

**ZONING &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: February 7, 2013

<u>NAME</u>	Mr. Rooter Plumbing
<u>SUBDIVISION NAME</u>	Mr. Rooter Subdivision
<u>LOCATION</u>	2409 Wolf Ridge Road (Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>AREA OF PROPERTY</u>	1 Lot / 3.5 \pm Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site and shared access, and Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	No timeframe provided.
<u>REMARKS</u>	<p>The applicant is requesting a one year extension of previously approved PUD and Zoning applications.</p> <p>The Zoning extension request is no longer necessary due to the City Council's approval of the rezoning request at its January 29, 2013 meeting.</p> <p>Regarding the PUD, applications for a land disturbance permit for a new storage building and a building permit for the unpermitted office trailer have been submitted. The site plan submitted as part of the permitting process does not match the approved PUD site plan – although the permitting-related site plan appears to be an improvement over the original PUD site plan.</p> <p>Because of the changes to the site plan, a revised PUD site plan that matches that submitted for the land disturbance request should be submitted for the Planning Commission records.</p> <p>Next, the applicant should ensure that proper permits are obtained that are necessary due to the unpermitted conversion of a residential site into a commercial site. Specifically, the applicant will need:</p> <ol style="list-style-type: none">1) a Land Disturbance permit for site improvements, including unpermitted placement of fill, unpermitted site clearing, paving and landscaping, which are either required for Zoning Compliance or which have occurred without permits since Mr. Rooter occupied the site;

- 2) a Building and associated permits for the existing residential structure to bring it into compliance for commercial use;
- 3) a Building and associated permits for the 24 x 56 office trailer that was placed on the site without permits;
- 4) a Building and associated permits for the proposed 600 square foot storage building;
- 5) a Building and associated permits for the two storage sheds placed on the site without permits;
- 6) a Building permit for any fencing erected on the site without appropriate permits;
- 7) a Sign permit for any signage on the site; and
- 8) a Zoning Clearance to reflect the fact that the business is not a “home occupation” as originally stated.

To ensure timely compliance, it is recommended that the Planning Commission require the applicant to apply for all of the above permits within 60 days of the extension approval, or by April 7, 2013.

