

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: December 16, 2004

<u>DEVELOPMENT NAME</u>	Lee Olander
<u>LOCATION</u>	3765 Moffett Road (West side of Moffett Road, 325'≡ North of Kendrick Drive)
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	B-3, Community Business
<u>AREA OF PROPERTY</u>	6.2 acres
<u>CONTEMPLATED USE</u>	Shared parking and access between two lots
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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). Tree removal permit has been issued to remove the 60" Red Oak due to damaged branches from Hurricane Ivan, large amounts of slime flux around the base, and cankers in the remaining large branches. Full compliance with landscaping and tree planting requirements of the Zoning Ordinance to be coordinated with Urban Forestry.
<u>REMARKS</u>	The applicant is requesting Planned Unit Development approval to have shared access between two 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

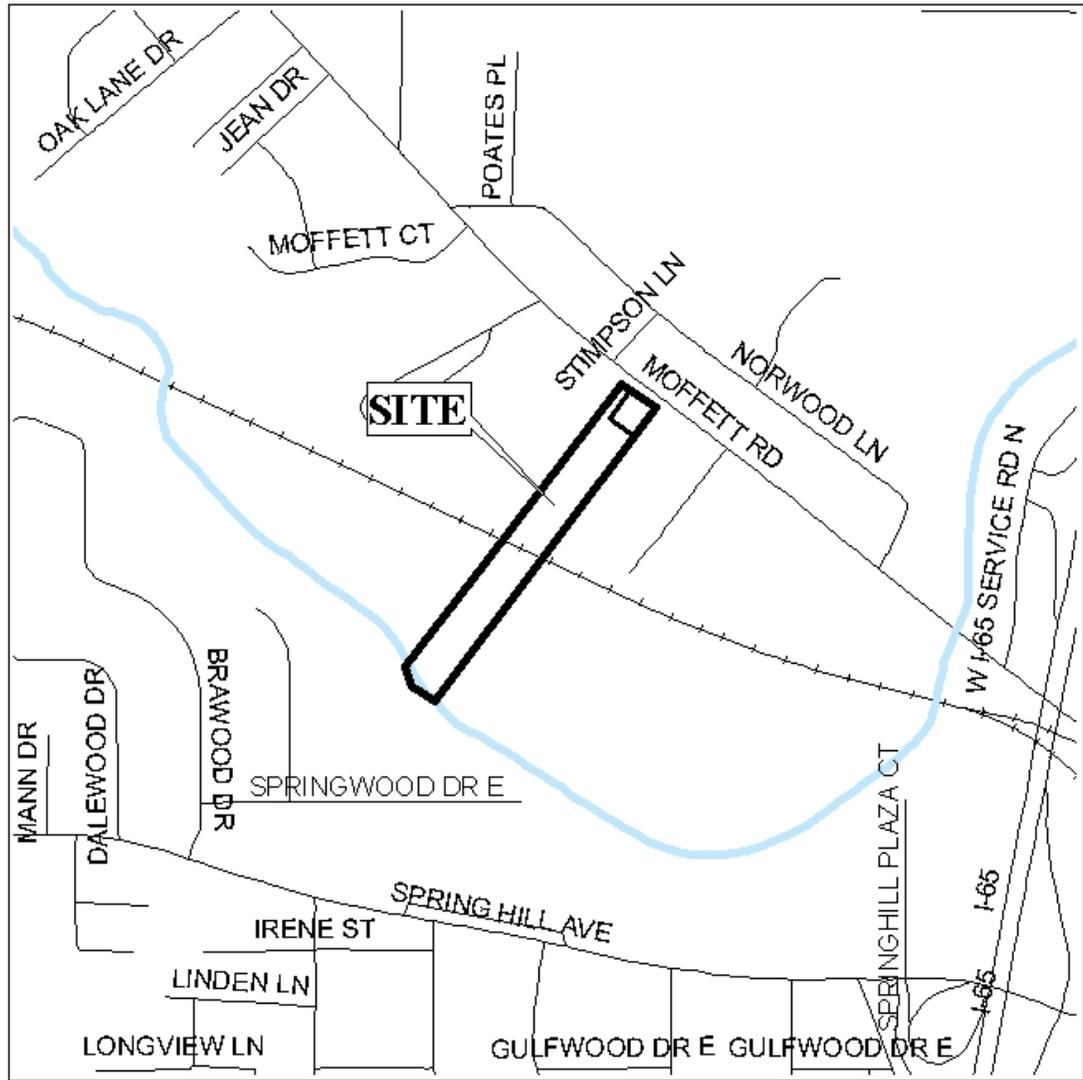
review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

