

**SUBDIVISION, PLANNED UNIT DEVELOPMENT, &
PLANNING APPROVAL STAFF REPORT****Date: February 1, 2007****DEVELOPMENT NAME**

Pala Verde Mobile Home Park Subdivision

SUBDIVISION NAME

Pala Verde Mobile Home Park Subdivision

LOCATION3525 Demetropolis Road
(East side of Demetropolis Road, 325'± South of
Government Boulevard)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

2-Lot/10.7± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow a 52-unit mobile home park and playground on a single building site and Planning Approval to allow a mobile home park in an R-3, Multi-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

ENGINEERING**COMMENTS**

Show drainage easement. The flood zone shown should be depicted from FEMA maps NOT plotted from elevations. Show minimum finished floor elevation on lots. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway width is narrower than the standard for two-way traffic flow. The driveway width should be widened to twenty-four feet or the drive should be signed and marked for one-way travel.

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).

Preservation status is to be given to the 55" Live Oak Tree located on PAD 49. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

REMARKS

The applicant is requesting Subdivision approval to create two legal lots from a metes and bounds parcel, Planned Unit Development approval to allow a 52-unit mobile home park and playground on a single building site, and Planning Approval to allow a mobile home park in an R-3, Multi-Family Residential District.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Regarding the proposed subdivision, the plat illustrates the proposed 10.7± acre, two-lot subdivision located on the East side of Demetropolis Road, 325'± South of Government Boulevard, which is located within Council District 4. Demetropolis Road has an 80-foot right-of-way. This portion of Demetropolis Road is not illustrated on the Major Street Plan; however, the University Boulevard (Interstate 10-U. S. Highway 45 Connection) bisects this development which requires a 100-foot right-of-way. However, due to the existing development, creation of this connection in the near future is improbable. In some situations, setbacks are typically recommended instead of dedication; thus while development in this corridor is existing, and the corridor is conceptual at this time no setback or dedication should be required.

Additionally, as illustrated Lot 30 of Brooks Manor Subdivision is included in the proposed Lot 1 of the preliminary plat. However, it should be removed as this legal lot of record is zoned R-1, Single-Family Residential, fronts a residential minor street, and is not "part" of the development.

As a means of access management, a note should be placed on the final plat limiting Lot 1 to the existing curb cuts to Demetropolis Road and limiting Lot 2 to one curb cut to Demetropolis Road, with the location, size and design to be approved by the Traffic Engineering Department. Additionally, as the site adjoins residentially zoned property, buffering in accordance with Section 64-4.D.1.a of the Zoning Ordinance should be required to screen the R-3, Multi-Family district use.

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.

The applicant is requesting PUD approval to allow a 52-unit mobile home park and playground on a single building site. The property is already developed with 52-unit mobile home sites on the site, and the addition of the playground is proposed.

Since the site is providing 52 spaces for mobile homes 52 spaces would be required for the site. However, if the site provides an on-site rental office, one space per 300 square feet for the rental office would be required. Therefore, prior to the signing of the Final Plat a revised PUD plan should be submitted illustrating the required parking spaces for the rental office.

Regarding circulation on the site, most aspects would meet the requirements of the Zoning Ordinance. However, the site has an approximate 17-foot circular access on-site, which could not accommodate two-way traffic. As Traffic Engineering states if this is a desirable alternative for access, the driveway and circulation aisle must be signed and marked to restrict it to one-way traffic.

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.

While the nature of the development appears harmonious with the surrounding development, since the development has existed as a mobile home park for many years and no expansion of mobile home lots are anticipated. There is undeveloped B-2 zoned land to the North of the development facing Government Boulevard, and B-3 and I-1 zoned property to the West, the development of which would have more of an impact on residences, than the existing mobile home park property. Moreover, excluding Lot 30 of Brooks Manor Subdivision the proposed Lot 1 of the preliminary plat as this legal lot of record is zoned R-1, Single-Family Residential, fronts a residential minor street, and is not "part" of the development.

Also, the plan does not illustrate landscaping and tree plantings, it has been the practice of this Commission to require landscaping and tree planting for such areas on other similar projects.

