

PLANNING APPROVAL STAFF REPORT

Date: July 24, 2003

APPLICANT NAME Douglas B. Kearley

LOCATION 852 Dauphin Street
(North side of Dauphin Street, 165'± East of Broad Street)

PRESENT ZONING B-4, General Business

AREA OF PROPERTY 5,715 Sq.Ft.

CONTEMPLATED USE Gravel driveway and parking area on a commercial site within the Hank Aaron Loop.

TIME SCHEDULE FOR DEVELOPMENT Immediate

ENGINEERING COMMENTS Sidewalk and driveway are in very poor condition. The sidewalk represents a trip hazard to pedestrians and the cracks in the driveway may be allowing stormwater to seep into the subgrade of Dauphin Street causing rapid deterioration. Recommend requiring replacement of the driveway and sidewalk if the application is approved. 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.

REMARKS The applicant is proposing commercial use of a site with a gravel drive and parking area.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The Zoning Ordinance was amended in 2002 to allow this variation in parking requirements within the Hank Aaron Loop for commercial properties. The allowance is only for parking facilities located on the same property as the business, and not for commercial parking lots.

The purpose of the amendment was to help maintain the character of the area, especially in the case of the conversion of a residential structure to commercial use. This allowance not only helps maintain the character, but also makes the transition back to residential more plausible.

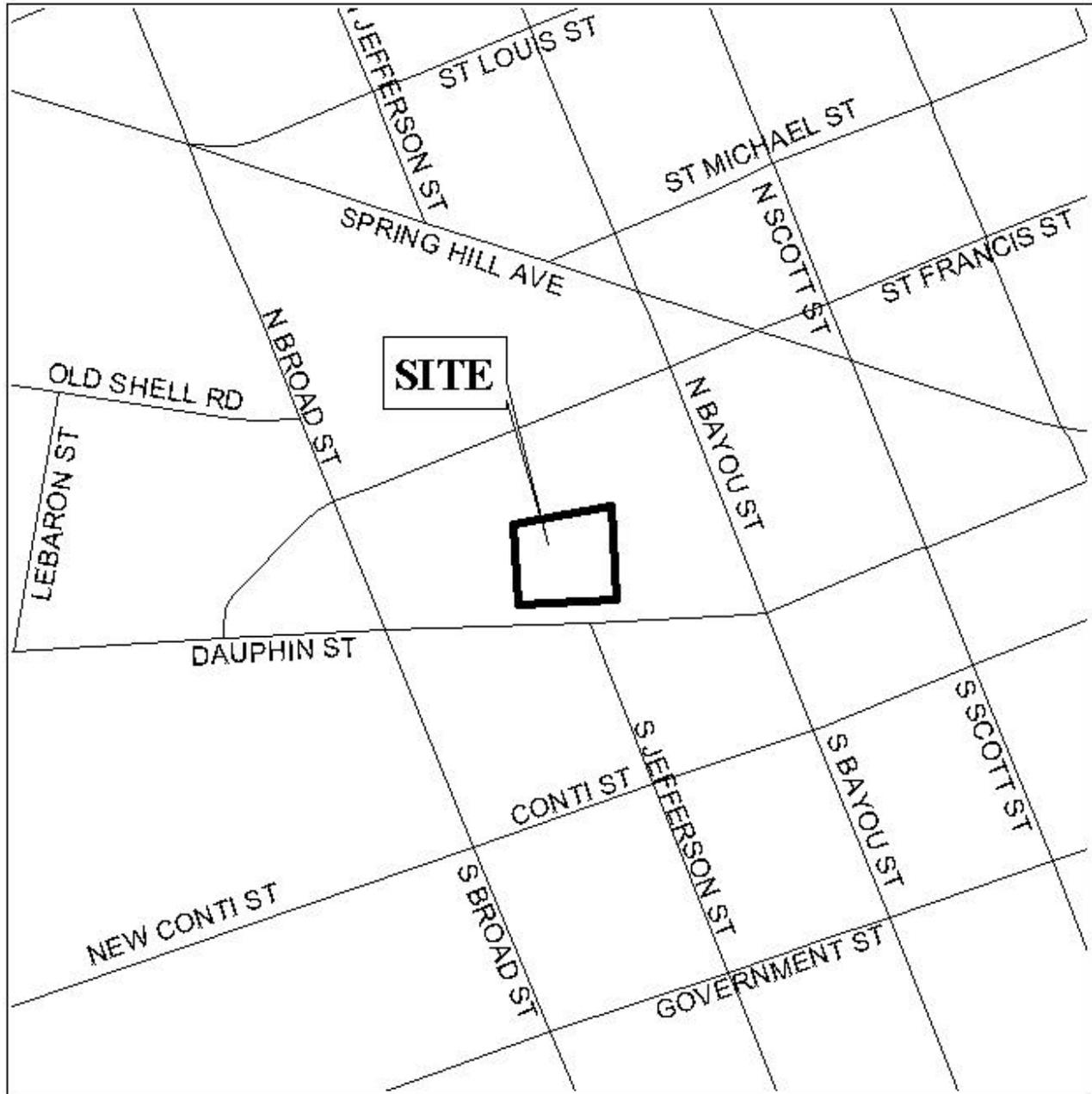
In this instance, this site and the adjoining properties were recently renovated for residential use. The adjacent property, which has two structures, contained five dwelling units. As it was a multi-family use, paved parking facilities were required. The owner applied for variances relating to the number of spaces and to allow a gravel drive and parking surface. Both variances were approved.