Prior approvals granted to the site required the preservation of the existing 60” red oak—removal only to be permitted in cases of impending danger or disease. Recently, the Urban Forester issued a permit for the removal of the tree due to damage from Hurricane Ivan, as well as slim flux around the base of the trees and cankers in the remaining large branches.

As the site would consist of new development full compliance with the landscaping and tree planting requirements of the Ordinance is required. Additionally, it should be noted that the site has adequate parking for retail and office uses; however, as proposed, inadequate parking is provided for a food or beverage establishment.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) limited to office or retail use unless an new plan is submitted and approved illustrating the provision of adequate parking; and 3) full compliance with all municipal codes and ordinances.

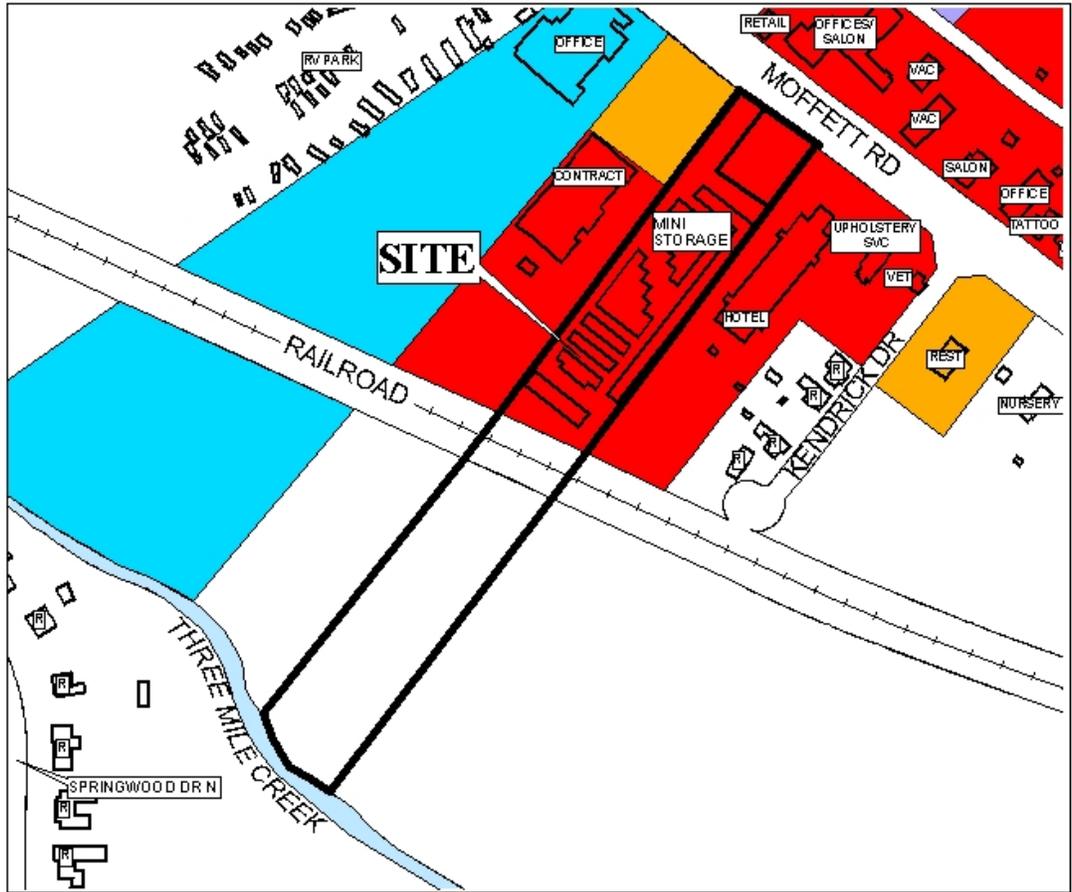
LOCATOR MAP



APPLICATION NUMBER 4 DATE December 16, 2004
APPLICANT Lee Olander
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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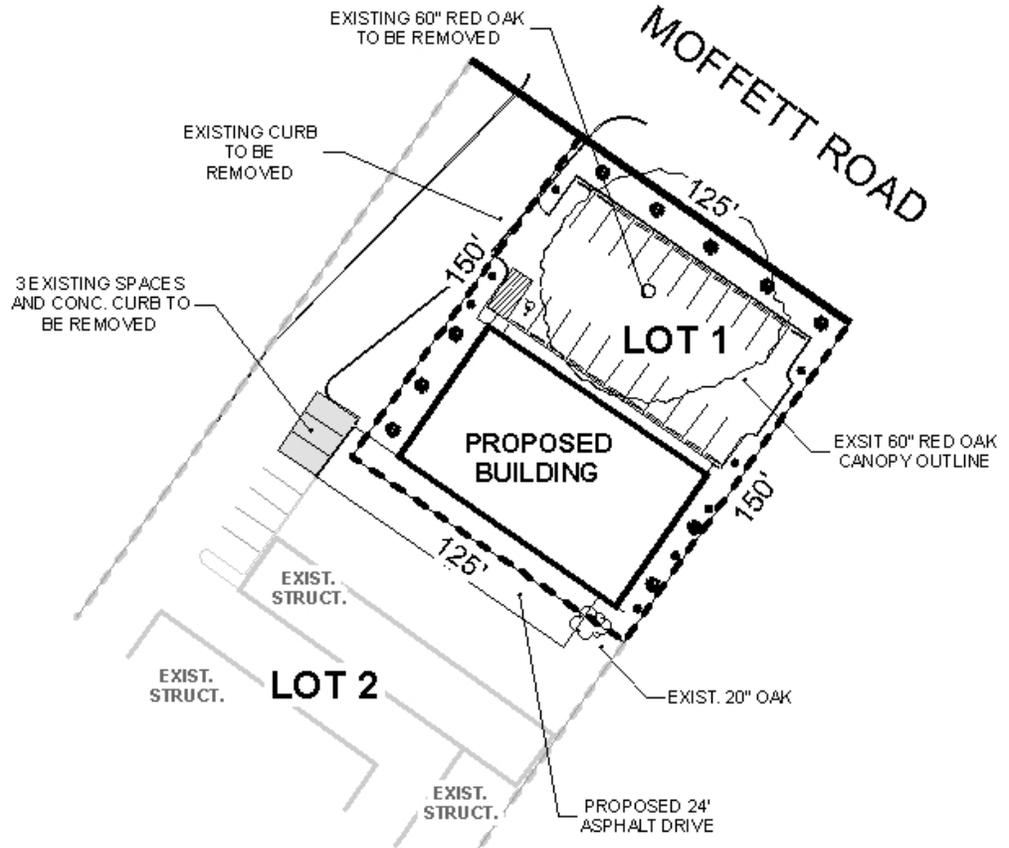
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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



The site is located on the West side of Moffett Road, 325' North of Kendrick Drive.
The plan illustrates the existing and proposed structures, parking, curbs and trees.

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NTS