



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: The Highlands Phase 8 - Revised – PUD Plan (Case #16-204)

Executive Summary

Approval of this request would allow for a cul-de-sac bulb to be built at the existing terminus of Stonehaven Road along with an 8-foot wide pedway connection to Old Plank Road instead of connecting Stonehaven Road to Old Plank Road.

Discussion

The applicant is requesting approval of a major amendment to The Highlands - Phase 8 Final PUD Plan, which was approved in 1987, and platted in 1991. The existing plan and plat show public right-of-way for Stonehaven Road extending through the subject site and connecting to Old Plank Road. Stonehaven Road has not been connected to Old Plank Road, and instead ends in a dead-end “stub” at the northern edge of the subject property.

The applicant's proposal would result in Stonehaven Road being permanently terminated as a cul-de-sac. The 50-foot wide public street right-of-way between this permanent turnaround and Old Plank Road would be replaced by a 20-foot wide private emergency access drive with collapsible bollards.

The application includes requests for variances from sidewalk installation requirements (Section 25-48.1 (a)) and cul-de-sac length restrictions (Section 25-47(a)). If Stonehaven Road is allowed to be permanently capped at its existing terminus the resulting 3,000-foot long dead-end street would be four times longer than what is allowed by Subdivision Regulations (750 feet). Upon replatting the property, sidewalks will be required along the site's Old Plank Road frontage and the proposed cul-de-sac bulb. The applicant is requesting that the proposed 20-foot wide emergency access drive be considered as an acceptable alternative to the required street sidewalks.

Similar requests to eliminate the Stonehaven Road connection were filed in 1998 and 2009 with different outcomes. The 1998 request was defeated by Council (4-2) based on the idea that Stonehaven Road was designed and has always been intended to connect to Old Plank Road. The 2009 request resulted in approval of a compromise that is substantially consistent with the current request, but which automatically expired in 2014, following five years without commencement of construction on the site.

At its December 8, 2016 meeting, the Commission voted 5-4 to recommend approval of the proposed cul-de-sac bulb and associated variances from the maximum length of a dead-end street and requirement to build sidewalk on the cul-de-sac; recommended denial of the requested sidewalk variance along the site's Old Plank Road frontage; and recommended



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modification of the PUD plan to reduce the proposed 20-foot emergency access drive to an 8-foot wide pedway with a payment of the difference in cost that would be applied toward future construction of off-site sidewalks along Old Plank Road. The applicant has submitted a revised development plan which reflects the Commission's recommendations.

Commission discussion on this request centered on various concepts for diverting the cost associated with extending Stonehaven Road to other public projects within The Highlands neighborhood. A representative from The Highlands advocated a storm water improvement project to mitigate a longstanding yard flooding problem in another part of the neighborhood. Staff suggested sidewalks along Old Plank Road to help provide access between the neighborhood and a future city neighborhood park adjacent to the subject site.

The amended PUD development plan (revised 12/15/16), Planning and Zoning Commission staff report, locator maps, proposed development plan (dated 9/12/16), letters from the applicant's consultant, 1987 PUD plan, 1991 final plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
7-20-2009	Approved a revision to The Highlands Phase 8 PUD Plan (Ord. #020334 - EXPIRED)
9-8-1987	Approved The Highlands – Phase 8 PUD Plan (Ord. #

Suggested Council Action

Approve The Highlands Phase 8 – Revised PUD Plan subject to the Commission's above-referenced conditions.