The site in question was renovated as a duplex. The Zoning Ordinance does not require paved parking facilities for two-family dwellings. Now, commercial use of the property is proposed. While the number of spaces provided may be adequate based upon the square footage, the commercial use requires that the parking be paved or that Planning Approval be obtained if the gravel surface is to remain.

Given the gravel parking facility adjacent to the site, and the desire to maintain the residential character of the three structures, approval of this application would seem appropriate.

RECOMMENDATION Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) provision of wheel stops to delineate parking paces.

LOCATOR MAP



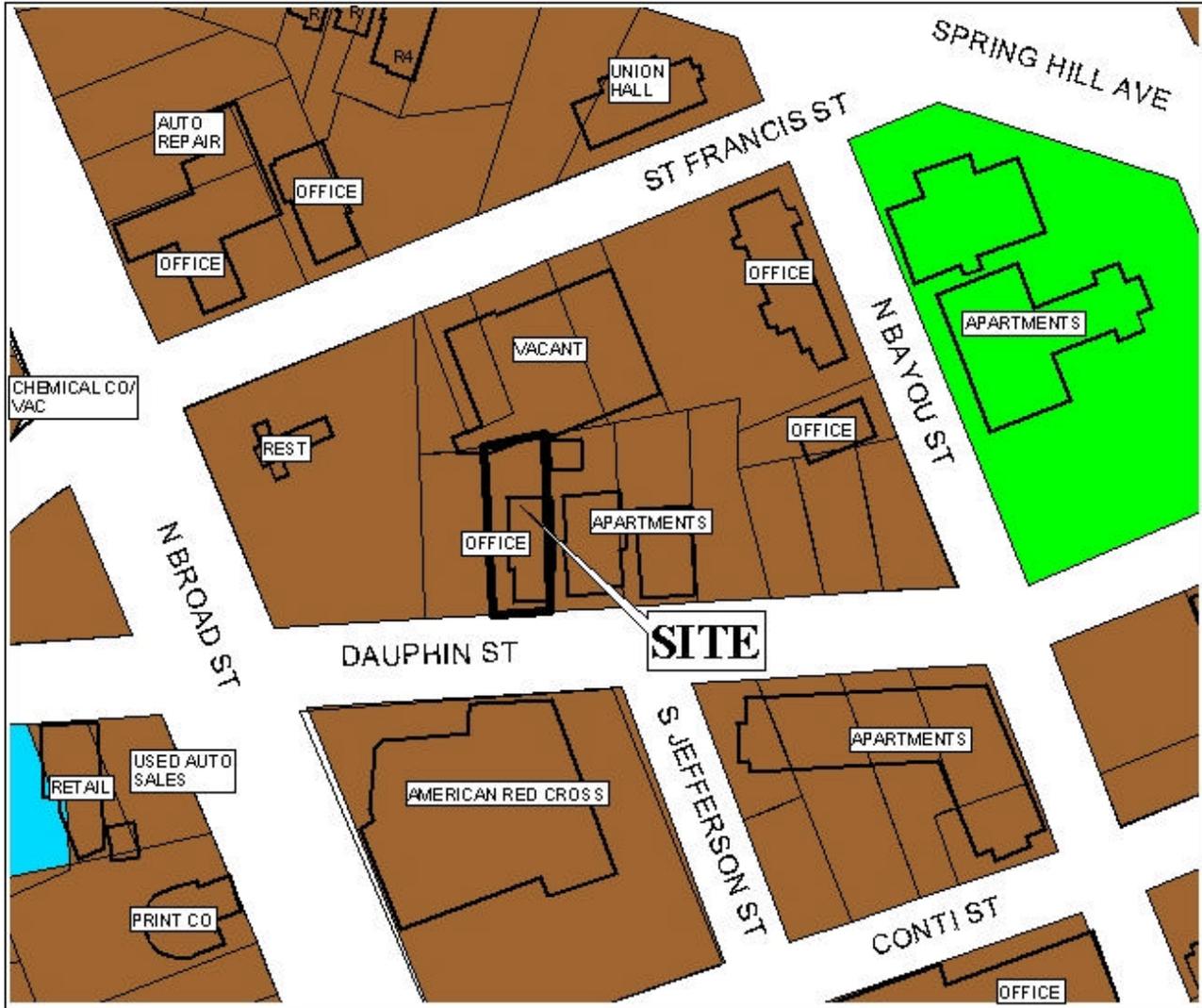
APPLICATION NUMBER 8 DATE July 24, 2003

