

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: January 5, 2005**

**DEVELOPMENT NAME** Offshore Inland Subdivision

**SUBDIVISION NAME** Offshore Inland Subdivision

**LOCATION** 3521 Brookdale Drive South  
(South side of Brookdale Drive South at Brookdale Drive West)

**CITY COUNCIL DISTRICT** District 1

**PRESENT ZONING** I-1, Light Industry

**AREA OF PROPERTY** 3.7± acres

**CONTEMPLATED USE** Shared access between two building sites.

**TIME SCHEDULE FOR DEVELOPMENT** 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 (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 Subdivision approval, to create two lots of record from four existing lots of record; and Planned Unit Development approval, to allow shared access between the two proposed lots.

The plat illustrates the proposed 3.7± acre, 2-lot subdivision which is located at 3521 Brookdale Drive South (on the South side of Brookdale Drive South at Brookdale Drive West) and is in Council District 1. The site is served by public water and sanitary sewer.

The site fronts Brookdale Drive South, with a 50-foot right-of-way. The plat meets the minimum requirements of the Subdivision Regulations.

Regarding the PUD request, the applicant proposes a 24-foot wide shared driveway between the lots, in addition to an individual drive for each lot. While typically lots are limited to one curb cut each, in this case there would be a net reduction in curb cuts, as the site is presently four lots.

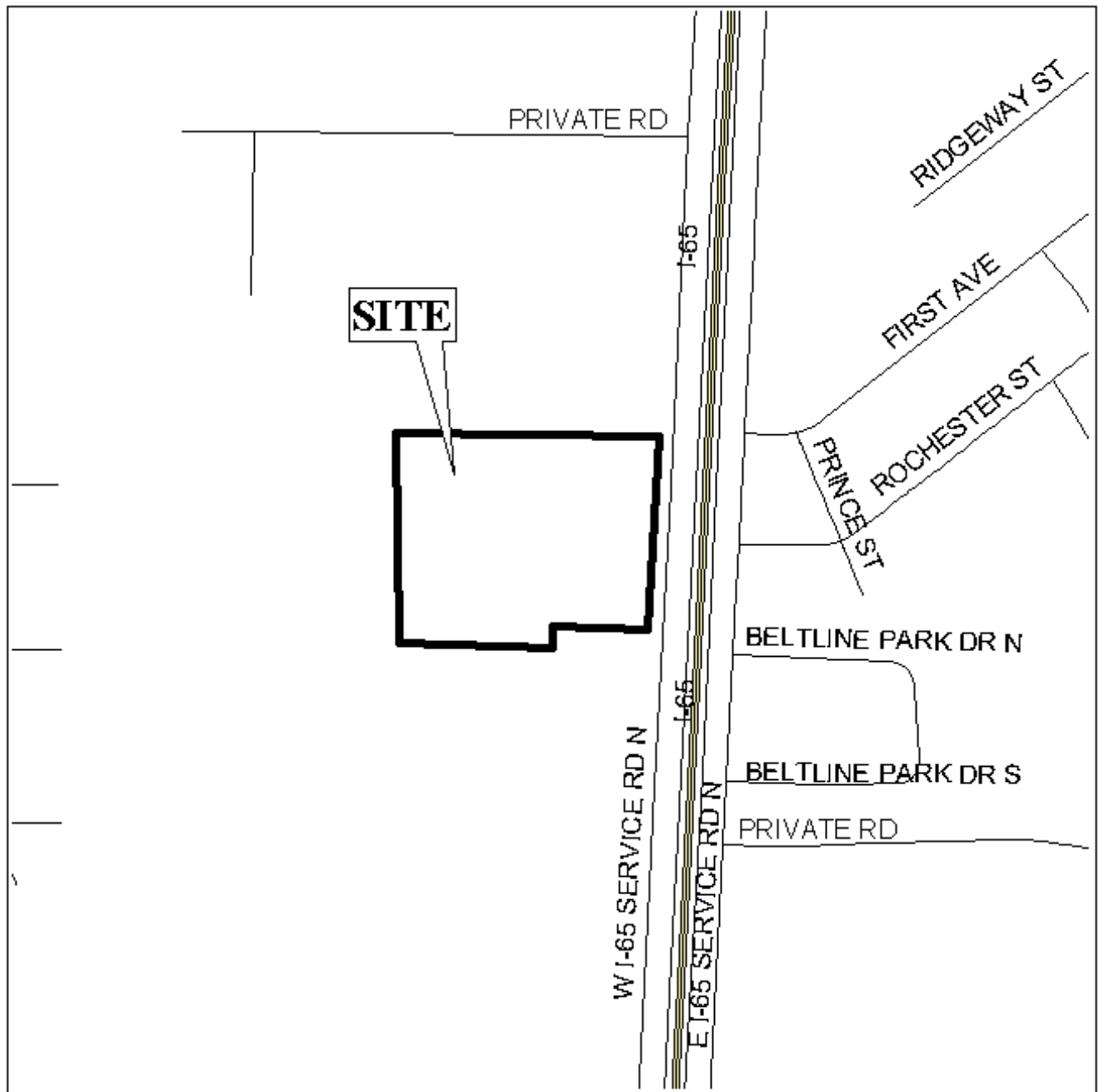
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural 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 both existing and proposed crushed limestone drives and circulation areas, which are not allowed in I-1 districts; the southerly driveway also appears to cross the lot line onto the property to the South. Furthermore, the area shown on the site plan as existing conditions does not correspond with conditions shown in aerial photographs of the site. For these reasons, the applicant should submit revised drawings indicating what exactly is proposed (not existing) for the entire site, and conforming to paving requirements for parking and circulation areas in I-1 districts.

