

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: August 5, 2010****DEVELOPMENT NAME**

MYMS, Inc.

**LOCATION**2908 Springhill Avenue  
(Northeast corner of Springhill Avenue and Union Avenue)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lots / 0.33 Acres ±

**CONTEMPLATED USE**Planned Unit Development Approval to modify an existing  
Planned Unit Development approval allowing shared  
access between two building sites.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, 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).

**FIRE DEPARTMENT****COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development approval to modify an existing Planned Unit Development approval allowing shared access between two building sites.

This site is currently developed with a building that was constructed in 2009. The shared access at the site was originally approved by the Planning Commission on January 22, 2004, and modified by an Administrative PUD on June 23, 2009. Traffic congestion and perceived danger by customers at the site led the owner of the site to remove a bumper stop and allow patrons to drive across the landscaping area to access the rear parking lot, and thus Union Avenue, so as to be able to use the traffic signal to access Spring Hill 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. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site plan depicts the proposed one-way, 12-foot wide accessway along the western side of the building connecting the front and rear parking lots. Appropriate “one-way” and “do not enter” signage is also depicted. Directional arrows are not depicted, and appropriate directional arrows (a minimum of two) should be installed on the accessway. Additionally, a “stop” sign should be placed at the northern terminus of the accessway due to limited site distance because of the building. The site plan also depicts a 36-inch high handrail along the walkway along the west side of the building. This handrail would seem to be adequate to protect customers on the walkway.

The site plan depicts 6 (six) parking spaces at the front parking lot, however, one of the parking spaces (and the space’s bumper stop) encroaches into the accessway area. This parking space and bumper stop should be removed so as not to impede entry to the accessway. This would leave the site with a total of 13 parking spaces, which is adequate under the Zoning Ordinance.

Both the front and total landscaping on the site will be reduced by the addition of the proposed accessway, however, the areas will remain of adequate size to meet the requirements of the Zoning Ordinance.

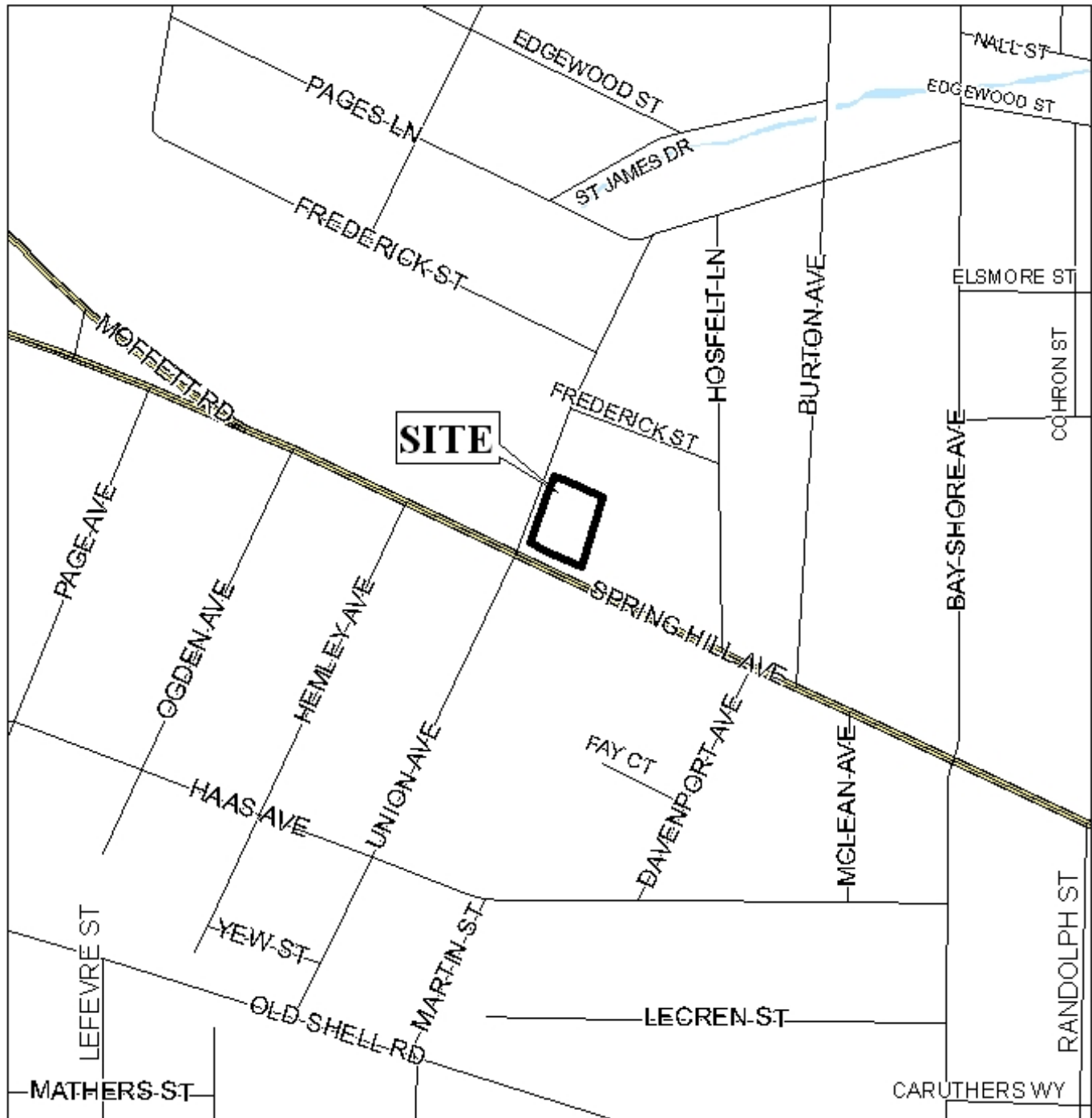
The site plan otherwise appears adequate to resolve the safety issues and the site circulation issues.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) revision of the site plan to remove the westernmost parking space and bumper stop to depict five parking spaces in the front parking lot facing Springhill Avenue;
- 2) revision of the site plan to depict at least two directional arrows on the accessway;
- 3) revision of the site plan to depict a “stop” sign at the northern terminus of the accessway;
- 4) compliance with Engineering comments: *“Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”* and
- 5) provision of two copies of the revised site plan incorporating the above changes to the Planning Section of the Urban Development Department prior to the issuance of any permits.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE August 5, 2010