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REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



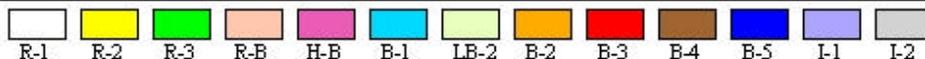
Located to the North of the site is a warehouse; to the East are single family residential dwellings. Located to the South of the site is an office; to the West is a restaurant.

APPLICATION NUMBER 8 DATE July 24, 2003

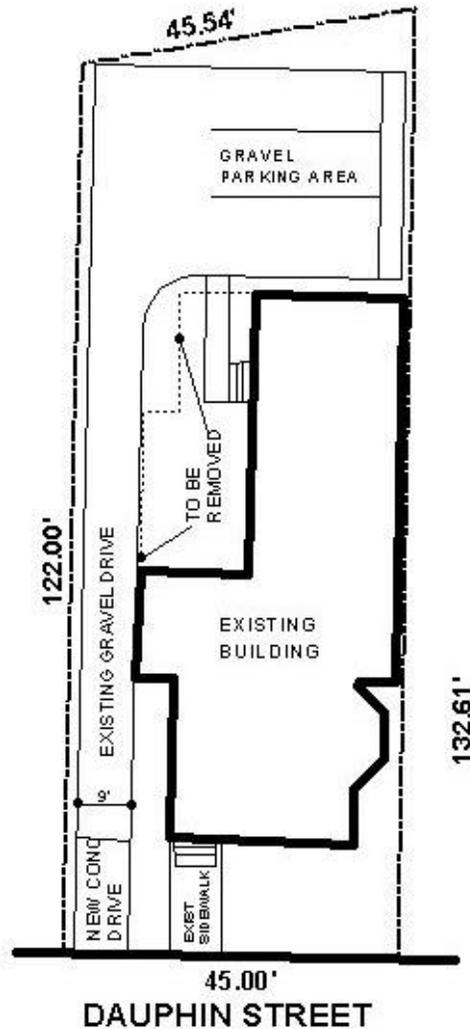
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LEGEND



SITE PLAN



The site is located on the North side of Dauphin Street, 165' East of Broad Street.
The plan illustrates the existing structure and gravel drive.

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USE/REQUEST Planning Approval



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