



File No. SUBFY2021-01 Violets Crossing

Applicant: Richard Wilmot

Location: 539 & 537 Reed Street

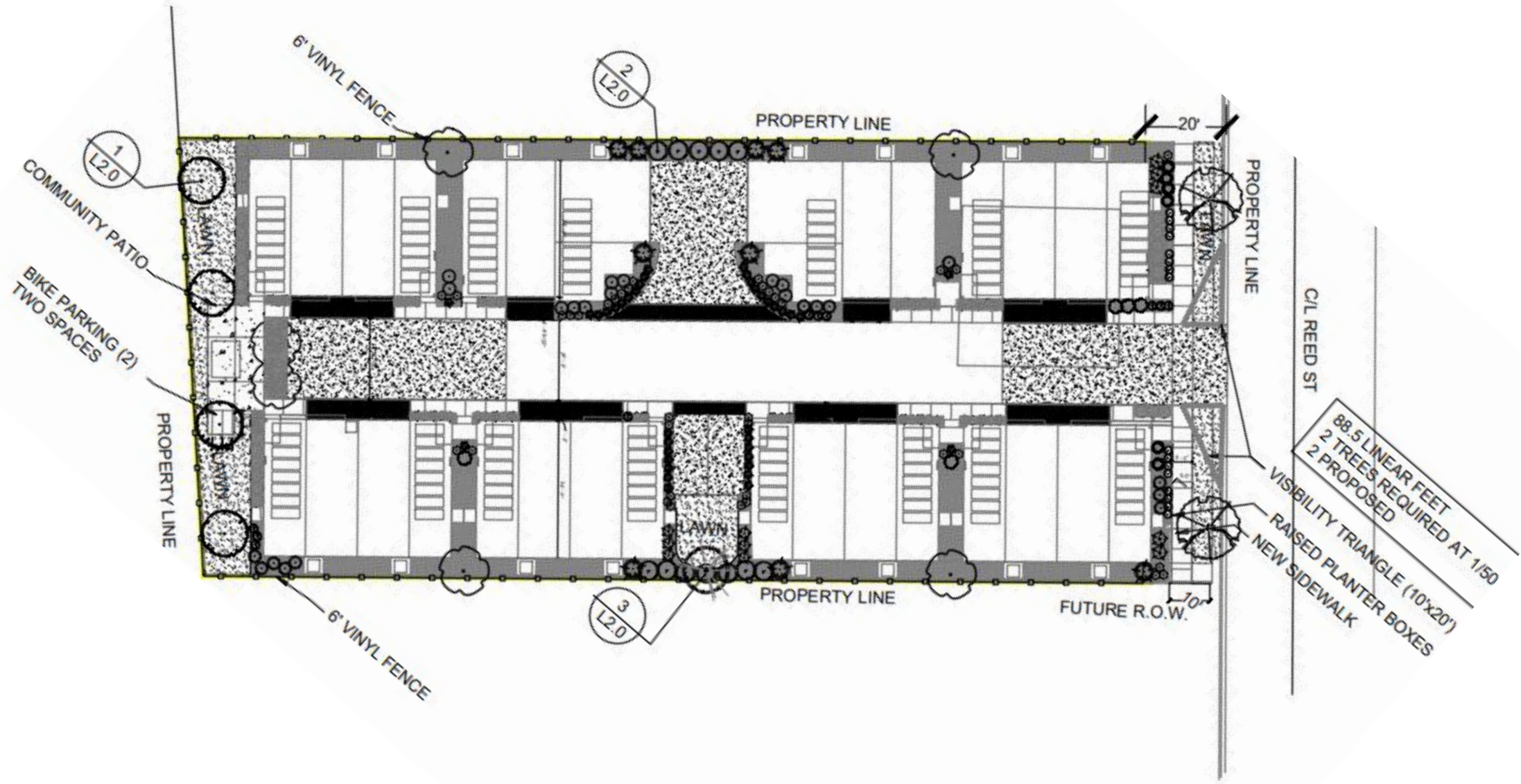
Project Synopsis: 17 (16 developable) lot residential combined preliminary final subdivision processed as a planned unit development



REED STREET - VIEW



City Council: March 22, 2021



For the approval of a
COMBINED
PRELIMINARY/FINAL
PLAT SUBDIVISION,
the decision making
body must find the
application meets the
following findings,
found in GCC 8-5B-5:

1. The subdivision is in conformance with the comprehensive plan;
2. The subdivision is in conformance with all applicable provisions of this title;
3. Public services are available or can be made available; and are adequate to accommodate the proposed development;
4. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;
5. There is public financial capability of supporting services for the proposed development;
6. The development will not be detrimental to the public health, safety or general welfare; and
7. The development preserves significant natural, scenic or historic features

For the approval of a Planned Unit Development, the decision making body must find the application meets the following findings, found in [GCC 8-6B-7](#):

- The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;
- Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations;
- The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD;
- Any proposed commercial development can be justified at the locations proposed;
- Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the PUD and the adopted policy of the council;
- The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
- The PUD is in general conformance with the comprehensive plan; and
- The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

Potential Actions

The City Council may take one of the following actions by the next regular scheduled Council meeting:

1. Sustain the recommendations;
2. Modify with conditions;
3. Remand the application to the reviewing bodies for additional proceedings and finding;
4. Continue to a date certain for more information; or
5. Reject the recommendations.

Discussion and Questions