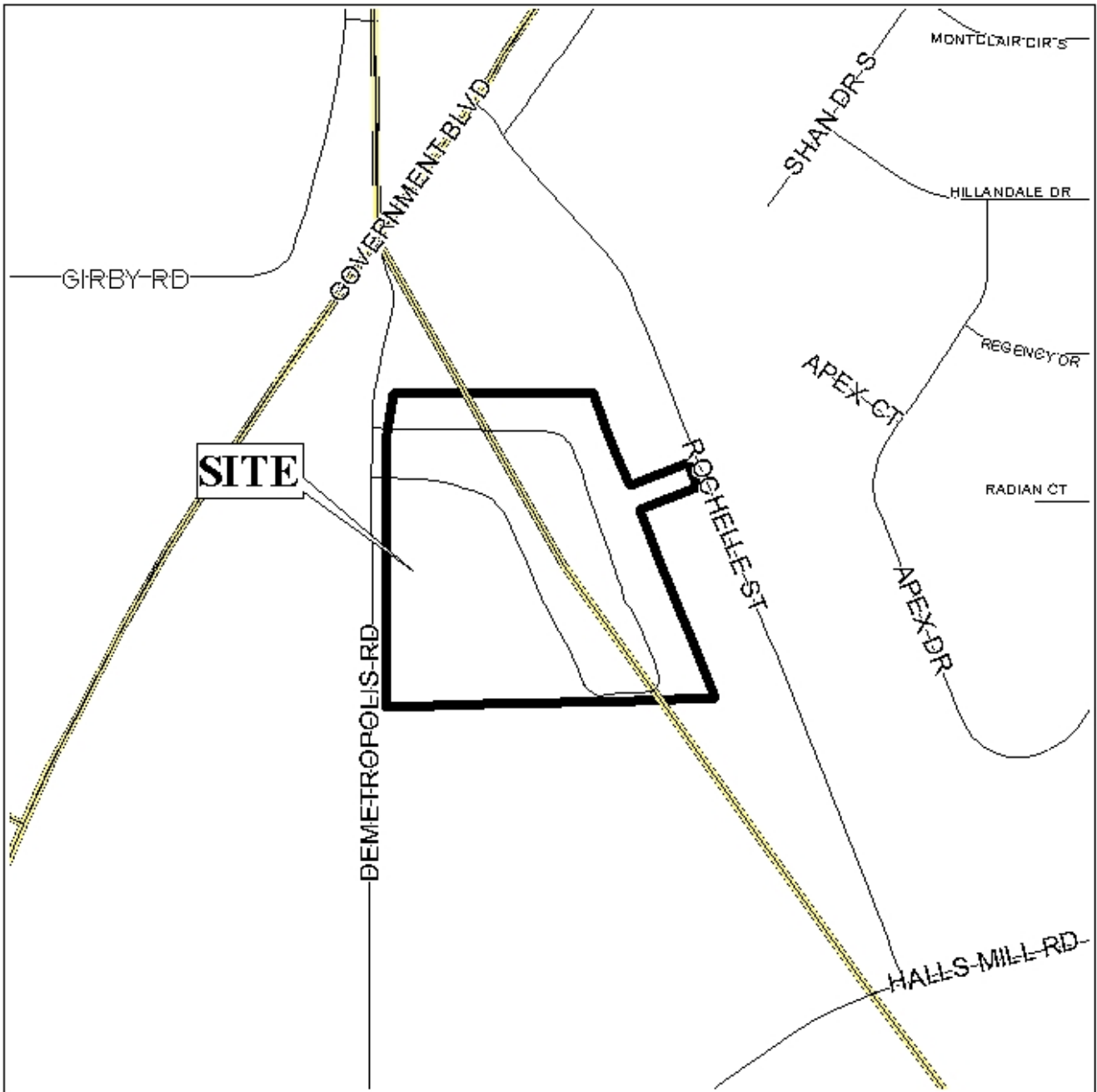
RECOMMENDATION **Subdivision** Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat limiting Lot 1 to the existing curb cuts to Demetropolis Road and limiting Lot 2 to one curb cut to Demetropolis Road, with the location, size and design to be approved by the Traffic Engineering Department and conform to AASHTO standards; 2) the exclusion of Lot 30 of Brooks Manor Subdivision from the preliminary plat; and 3) full compliance with all other municipal codes and ordinances.

