

**PLANNED UNIT DEVELOPMENT &
SIDEWALK WAIVER STAFF REPORT****Date: December 1, 2005****DEVELOPMENT NAME**

McCrary Automotive Subdivision

LOCATION1445 East I-65 Service Road South
(East side of East I-65 Service Road South, 600'±
South of Pleasant Valley Road)**CITY COUNCIL****DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

6.3± acres

CONTEMPLATED USEShared parking and access for multiple buildings
(auto sales and service) on two building sites.**TIME SCHEDULE****FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Recommend sidewalk waiver. The sidewalk cannot be constructed to COM standards without significant earthwork and stormwater drainage improvements. 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 (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

REMARKS

The applicant is requesting approval for a Planned Unit Development, to allow shared access and parking between two building sites, and for a waiver of the sidewalk requirements along the East I-65 Service Road South frontage.

The site fronts the East service road for I-65 South, which has a 300-foot right-of-way, and Grayson Drive, which has a 50-foot right-of-way that is not in use.

The site recently received Subdivision approval to create two lots of record from the site; these lots have not yet been recorded in probate, which will be required before any permits are issued. The site is presently developed with shared parking and access; however, as building additions and parking improvements are proposed, Planned Unit Development approval is required.

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.

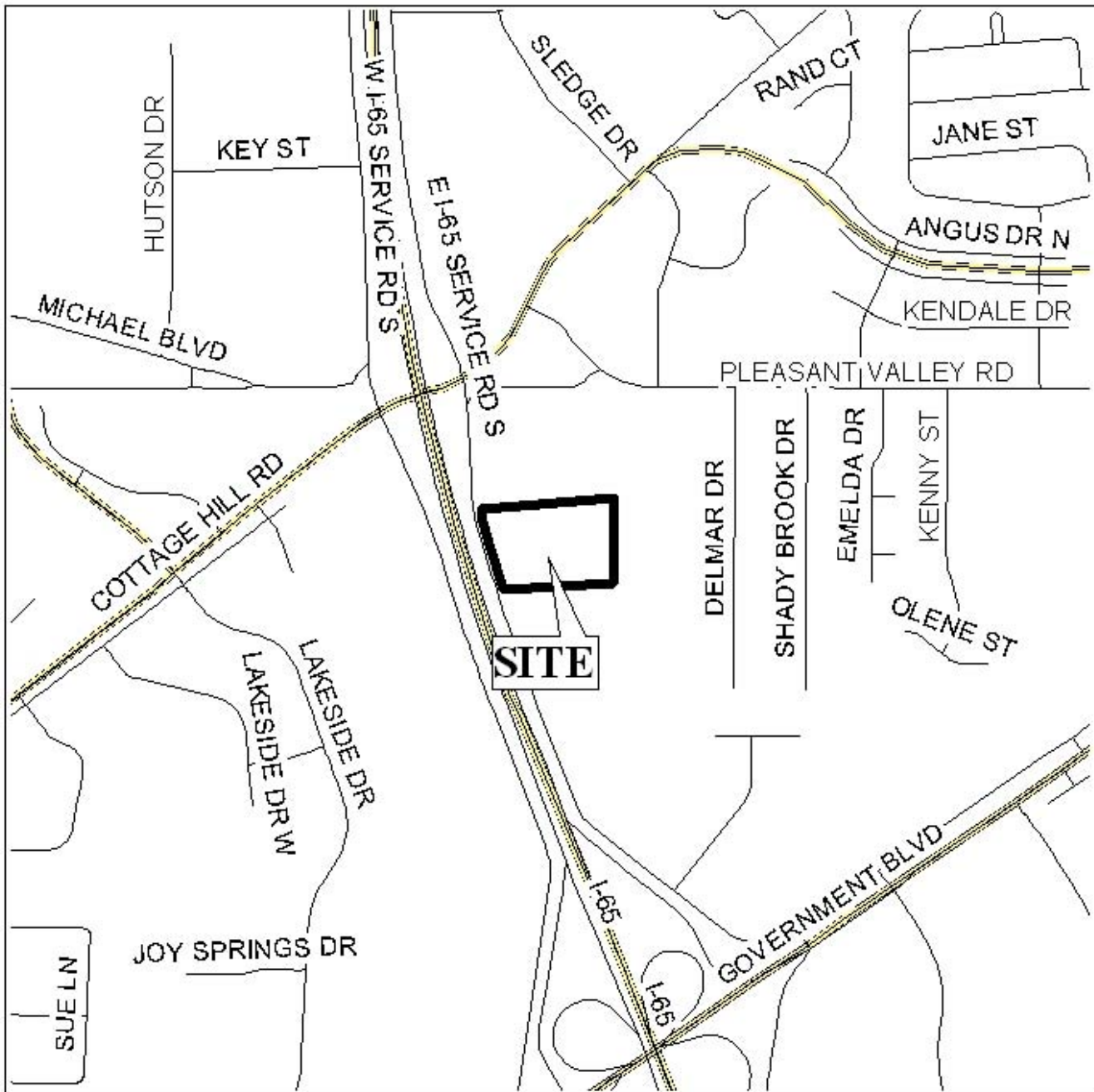
The site plan illustrates parking spaces in excess of the minimum requirements for the buildings shown, and the circulation plan appears to meet the requirements of the Zoning Ordinance.

