

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 4, 2008****DEVELOPMENT NAME**

Robert S. Moore

LOCATION4213 Halls Mill Road
(East side of Halls Mill Road, 185' + North of Alden Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY1 Lot / 17.1 \pm Acres**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property. Detention is not permitted within the public drainage easement.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. The aisle width on the northwest side of the lot narrows to ten feet. The required aisle width is twenty-one feet. Some of the parking spaces should be eliminated to meet the standard. Parking that backs into the right-of-way should be eliminated.

**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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

The PUD amendment was determined necessary by staff for two reasons: 1) a revised site plan reflecting the original conditions of approval from the April 19, 2007 meeting of the Planning Commission was never provided, as required, and 2) review of a site plan submitted for commercial permitting indicated that an “existing” building was in a location not reflected on any other previously approved PUD or Administrative PUD site plan.

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 applicant proposes to construct six office/warehouse suites of 1,600 square feet each, for a total 9,600 square feet of new construction. Each office/warehouse suite will contain 940 square feet of office space, thus a total of 19 parking spaces will be required to accommodate the office aspect of the development. Parking for the warehouse portion is based upon the ratio of 1 space per 3 employees: the applicant will provide 1 space per warehouse employee for an overall total of 30 spaces for the development. It should be noted that 32 parking spaces would be required if all of the new construction were dedicated to retail use. It should also be noted that none of the proposed new construction could be utilized for restaurant, lounge or other use that would increase the parking requirements, and there is a note on the site plan stating that none of these uses are proposed. The remainder of the developed portion of the site will not be changed.

The new construction includes one-way circulation drives to the rear of the proposed buildings. “Do Not Enter” signs and arrows are depicted on the drawing, however, one of the drives appears to have “Do Not Enter” signs so that no access is possible to the driveway. It also appears that the driveway on the South side of the site may not be wide enough to allow traffic to pass a parked delivery truck.

The “development” site for the application does not clearly delineate the basis by which tree and landscape compliance should be determined, thus staff cannot evaluate if the site meets the requirements of the Zoning Ordinance. Any site plans submitted for building permits should delineate how the tree and landscape requirements are calculated by clearly defining the project area, and including dimension information.

An “existing” 1,470 square foot garage is near the area being developed. Per the requirements of an Administrative PUD approved in August 2004, access to the garage must be paved: paving is proposed as part of the new construction.

South of the site is an R-1, Single-Family Residential district. Buffering in compliance with Section 64-4.D.1. of the Zoning Ordinance will be required and should be depicted and labeled on the site plan.

No dumpster is depicted for the new development. If a dumpster is proposed it must be depicted and labeled. This will also be required for any plans submitted for land disturbance or building permits.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the October 2 meeting so that the following can take place by September 3rd:

- 1) Revision of site plan to clearly delineate project area in context of entire site;
- 2) Revision of the site plan to correct any “Do Not Enter” signage issues;
- 3) Revision of the site plan to depict and label a dumpster;
- 4) Revision of the site plan to depict and label a buffer along the southern boundary of the site where it abuts R-1 districts, in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 5) Revision of the site plan to ensure adequate maneuvering area for delivery trucks to the rear of all proposed buildings; and
- 6) Provision of a detail site plan of project area depicting full compliance with the tree and landscaping requirements of the Zoning Ordinance.

Revised for the September 18th meeting:

