

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: January 22, 2004

DEVELOPMENT NAME Credit America Used Car Sales Subdivision,
Revised

SUBDIVISION NAME Credit America Used Car Sales Subdivision,
Revised

LOCATION Northeast corner of Spring Hill Avenue and Union
Avenue

PRESENT ZONING B-3, Community Business

AREA OF PROPERTY .4± Acres 1 lot

CONTEMPLATED USE Shared parking and access between two 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).

REMARKS The applicant is requesting Planned Unit
Development approval to allow shared access between two building sites and subdivision
approval to allow a second curb cut to Union Avenue. The previous approval granted by
the Planning Commission limited the site to one curb cut to Union Avenue.

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.

Prior to the demolition of an existing building at the northwest corner of Springhill Avenue and Union Avenue, the two sites had cross access. A new building for the northwest corner is proposed, and the PUD application would allow shared access between the two sites. As illustrated on the site plan, this access would be via the parking lot to the North. The site plan does not illustrate all of the easternmost lot; however, with the exception of a pecan tree and the existing building, the entire site to the east is asphalt.

The existing developed property (to the east) has parking in front of the building that backs into Springhill Avenue. Backing into major street traffic poses a hazard, thus these parking spaces should be removed and the area landscaped. The remainder of the parking is angled along the west side of the building with a 12.5-foot wide, one-way, aisle to access the parking lot to the rear. Because there is inadequate room for two-way traffic, the connection between the two lots is critical. However, the parking lot for the existing development is not striped and cars park somewhat randomly, thus all parking spaces on the eastern lot should be striped.

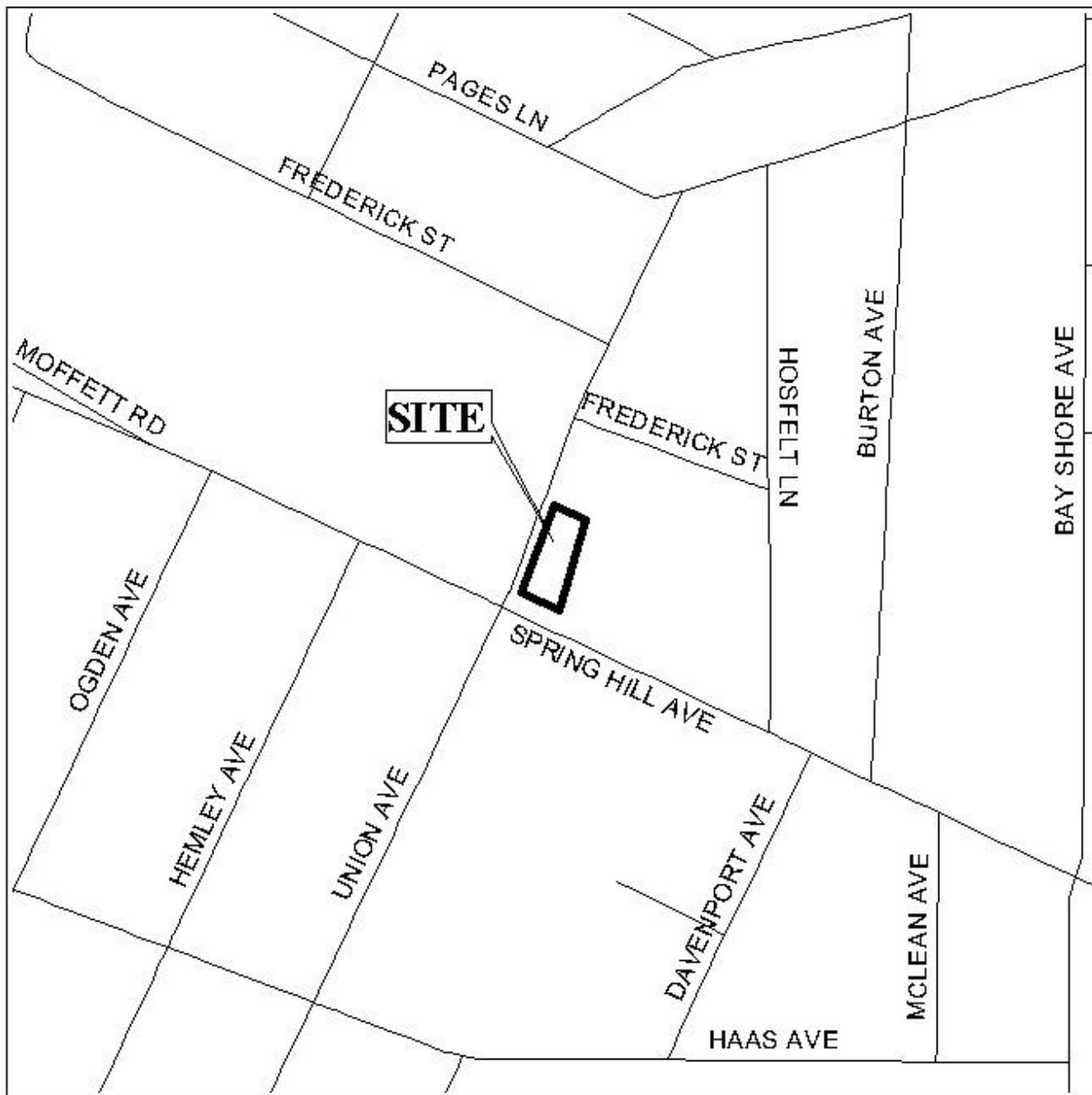
The corner lot will consist of new development and therefore full compliance with all municipal codes and ordinances, including landscaping and tree plantings would be required.