Regarding the Sidewalk Waiver request, the applicant states that a steeply sloping runoff ditch between the property line and the service road shoulder would prohibit construction of a sidewalk to city standards. This statement is supported by the cross-section provided, and City Engineering has recommended the waiver.

RECOMMENDATION *Planned Unit Development* Based on the preceding, this application is recommended for approval, subject to the following conditions: 1) the completion of the subdivision process prior to the issuance of any permits; 2) full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances.

Sidewalk Waiver Based on the preceding, this application is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 3 & 4 DATE December 1, 2005

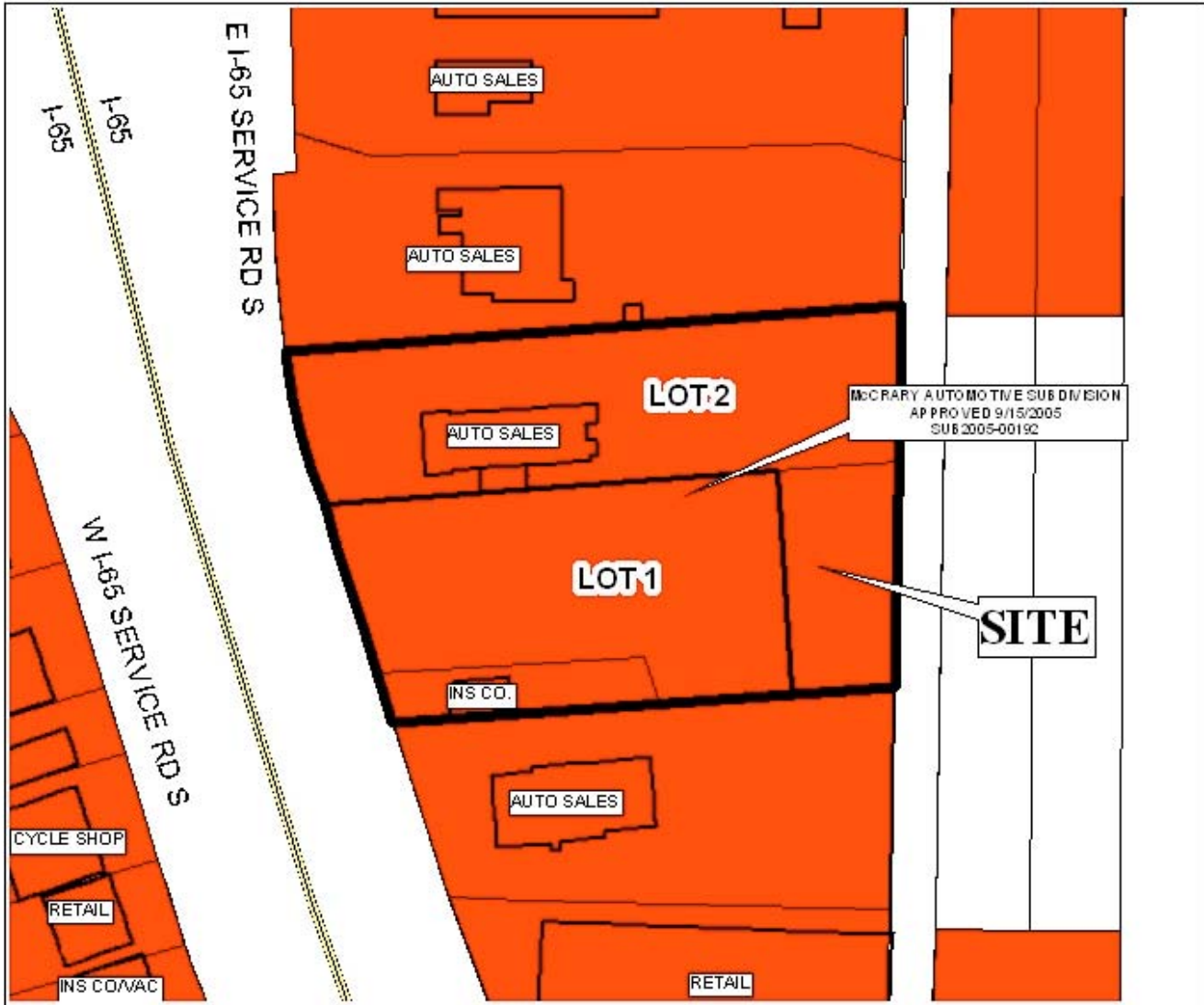
APPLICANT McCrary Automotive Subdivision