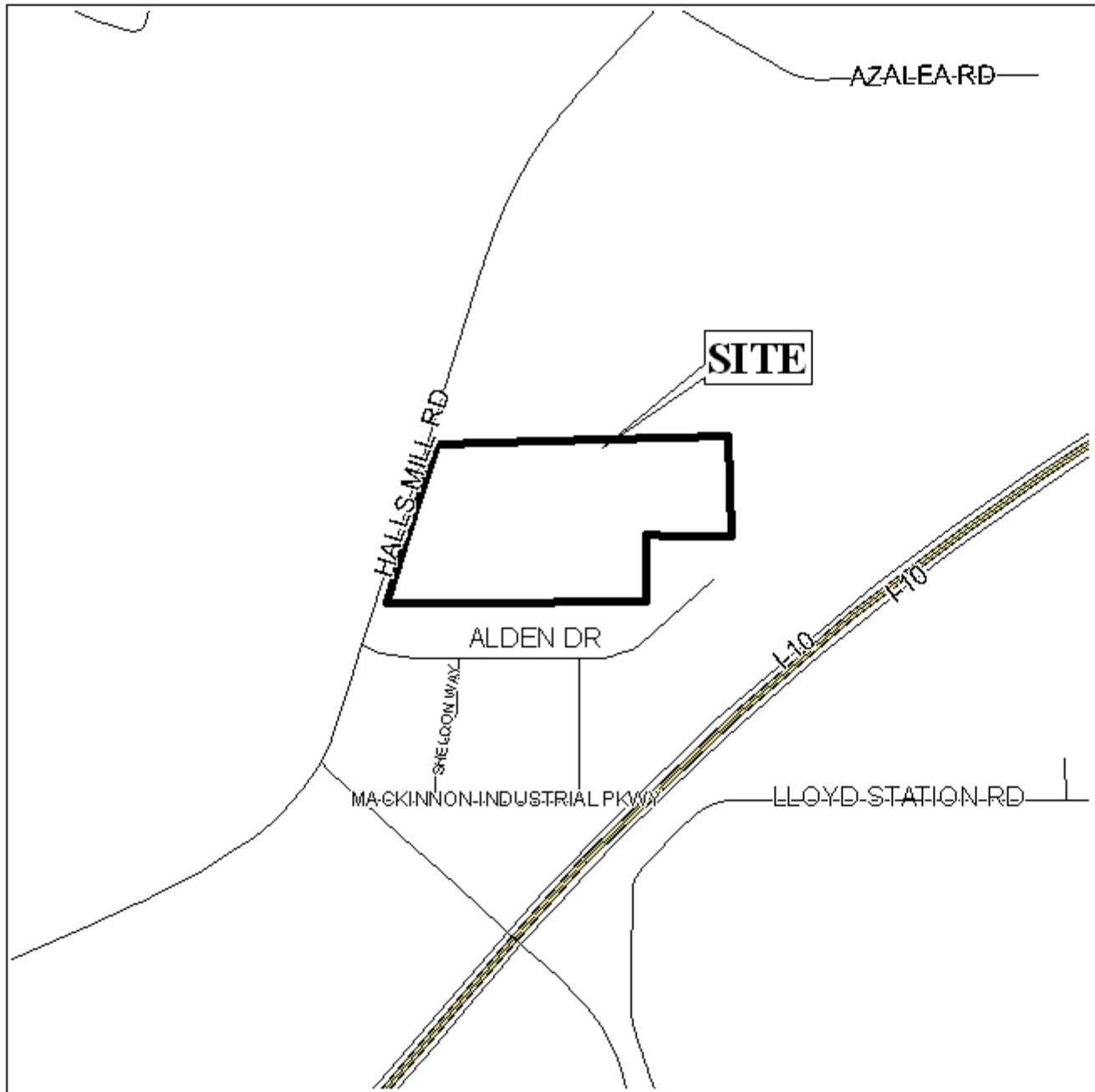
A revised site plan was submitted complying with the recommended changes.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the revised PUD site plan is recommended for Approval, subject to the following conditions:

- 1) *Limited to the site plan, as revised;*
- 2) *Compliance with Engineering comments (Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property. Detention is not permitted within the public drainage easement); and*
- 3) *Full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 9 DATE September 18, 2008

