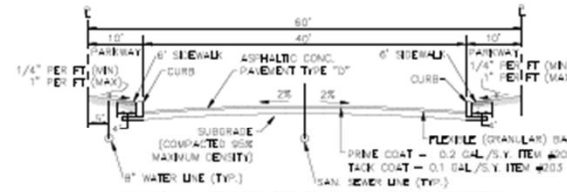
* MINIMUM REQUIREMENT OF 10% OF GROSS SITE AREA FOR NON-RESIDENTIAL
 ** 50% OF FLOODPLAIN
 *** MINIMUM REQUIREMENT OF 20% OF GROSS SITE AREA FOR RESIDENTIAL
 ***** LOT FRONTAGE WIDTH SUMMARY COUNT %
 50' LOTS 531 60.55 %

Changes Street Sections Added



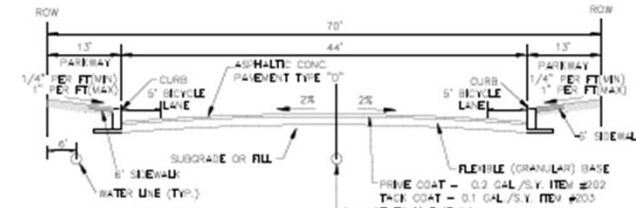
50' (LOCAL TYPE 'A') ROW STREET SECTION

NOT-TO-SCALE



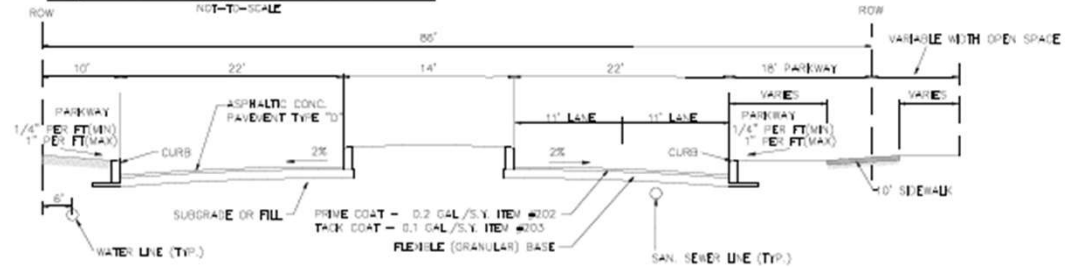
60' (LOCAL TYPE 'B') ROW STREET SECTION

NOT-TO-SCALE



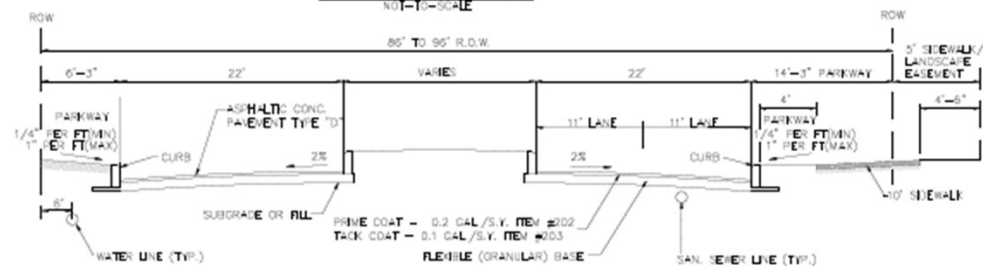
TYPICAL 70' ROW STREET SECTION
(COLLECTOR)