The site received Tentative Approval as a one-lot subdivision in October 2003 and a condition of approval limited the site to one curb cut to Union Avenue. Based upon the attached site plan, the applicant is requesting a second curb cut to Union Avenue.

RECOMMENDATION **Planned Unit Development Approval:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the parking spaces (on the eastern site) that back into Springhill Avenue be removed, and the area landscaped; 2) the striping of the parking areas; 3) full compliance with the landscaping and tree planting requirements for the newly developed site located at the Northeast corner of Springhill Avenue and Union Avenue; and 4) 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 condition: 1) placement of a note on the final plat stating that the location, number and design of all curb cuts shall be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 04, 5 DATE January 22, 2004
APPLICANT Credit America Used Car Sales Subdivision, Revised
REQUEST Planned Unit Development, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



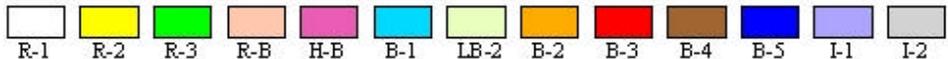
The site is surrounded by miscellaneous retail and restaurants.

APPLICATION NUMBER 04, 5 DATE January 22, 2004

APPLICANT Credit America Used Car Sales Subdivision, Revised

REQUEST Planned Unit Development, Subdivision

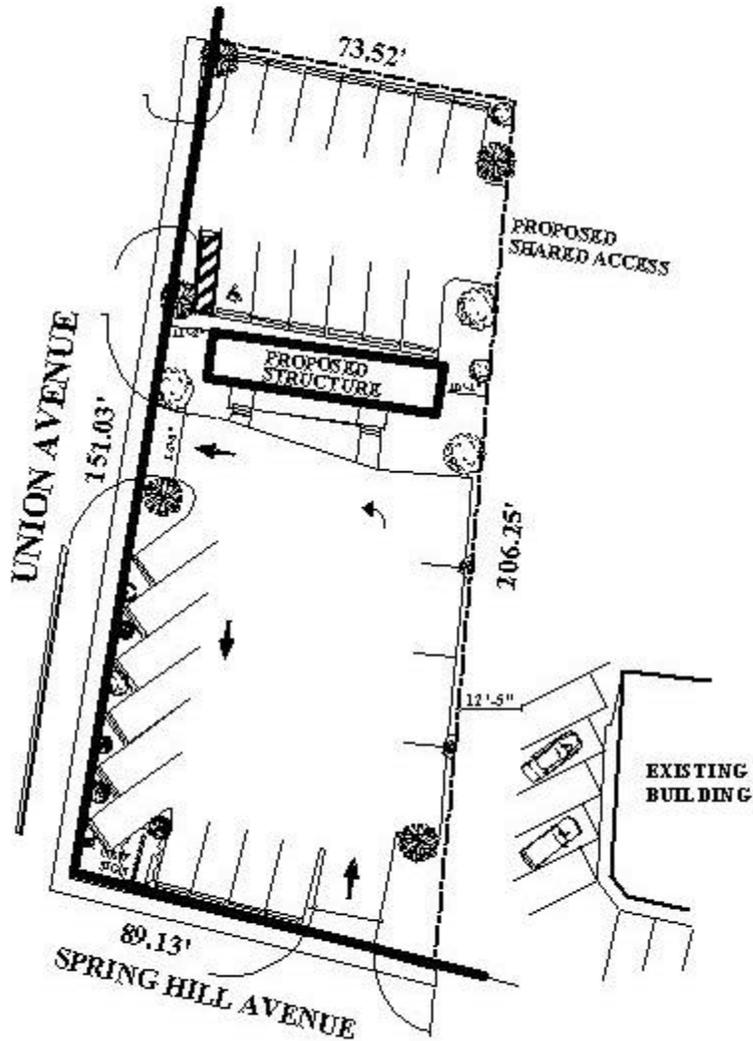
LEGEND



NTS



SITE PLAN



The site is located on the Northeast corner of Spring Hill Avenue and Union Avenue. The plan illustrates the proposed prefabricated structure and parking.

APPLICATION NUMBER 4 & 5 DATE January 22, 2004

APPLICANT Credit America Used Car Sales Subdivision, Revised

USE/REQUEST Planned Unit Development, Subdivision

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