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MAY 31 2016

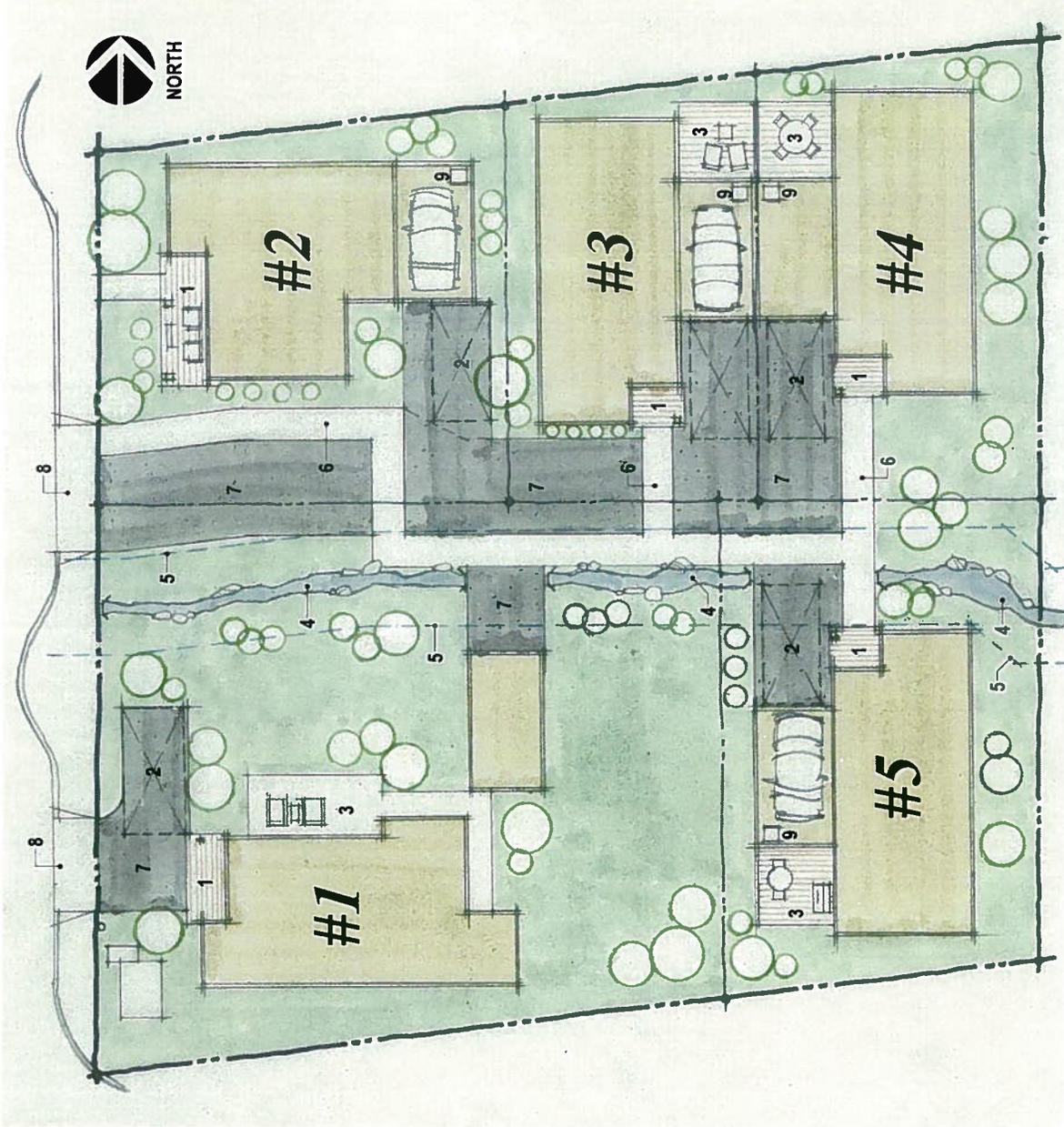
GARDEN CITY  
DEVELOPMENT SERVICES

NEILL :: CONN  
planned unit  
development  
1/16"=1'-0" 05-23-16

**SITE**

**NOTES:**

- 1. ENTRY PORCH
- 2. ADDITIONAL PARKING
- 3. PRIVATE DECK
- 4. IRRIGATION DITCH
- 5. 15' IRRIGATION EASEMENT
- 6. CONCRETE WALK
- 7. ASPHALT DRIVE
- 8. EXISTING ACCESS
- 9. TRASH HOPPER



210 South  
Cedar Street  
P.O. Box 1740  
Garden City, MO 64456  
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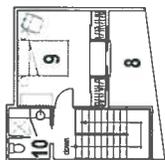
GARDEN CITY  
DEVELOPMENT SERVICES

NEILL :: CONN  
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1/16"=1'-0" 05-23-16