REQUEST Planned Unit Development and Sidewalk Waiver

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of commercial land use.

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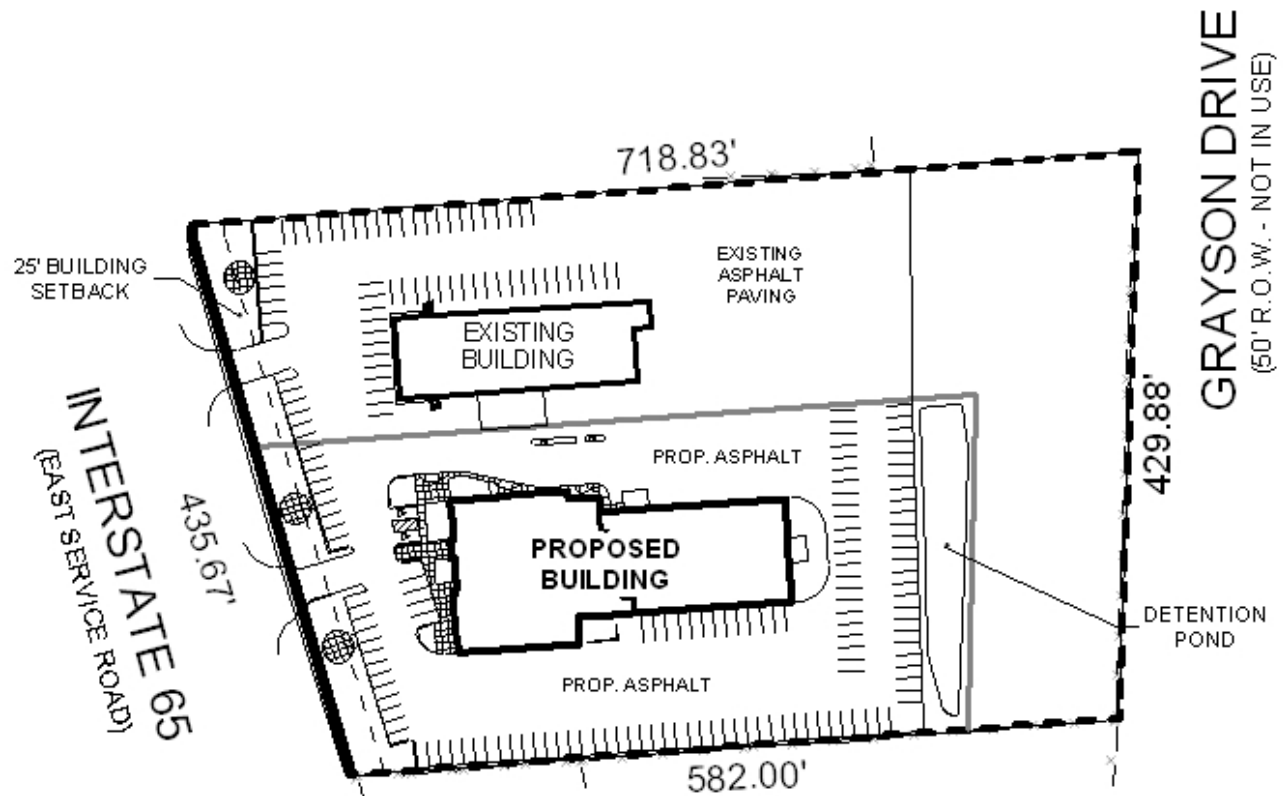
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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SITE PLAN



The site is located on the East side of East I-65 Service Road South, 600' South of Pleasant Valley Road. The plan illustrates the proposed development.

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