Planned Unit Development Based on the preceding, the PUD is recommended for Approval, subject to the following conditions: 1) completion of the subdivision process; 2) provision of the required buffer fence where the site abuts residentially zoned properties; 3) any significant changes to the site development will necessitate a new PUD approval by the Planning Commission; 4) Full compliance with landscaping and tree requirements for Lot 1; 5) submission of a revised PUD plan illustrating the required parking for

the on-site rental office and the exclusion of Lot 30 of Brooks Manor Subdivision; and 6) full compliance with all municipal codes and ordinances.

Planning Approval Based on the preceding, the Planning Approval is recommended for Approval, subject to the following conditions: 1) completion of the subdivision process; 2) provision of the required buffer fence where the site abuts residentially zoned properties; 3) any significant changes to the site development will necessitate a new Planning Approval by the Planning Commission; 4) Full compliance with landscaping and tree requirements for Lot 1; 5) submission of a revised site plan illustrating the required parking for the on-site rental office and the exclusion of Lot 30 of Brooks Manor Subdivision; and 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP

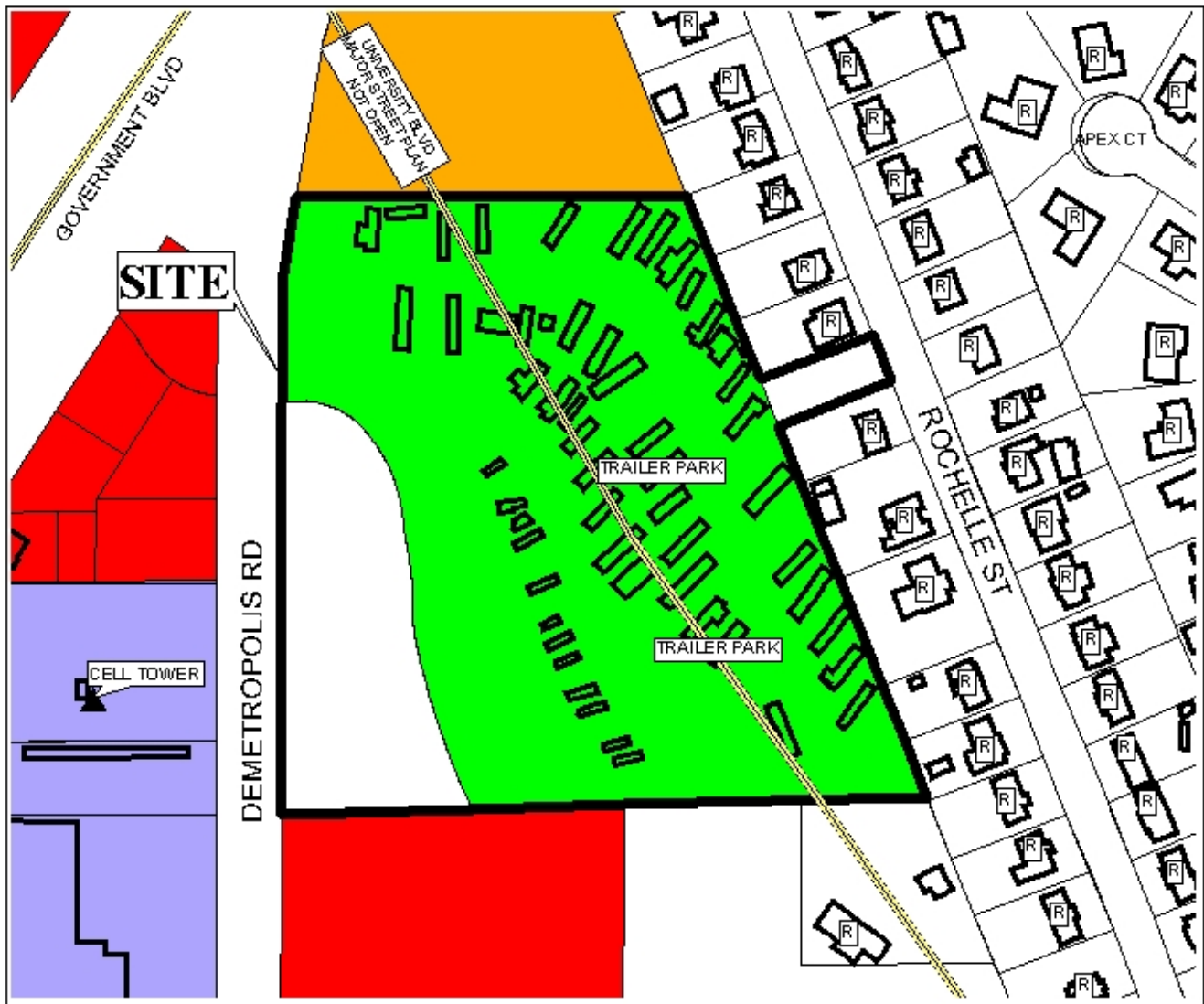


APPLICATION NUMBER 10 & 11 & 12 DATE February 1, 2007
APPLICANT Pala Verde Partners
REQUEST Subdivision, Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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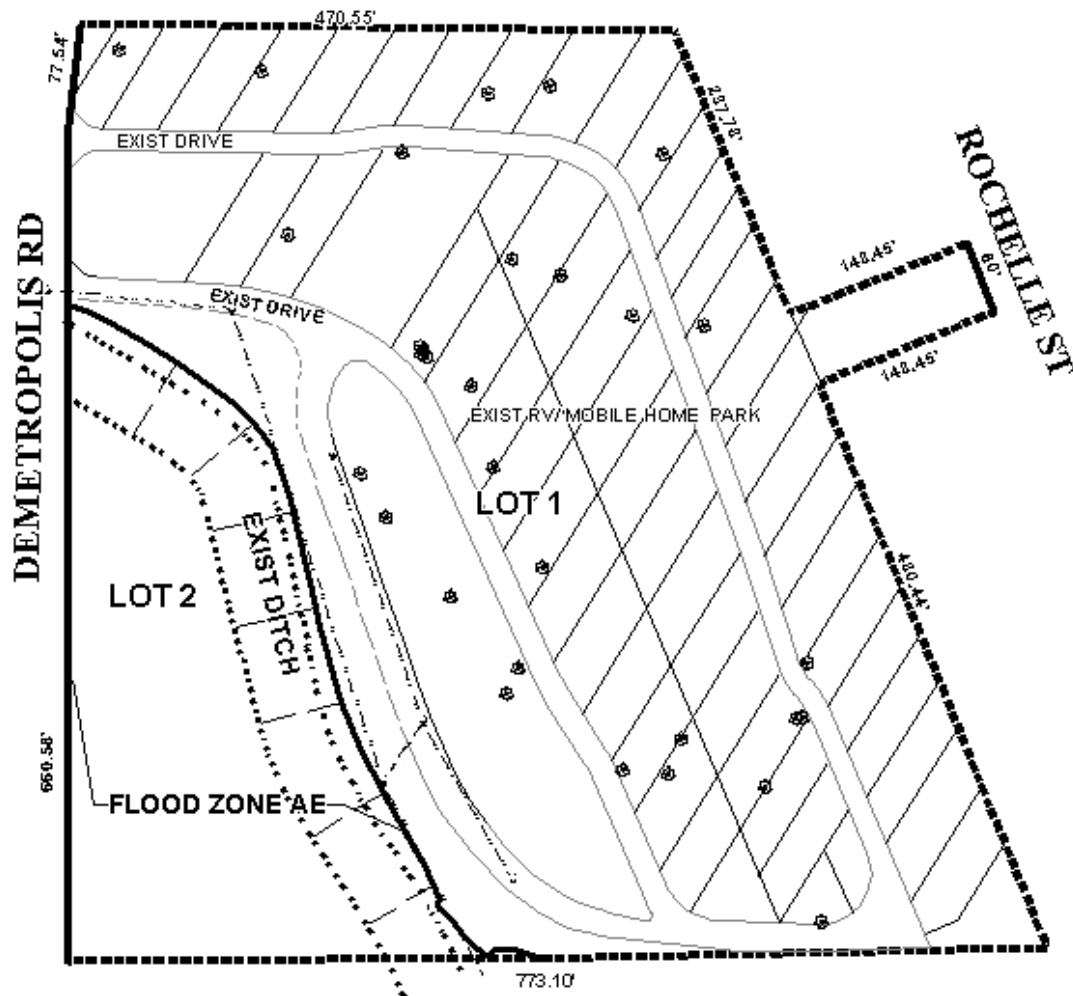
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LEGEND

R-1	R-2	R-3	R-4	R-B	H-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 mobile home park facilities and proposed lot configuration

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