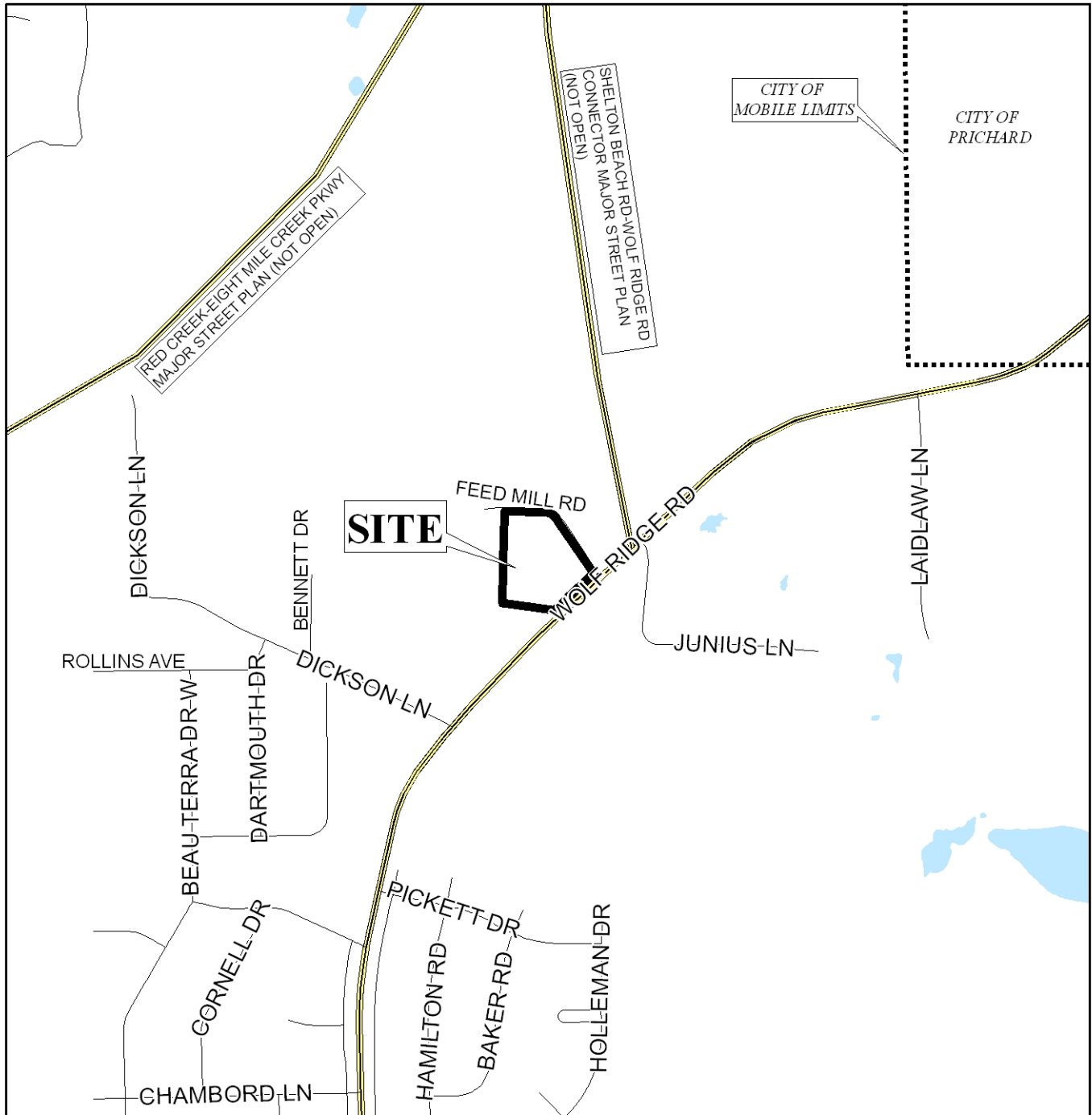
RECOMMENDATION

Zoning: An extension request is no longer required due to City Council approval of the rezoning.

Planned Unit Development: Based upon the preceding, this application for a one-year extension is recommended for approval, subject to the following conditions:

- 1) Submission of a revised PUD site plan that matches the most recent site plan submitted for land disturbance by April 7, 2013;
- 2) Application for a Land Disturbance permit for site improvements, including unpermitted placement of fill, unpermitted site clearing, paving and landscaping, which are either required for Zoning Compliance or which have occurred without permits since Mr. Rooter occupied the site, by April 7, 2013;
- 3) Application for a Building and associated permits for the existing residential structure to bring it into compliance for commercial use, by April 7, 2013;
- 4) Application for a Building and associated permits for the 24 x 56 office trailer that was placed on the site without permits, by April 7, 2013;
- 5) Application for a Building and associated permits for the proposed 600 square foot storage building, by April 7, 2013;
- 6) Application for a Building and associated permits for the two storage sheds placed on the site without permits, by April 7, 2013;
- 7) Application for a Building permit for any fencing erected on the site without appropriate permits, by April 7, 2013;
- 8) Application for a Sign permit for any signage on the site, by April 7, 2013; and
- 9) Application for a Zoning Clearance to reflect the fact that the business is not a “home occupation” as originally stated, once a (Temporary) Certificate of Occupancy has been issued.