**RECOMMENDATION**      *Subdivision*      Based on the preceding, the application is recommended for holdover to the January 19<sup>th</sup> meeting, to correspond with the PUD hearing.

*Planned Unit Development*      Based on the preceding, the application is recommended for Holdover to the January 19<sup>th</sup> meeting, to allow the applicant to submit revised drawings illustrating proposed conditions for the entire site, including paving materials compliant with the requirements for parking and circulation in an I-1 district. Revised materials should be received by January 9<sup>th</sup> for consideration.

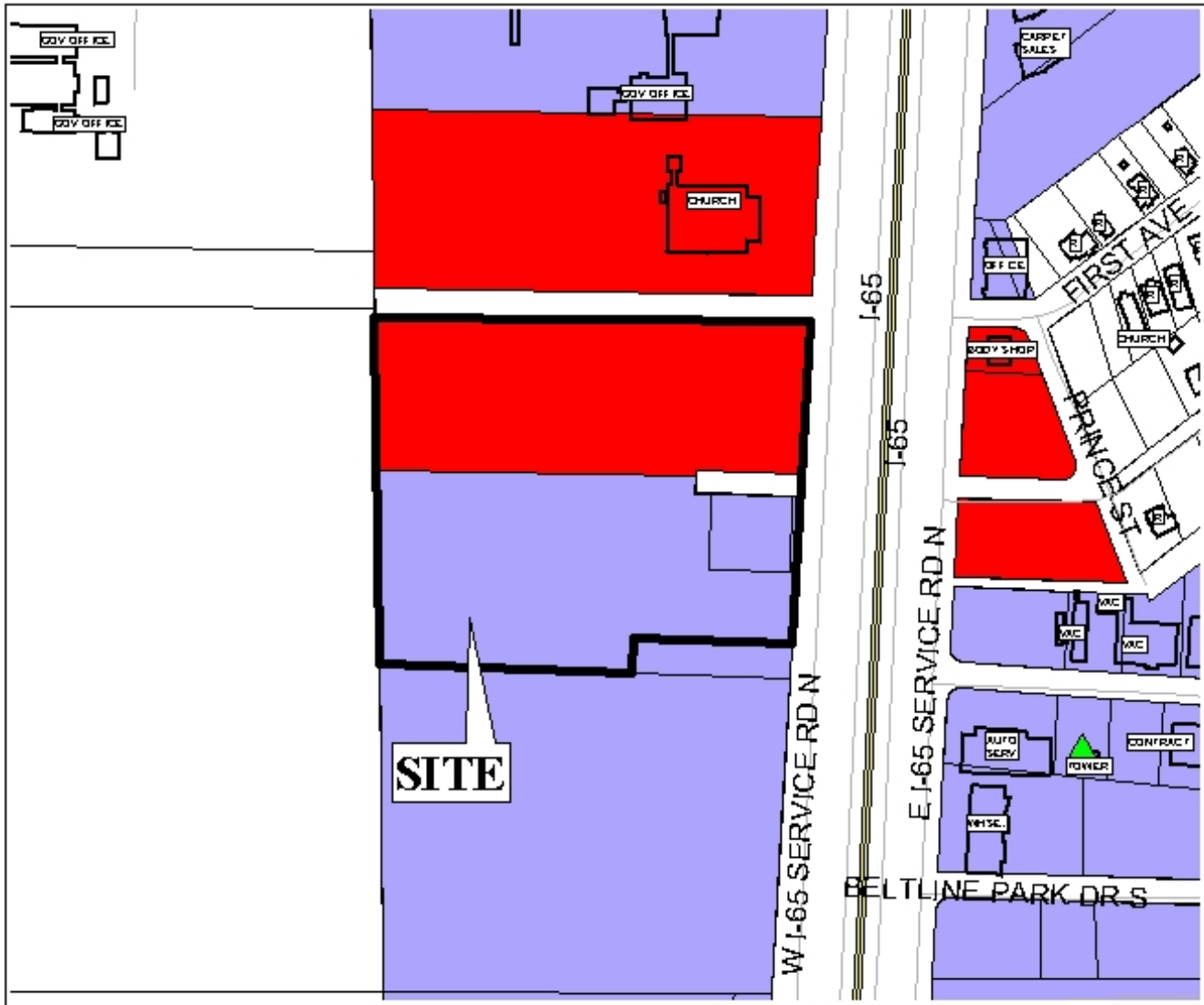
## LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE January 5, 2006  
APPLICANT Nazaree Full Gospel Church (Gregory E. Holmes, Agent)  
REQUEST Rezoning from I-1 to B-3, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and East of the site are miscellaneous businesses and church; to the South and West are vacant properties.