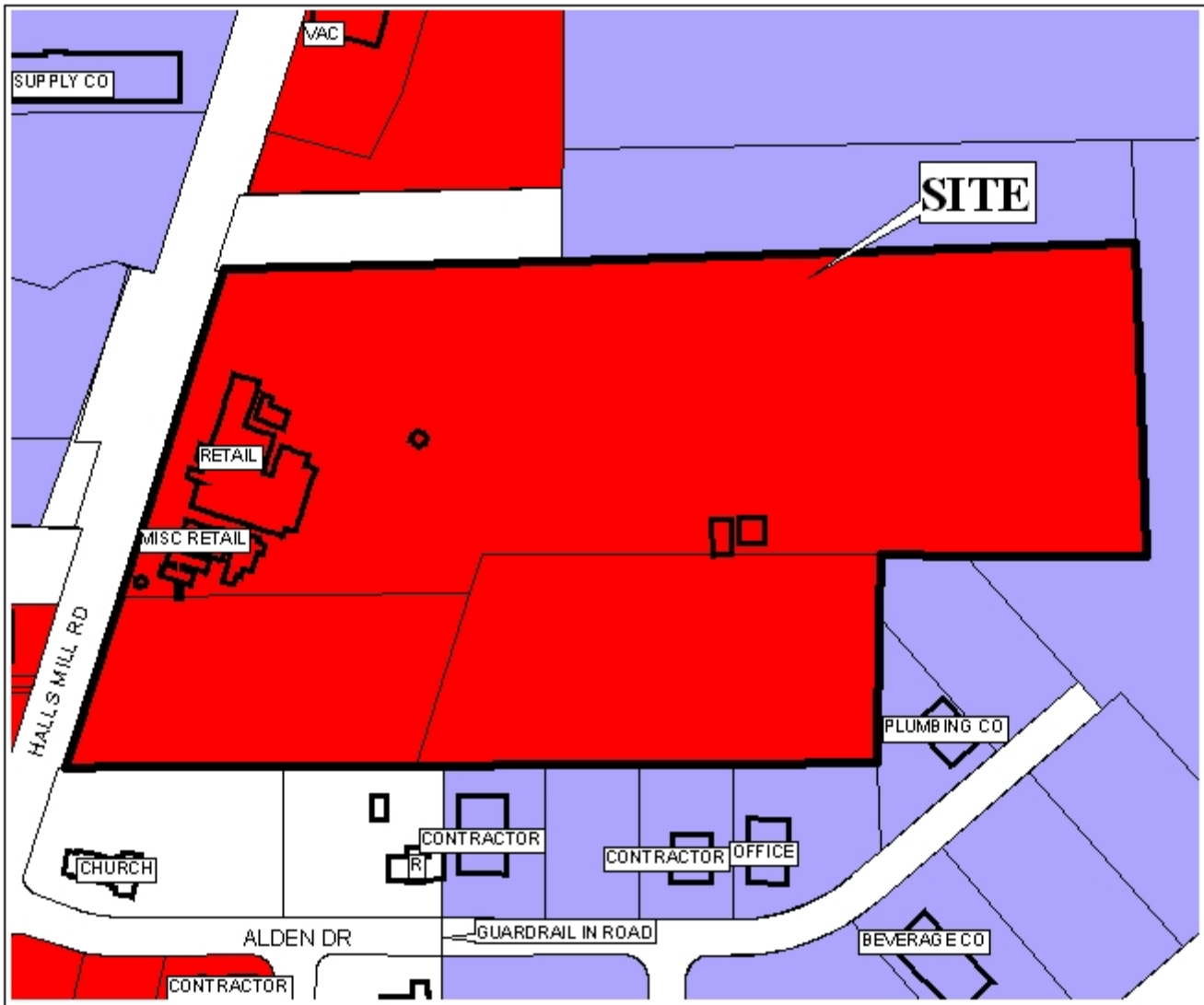
APPLICANT Robert S. Moore

REQUEST Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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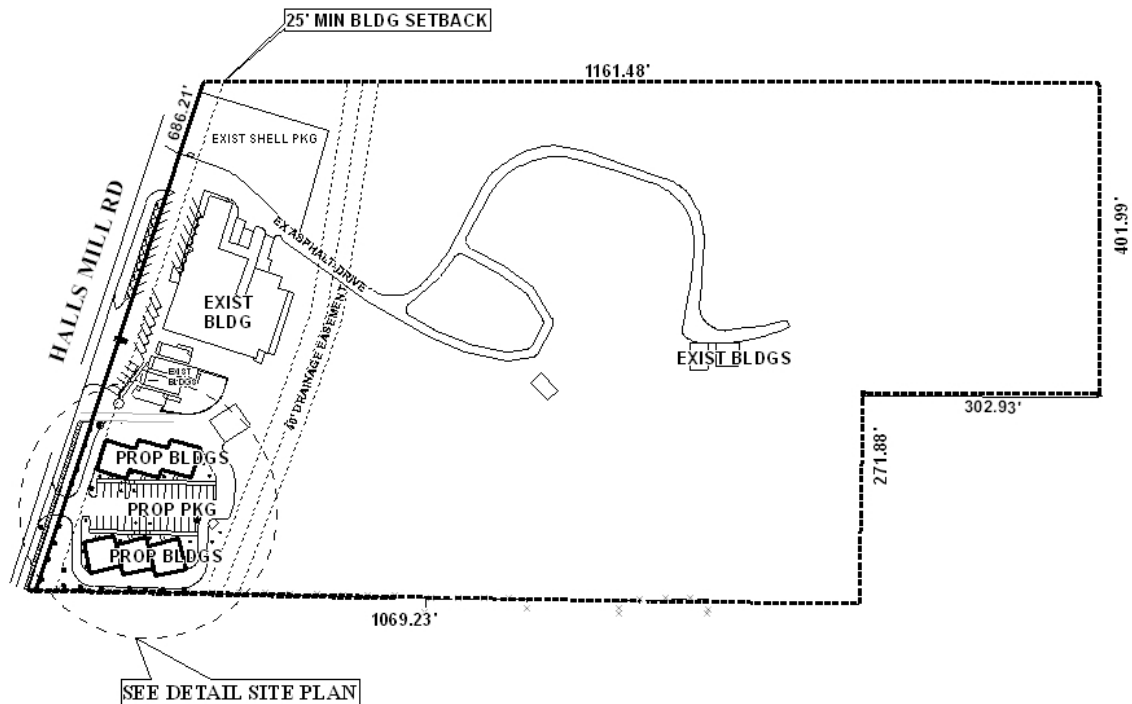
REQUEST Planned Unit Development