NOT-TO-SCALE



APPROVED ARTERIAL
RESIDENTIAL SECTION

NOT-TO-SCALE



APPROVED ARTERIAL
COMMERCIAL SECTION

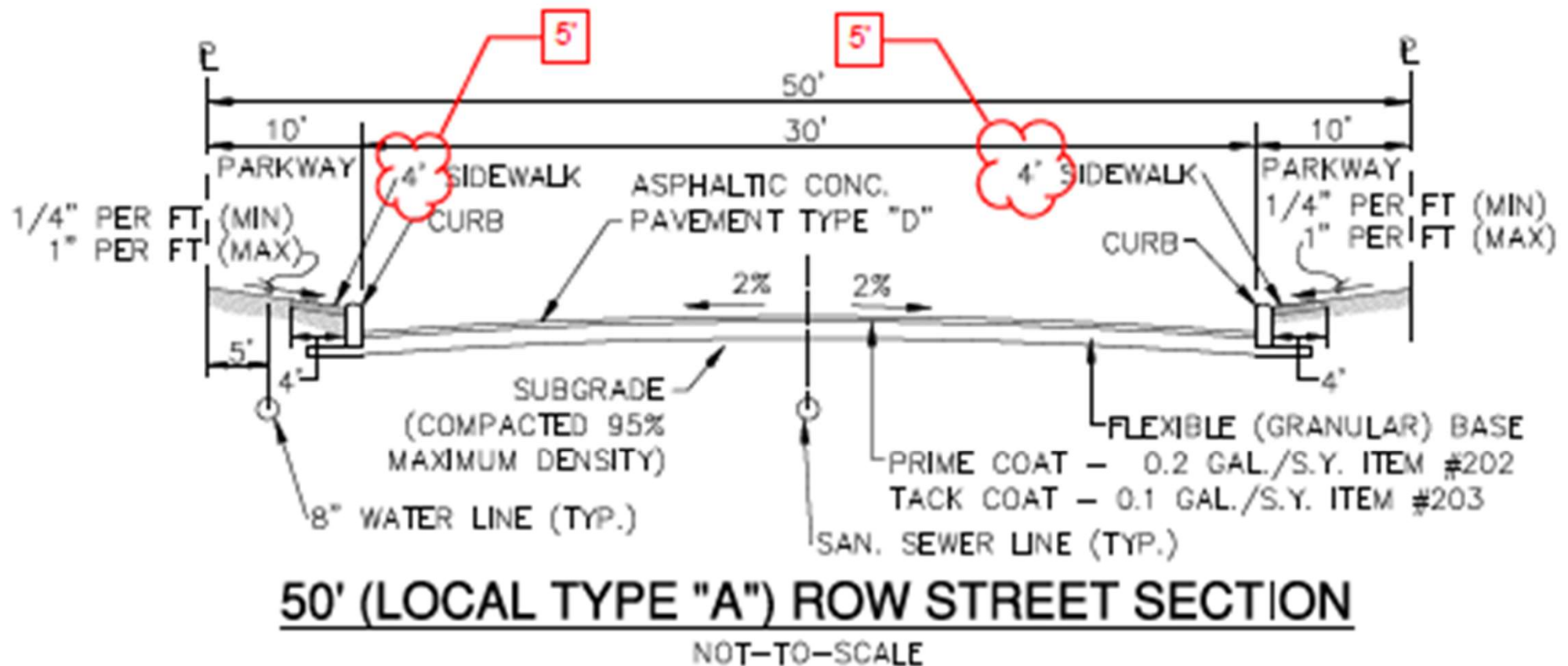
NOT-TO-SCALE

STREET DESIGN STANDARDS

STREET CLASSIFICATION	LOCAL "A"	LOCAL "B"	ARTERIAL	COLLECTOR
R.O.W. WIDTH (FT)	50'	60'	86-96'	60'
DESIGN SPEED (MPH)	25	25	35	35
MINIMUM GRADE	0.5%	0.5%	0.5%	0.5%
MAXIMUM GRADE	10%	10%	5%	8%
MINIMUM CENTERLINE RADIUS (FT)	200	200	600	400
MINIMUM RATE OF VERTICAL CURVATURE (K) FOR CREST CURVES	15	15	30	30
MINIMUM RATE OF VERTICAL CURVATURE (K) FOR SAG CURVES	30	30	50	50

Changes

Street Sections Added



Changes Secondary Access

EXISTING

ALL SUBDIVISIONS PLATS WITH MORE THAN **100** LOTS SHALL PROVIDE AT LEAST TWO POINTS OF VEHICULAR ACCESS (PRIMARILY FOR EMERGENCY VEHICLES).