LOCATOR MAP



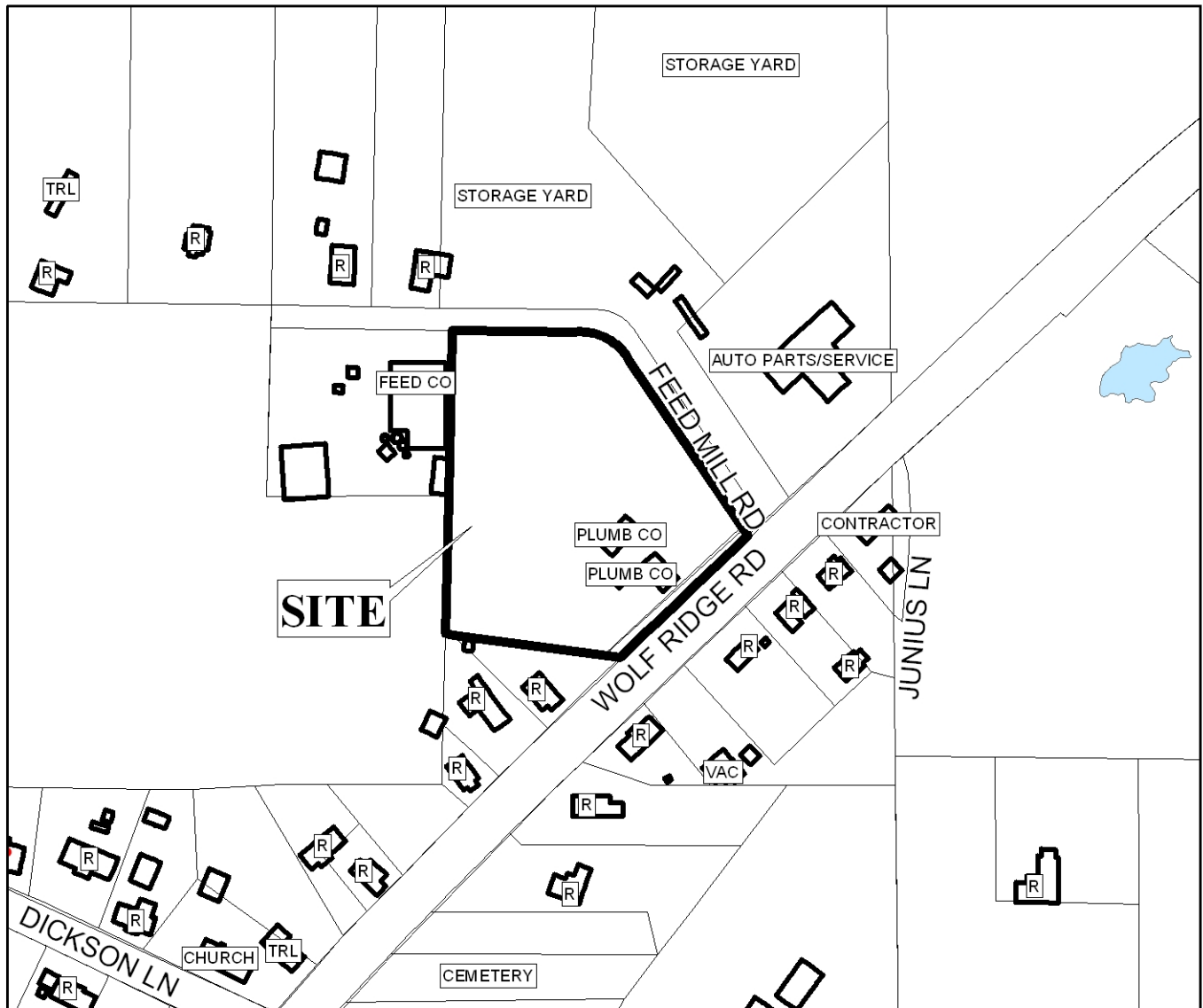
APPLICATION NUMBER 10 & 11 DATE February 7, 2013

APPLICANT Mr. Rooter Plumbing

REQUEST PUD, Rezoning from R-1 to B-3



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING


















There is an auto repair business to the northeast of the site, single family residential units are to the south and southeast, and a storage yard is to the north.

APPLICATION NUMBER 10 & 11 DATE February 7, 2013

APPLICANT Mr. Rooter Plumbing

REQUEST PUD, Rezoning from R-1 to B-3

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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is an auto repair business to the northeast of the site, single family residential units are to the south and southeast, and a storage yard is to the north.