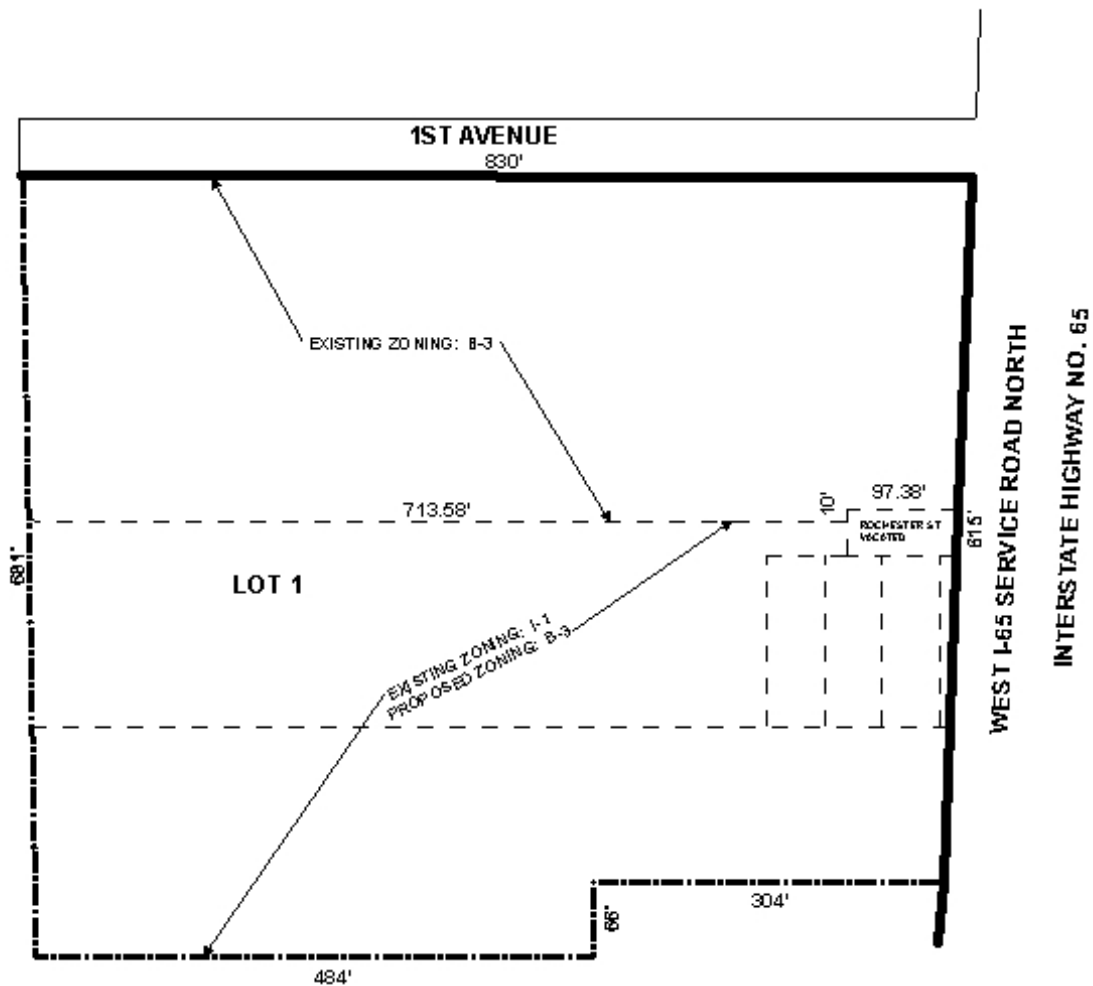
APPLICATION NUMBER 1 & 2 DATE January 5, 2006  
 APPLICANT Nazaree Full Gospel Church (Gregory E. Holmes, Agent)  
 REQUEST Rezoning from I-1 to B-3, Subdivision

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



# SITE PLAN



The site is located on the West side of West I-65 Service Road North, 290' South of First Avenue. The plan illustrates the proposed rezoning and subdivision.

APPLICATION NUMBER 1 & 2 DATE January 5, 2006  
APPLICANT Nazaree Full Gospel Church (Gregory E. Holmes, Agent)  
REQUEST Rezoning, Subdivision



NTS