PROPOSED

ALL SUBDIVISIONS PLATS WITH MORE THAN **125** LOTS SHALL PROVIDE AT LEAST TWO POINTS OF VEHICULAR ACCESS (PRIMARILY FOR EMERGENCY VEHICLES).

Changes

Development Summary Updated

PUD DEVELOPMENT SUMMARY							
AREA/PHASE	ORIGINAL LAND USE	AREA (AC.)	DENSITY (DU/AC.)	UNITS/LOTS	LOT FRONTAGE WIDTH (FT)	OPEN SPACE REQ. (AC.)	OPEN SPACE PROJECTED (AC.)
Lot 1	COMMERCIAL/RETAIL	1.02	----	----		0.10*	----
Lot 2	COMMERCIAL/RETAIL	1.15	----	----		0.12*	----
Lot 3	COMMERCIAL/RETAIL	1.73	----	----		0.17*	----
Lot 4	COMMERCIAL/RETAIL	1.41	----	----		0.14*	----
Lot 5	COMMERCIAL/RETAIL	0.54	----	----		0.05*	----
Lot 6	COMMERCIAL/RETAIL	0.97	----	----		0.10*	----
Lot 7	COMMERCIAL/RETAIL	1.11	----	----		0.11*	----
Lot 8	COMMERCIAL/RETAIL	0.91	----	----		0.09*	----
Lot 9	COMMERCIAL/RETAIL	0.91	----	----		0.09*	----
Lot 10	COMMERCIAL/RETAIL	0.91	----	----		0.09*	----
Lot 11	COMMERCIAL/RETAIL	0.85	----	----		0.09*	----
Lot 12	COMMERCIAL/RETAIL	1.11	----	----		0.11*	----
Lot 13	COMMERCIAL/RETAIL	11.74	----	----		1.17*	----
Lot 14	COMMERCIAL/RETAIL	15.63	----	----		1.56*	----
Lot 15	COMMERCIAL/RETAIL	5.76	----	----		0.58*	----
Lot 16	COMMERCIAL/RETAIL	5.05	----	----		0.51*	----
Lot 17	CITY SERVICES	2.00	----	----			----
Lot 18	AMENITY CENTER	6.64	----	----		0.66*	6.64
Lot 19	COMMERCIAL/RETAIL	2.22	----	----		0.22*	----
Lot 20	COMMERCIAL/RETAIL	1.26	----	----		0.13*	----
Lot 21	COMMERCIAL/RETAIL	1.63	----	----		0.16*	----
Lot 22	COMMERCIAL/RETAIL	2.88	----	----		0.29*	----
Lot a	COMMERCIAL/RETAIL	1.62	----	----		0.16*	----
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Road	STREET ROW	21.16	----	----		2.12*	----
TOTAL		417.20	----	877.00		62.24	69.91
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**50% OF FLOODPLAIN							
***MINIMUM REQUIREMENT OF 20% OF GROSS SITE AREA FOR RESIDENTIAL							
**** LOT FRONTAGE WIDTH SUMMARY							
			COUNT	%			
50' LOTS			531	60.55%			
60' AND 70' LOTS			346	39.45%			
			877				
PER THE DEVELOPMENT AGREEMENT, NOT MORE THAN 60% OF THE SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE A FRONTAGE WIDTH OF FIFTY FEET (50'), WITH THE REMAINING 40% OF SUCH LOTS BEING COMPRISED OF LOTS HAVING FRONTAGE WIDTHS OF SIXTY FEET (60') AND SEVENTY FEET (70'), OR LARGER. THE DEVELOPMENT AGREEMENT ALSO ALLOWS FOR UP TO A 3% VARIANCE FROM THE SIXTY/FORTY PERCENT MIX OF LOT SIZES PROVIDED.							

Planning and Zoning Action

- Planning and Zoning recommended approval of the Alsatian Oaks Planned Unit Development amendment as presented, with the exception of the request to increase the number of homes from 100 to 125, which would necessitate two points of vehicular access.