

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 18, 2004**

<u>DEVELOPMENT NAME</u>	Storage Partners, LLC
<u>LOCATION</u>	North side of Moffett Road, 200'± West of Gash Lane, extending to the West side of Gash Lane, 500'± North of Moffett Road
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	9.8± acres total
<u>CONTEMPLATED USE</u>	Multiple buildings on a single building site
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Upon approval
<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, size, 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).
<u>REMARKS</u>	The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site.

The Vicinity Map illustrates that a portion of the site is zoned R-1, Single-Family Residential. The Commission recommended rezoning to B-3 and Tentative Subdivision Approval to the overall lot at their October 7th meeting. One of the conditions of the rezoning was the submission and approval of a Planned Unit

Development application. This application would fulfill that requirement. Other conditions included:

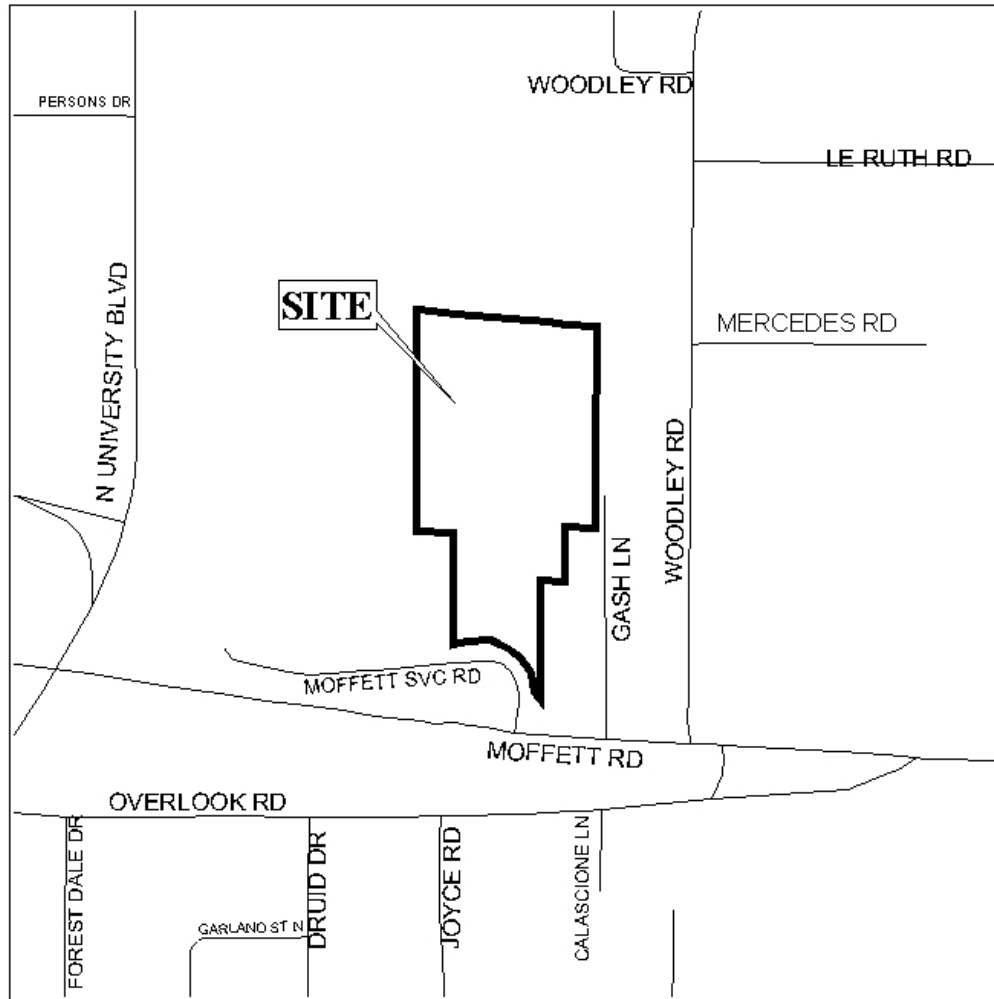
- 1) dedication of sufficient right-of-way to provide 25-feet from the centerline of Gash Lane;
- 2) denial of direct access to Gash Lane;
- 3) the provision of a 25' buffer strip along Gash Lane, as well as a 10' buffer strip, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane;
- 4) full compliance with the landscaping and tree planting requirements of the Ordinance;
- 5) full compliance with all municipal codes and ordinances

