

**PUD &
SUBDIVISION STAFF REPORT****Date: January 8, 2004****APPLICANT**

Nick Catranis & Louis Ladas

SUBDIVISION NAME

Hellinic Subdivision

LOCATION3766 Airport Boulevard
(North side of Airport Boulevard, 125'± East of
Lley Avenue)**PRESENT ZONING**

B-3, Community Business

AREA OF PROPERTY

1.4± Acres

1 Lot

CONTEMPLATED USEShared access and shared parking between building
sites.**TIME SCHEDULE**

Immediate

ENGINEERING**COMMENTS**Must comply with all stormwater and flood control
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING****COMMENTS**Driveway number, sizes, location and design to be
approved by Traffic Engineering and conform to AASHTO standards.**URBAN FORESTRY****COMMENTS**Property to be developed in compliance with state
and local laws that pertain to tree preservation and protection on both city and private
properties (City Code Chapters 57 and 64 and State Act 61-929). Urban Forestry would
like to request that this site be brought into compliance with landscape and tree
requirements to be coordinated with Urban Forestry.**REMARKS**The applicant is proposing demolition of an existing
freestanding structure and construction of an addition to an existing strip retail
development.

The site currently exists as a separate metes and bounds parcel. Therefore, subdivision
approval is required to establish the site as a legal lot of record and PUD approval is
required to allow shared access and parking with the existing strip retail center.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In this instance, only the lot on which construction is proposed is shown because there are to be no changes to the other properties involved. The internal circulation between properties will not be affected because, as shown on the plan, the existing aisles and drives are to remain unchanged.

It has been the policy of the Commission to require some level of compliance with landscaping and tree planting requirements when considering applications for PUD approval. Given the existing development, full compliance would not be practical. It appears that there may be room for only one frontage tree on site

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) the site be brought in to compliance with the landscaping and tree planting requirements of the Zoning Ordinance to the greatest degree practicable, to be coordinated with Urban Forestry; and 2) full compliance with all municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the required 25' setback line be illustrated on the final plat; and 2) placement of a note on the final plat stating that curb cuts to be approved by the Traffic Engineering Department.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE January 8, 2004

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REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



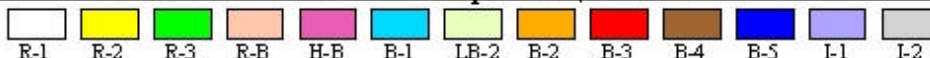
Single-family residential units are located to the west and north of the site. An apartment complex is located to the west of the site. Commercial sites are located to the south and east of the site.

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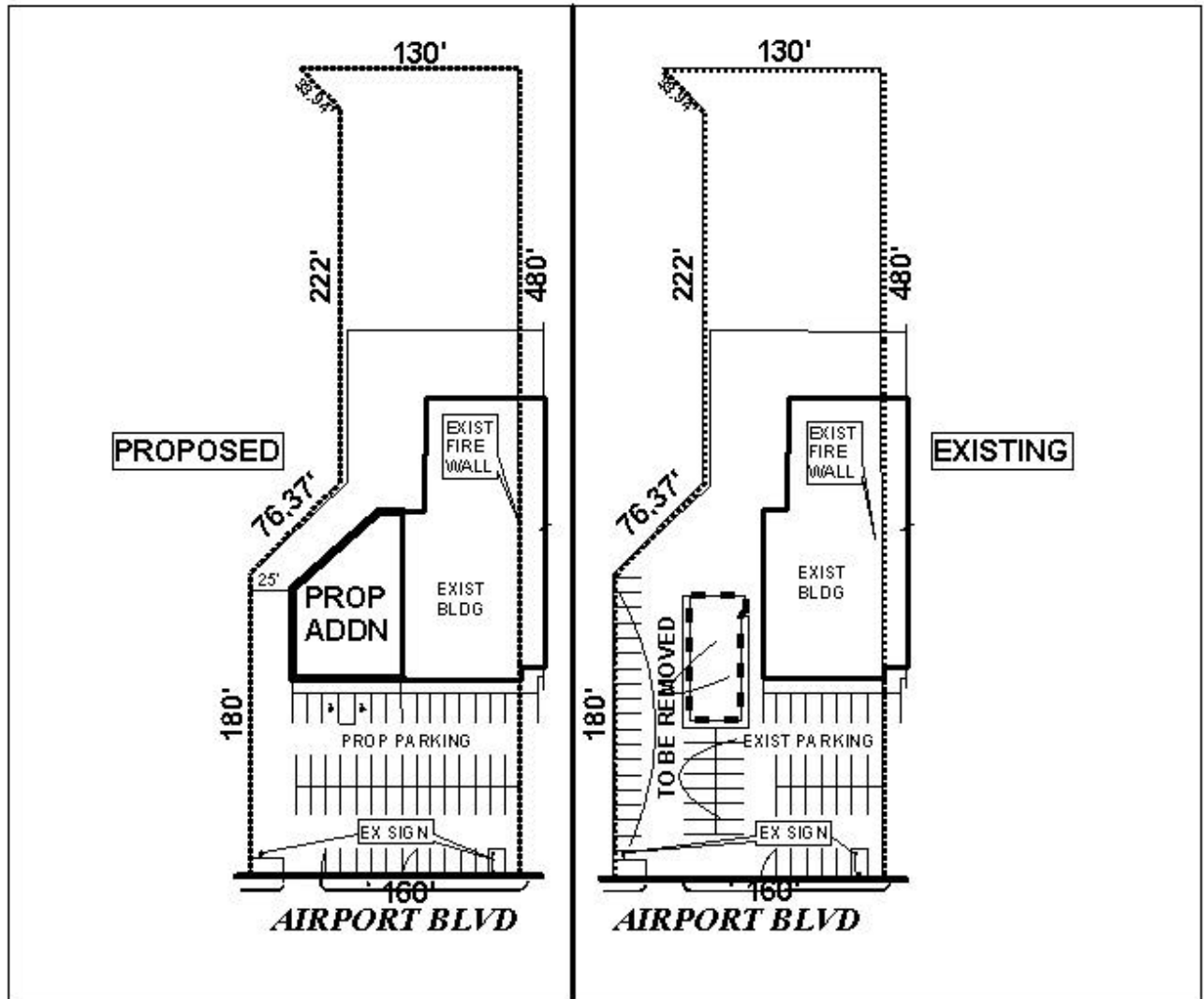
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LEGEND



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SITE PLAN



The site plan illustrates the existing buildings, parking, signs, and structures to be removed, along with the proposed parking and building addition.

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