

The proposed development, Spring Hill at Forest Ridge, is located south of Kenosha Street, about one half mile west of Oak Grove Road for 102 single-family lots on 31.82 acres. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.32-acre park for the common use of the neighborhoods. This park will be maintained by the Forest Ridge Homeowner's Association and will not be platted.

Kenosha Street right-of-way and utility easements along the north frontage of Wellstone Park will be dedicated with the Spring Hill at Forest Ridge plat. A five-foot wide sidewalk will be constructed in accordance with the Subdivision Regulations along the platted area on the south side of Kenosha Street and along the north frontage of Wellstone Park at the time of construction of Spring Hill at Forest Ridge. This minor amendment to the PUD will only affect the proposed Spring Hill at Forest Ridge subdivision. Future developments will be evaluated as needed.

PUD 66, which encompassed 660 acres, was approved by the City Council on August 2, 1988. Since the approval of PUD 66, there have been three major amendments and three minor amendments to the PUD.

The property is designated as Level 2 in the Comprehensive Plan. The changes in side yard building line setbacks as presented above and in PUD 66G are considered to be in compliance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 66G Design Statement and Conceptual Site plan
PUD 66 Information

Recommendation:

Staff recommends that PUD 66G be approved, subject to the property being platted.

Reviewed and Approved By: Michael W. Skates

MWS:ALY