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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SITE PLAN



The site plan illustrates the existing buildings, parking, proposed buildings, and proposed parking

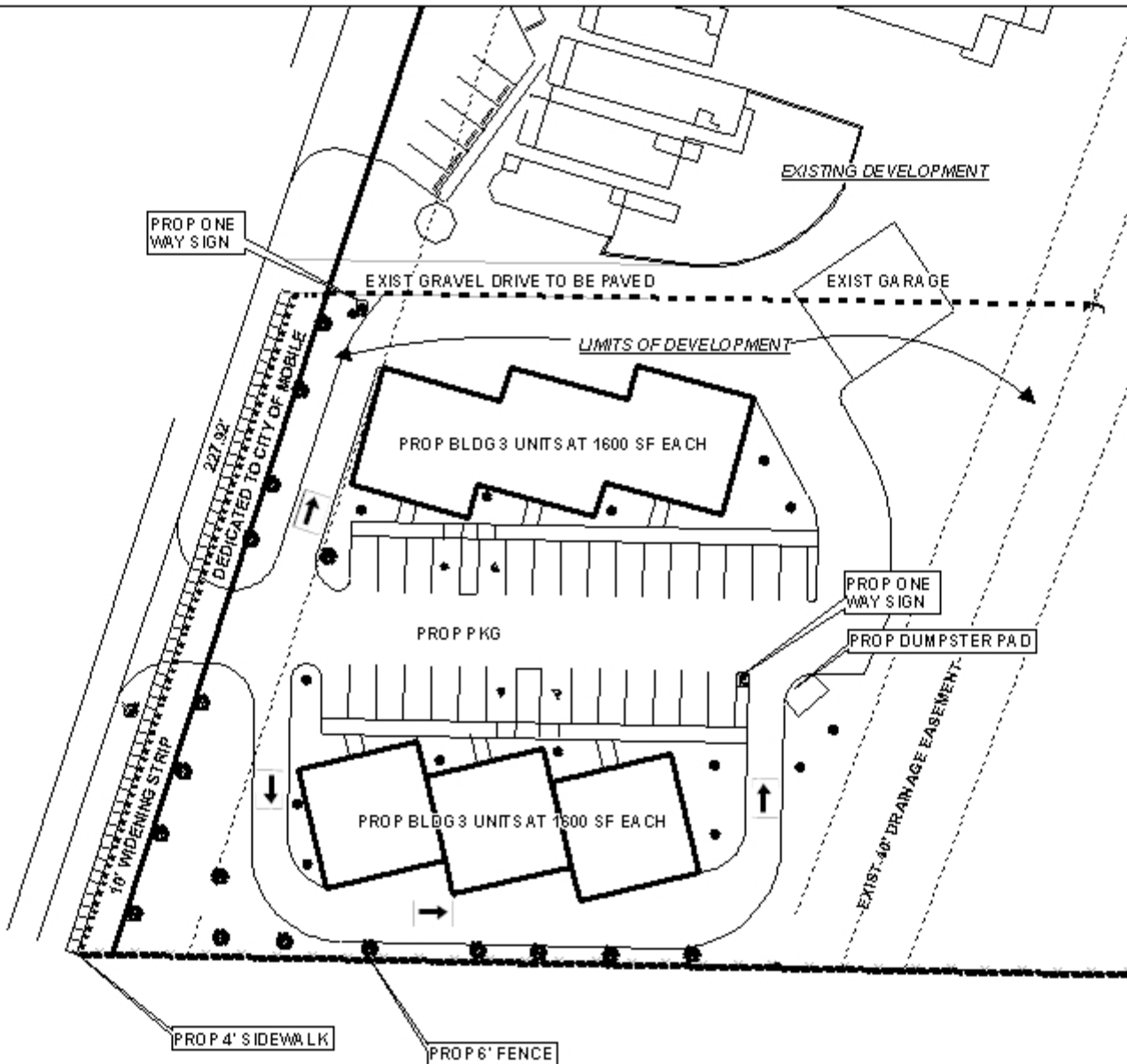
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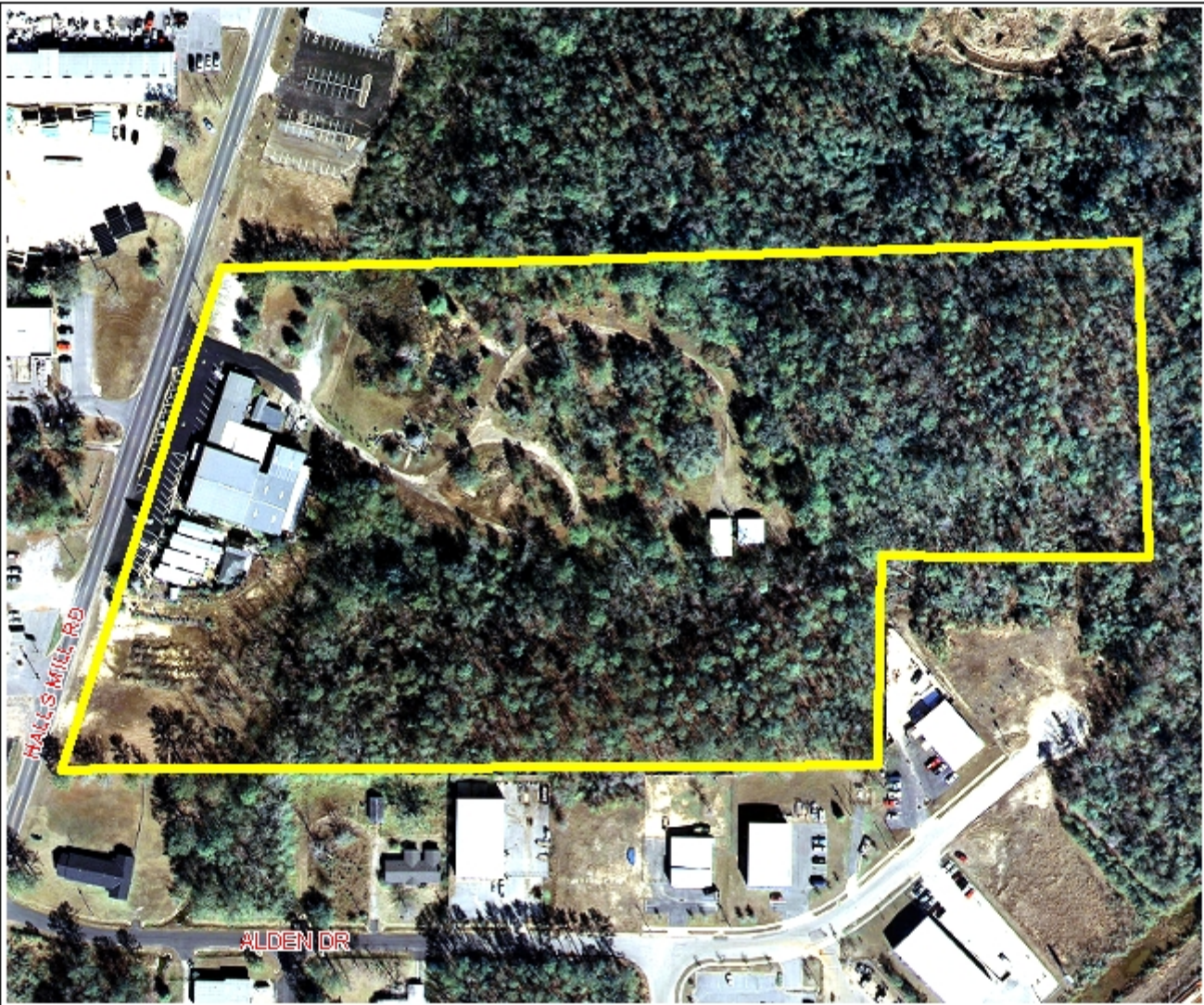
DETAIL SITE PLAN



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