APPLICANT MYMS, Inc.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a retail business to the east of the site, a convenience store to the south, retail to the west and a warehouse to the north.

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LEGEND 

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



## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



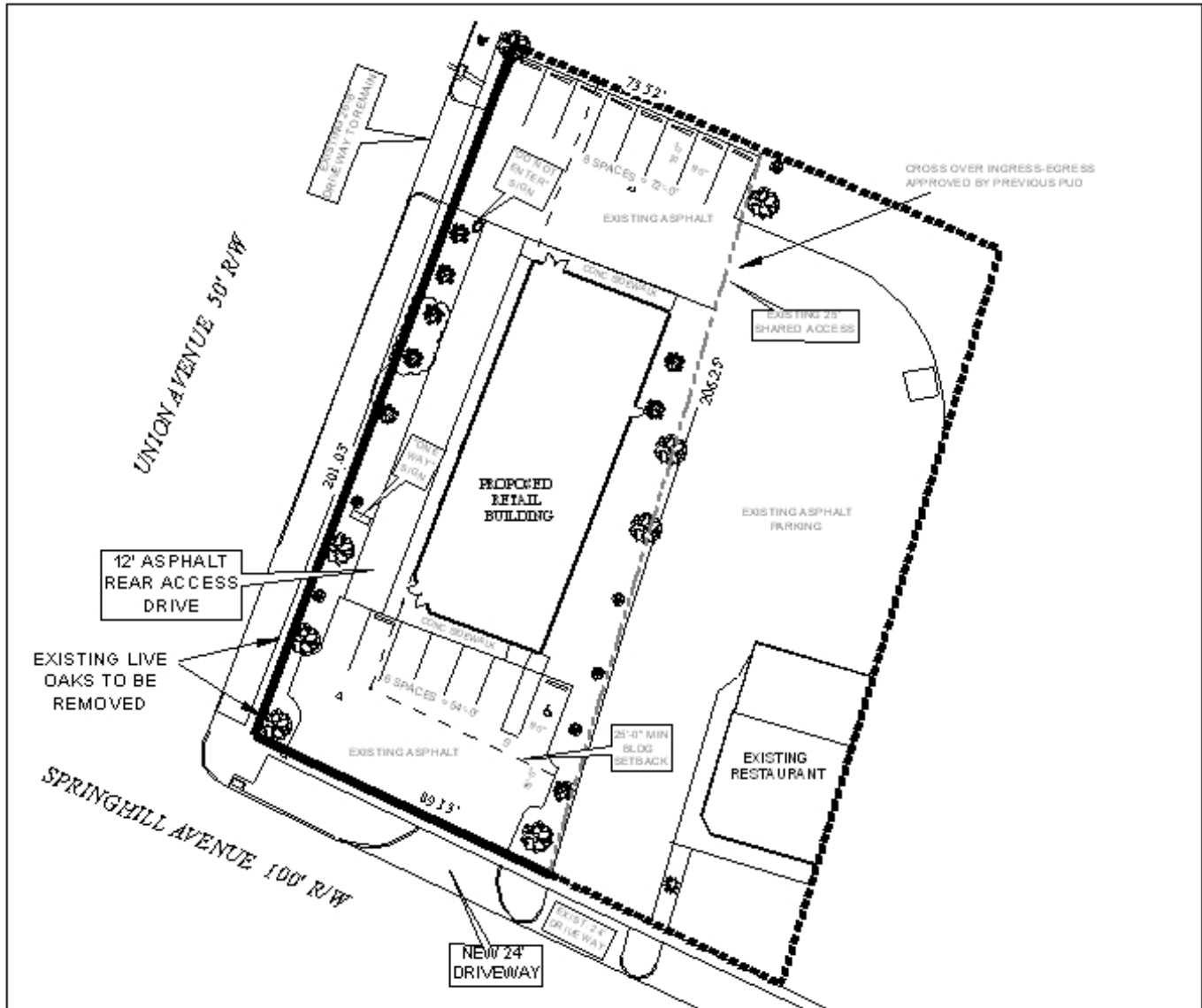
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# SITE PLAN



The site plan illustrates the existing parking and drives and the proposed access.

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