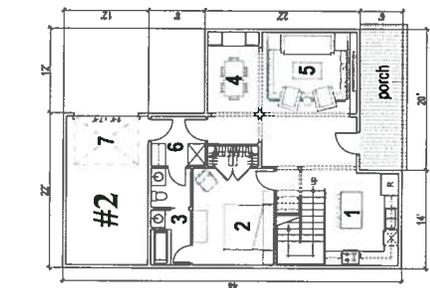
**COTTAGES**

**NOTES:**

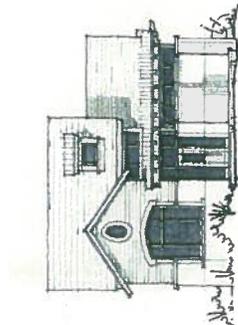
- 1. KITCHEN
- 2. MASTER BEDROOM
- 3. MASTER BATHROOM
- 4. DINING
- 5. LIVING ROOM
- 6. LAUNDRY
- 7. GARAGE
- 8. OPEN TO BELOW
- 9. BEDROOM
- 10. BATHROOM



second floor

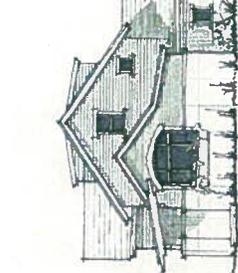


first floor



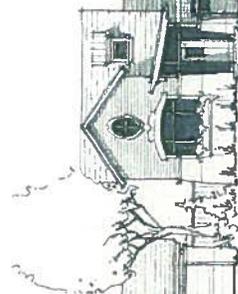
#2

west

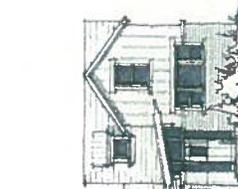


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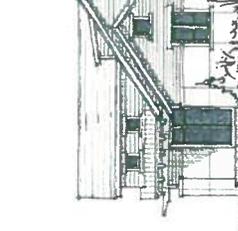
south



#3



#4



#5

west



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GARDEN CITY  
DEVELOPMENT SERVICES

**NEILL :: CONN**  
*planned unit  
development*  
1/16"=1'-0" 05-23-16  
**SITE**  
(DIMENSIONS AND AREA CALCULATION)



NEILL :: CONN  
ARCHITECTS  
212 W. 10th St.  
Des Moines, IA 50319  
515.281.1111  
www.neillconn.com



## Neill :: Conn PUD

### Staff Memo Response

04-04-16

#### **Analysis:**

Staff has completed a preliminary review of the proposed use and plans. The following are items for discussion and while some of them do not relate directly to the Committee's purview, they may present challenges for implementing ordinances pertaining to design review:

- The access road on the preliminary plans does not meet the code requirement of 20 feet in width. 8-5A-5D and 8-4E-4

#### **Adjusted Site Plan**

- Planned unit development provisions require ten feet between detached residential structures. 8-6B-7

#### **Adjusted Site Plan**

- Parking requirements for single family residential are two spaces per dwelling unit, one in an enclosed garage. One of the front units does not appear to have a garage. 8-4D-5

#### **Adjusted Site Plan to show additional space and added garage and space for house #1**

- Minimum size for a Planned Unit development is 14,500 square feet. Site is approximately 22,000 square feet. 8-6B-7

#### **OK**

- How would trash service be handled? 8-4A-5

#### **Individual hoppers in garages**

- At least 10% of a new Planned Unit development is required to be common open space. 8-4L-4

#### **Demonstrated compliance on dimensioned plan per code provision below:**

#### **8-4L-4 OPEN SPACE STANDARDS FOR SINGLE-FAMILY, TOWNHOUSE, AND TWO-FAMILY DUPLEX DEVELOPMENTS:**

1. Any open space, not less than four hundred (400) square feet in area, and with a minimum length and width dimension of twenty feet (20') that is active or passive in its intended use, and accessible by all residents of the development, including, but not limited to:

- a. Open grassy area of at least forty feet by ten feet (40' x 10') in area;

209 E 35<sup>th</sup> St. Garden City, ID 83714 p. 208.631.6283  
1203 Sheridan Ave. P.O. Box 1001 Cody, WY 82414 p. 307.272.4006



b. Community garden;

c. Ponds or water features;

d. Plaza.

5. Pedestrian pathways of at least five feet (5') in width and eighty feet (80') in length along canals, watercourses or similar channels; or through the middle of long blocks. Required sidewalks adjacent to public right of way do not qualify as common open space.

• Private open space requirements for PUD are 80 square feet per unit. Project appears to be compliant in porches and patios. 8-4L-5

**120 Sq Ft each for houses #s 2-6 and approximately 360 sq ft for house #1**

• The two vehicle access points shown on East 36th are existing.

**OK**

• The plans show daylighting the canal in compliance with 8-4A-8

**OK**

• The four rear dwelling units would front on the common drive, are these clearly identifiable front doors per code? 8-4B

**YES**