These conditions should also apply to this approval.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25-feet from the centerline of Gash Lane; 2) denial of direct access to Gash Lane; 3) the provision of a 25' buffer strip along Gash Lane, as well as a 10' buffer strip, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane; 4) full compliance with the landscaping and tree planting requirements of the Ordinance; and 5) full compliance with all municipal codes and ordinances;

LOCATOR MAP



APPLICATION NUMBER 6 DATE November 18, 2004

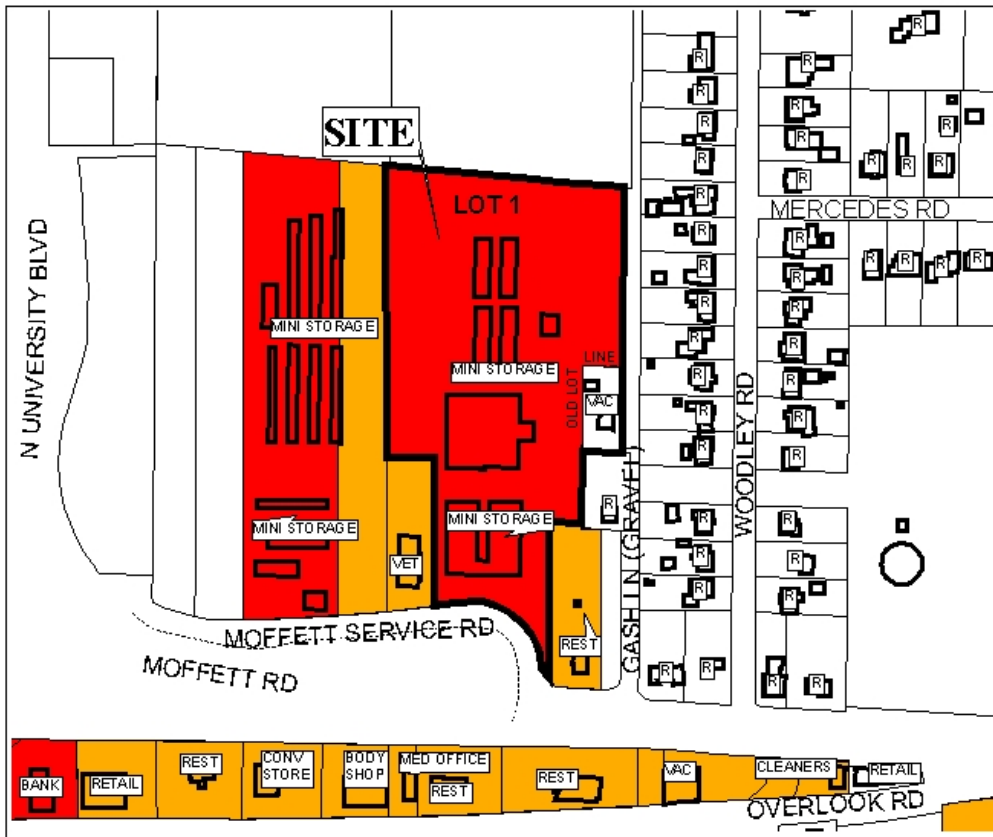
APPLICANT Revised Magnolia Self Storage Subdivision, Lot 1, and Storage Partners Subdivision, Lot 2, Resubdivision of

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the east and north of the site. Commercial sites are located to the west and south of the site.

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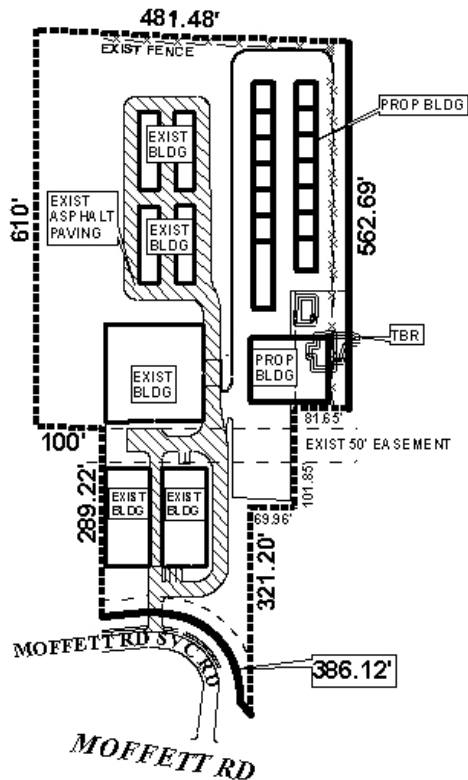
REQUEST Planned Unit Development

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
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SITE PLAN



The site plan illustrates the proposed buildings, existing buildings, buildings to be removed, existing drives, and fencing.

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