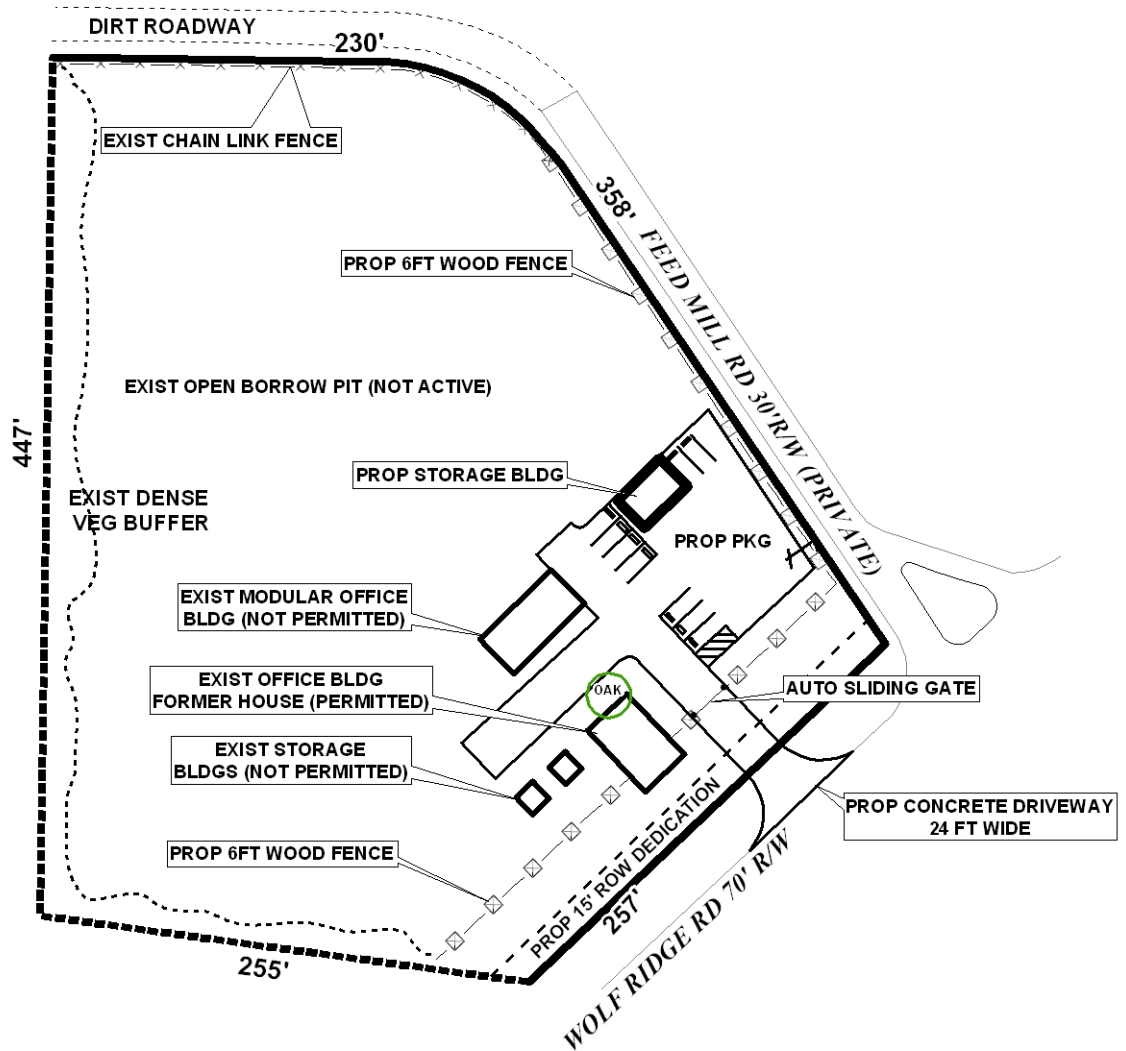
APPLICATION NUMBER 10 & 11 DATE February 7, 2013

APPLICANT Mr. Rooter Plumbing

REQUEST PUD, Rezoning from R-1 to B-3



SITE PLAN



The site plan illustrates the existing improvements, proposed building, and proposed parking.

APPLICATION NUMBER 10 & 11 DATE February 7, 2013

APPLICANT Mr. Rooter Plumbing

REQUEST PUD, Rezoning from R-1 to B-3



NTS