

**PUD &
SUBDIVISION STAFF REPORT**
6, 2004

Date: May

DEVELOPMENT NAME

Ravin 2 Subdivision

SUBDIVISION NAME

Ravin 2 Subdivision

LOCATION

South side of Cottage Hill Road, 620'± East of Hillcrest Road.

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-2, Neighborhood Business

AREA OF PROPERTY

1.3± Acres 1 Lot

CONTEMPLATED USE

Shared access between multiple building sites with multiple buildings.

TIME SCHEDULE

Immediate

**ENGINEERING
COMMENTS**

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.

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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing development of the site as a retail development with access shared by multiple other commercial properties. The site has been the subject of at least one previous application. While the previous application(s) received approval from the Planning Commission, the site was never developed.

As stated above, the proposed development is to have shared access with several existing commercial developments. In fact, one of the access points for the site is an existing two-

way drive that is located on the site in question and provides access for two of the existing developments. The second access point for the site is a connection with the Rite Aid (formerly K & B) to the East. The Easement for this connection was created when the the Easternmost portion of the site in question was subdivided from the Rite Aid property.

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.

Given the existing zoning of the site, the proposed development of an office/light retail complex would be in compliance with the B-2 zoning and would be generally compatible. As there is no access to the residential subdivision to the South, traffic on minor residential streets is not a concern.

Additionally, as the proposed development is a separate, legal lot of record and does not alter or impede the traffic flow on the other properties with which it shares access, only the access points to those properties were required to be included.

One concern relating to the site plan is that the proposed development may require the removal of numerous trees that were claimed for credit as part of the Rite Aid (formerly K&B) development adjacent to the East. The Urban Forester has met with the engineer and informed him of what would be required to permit the removal of those trees.

Another concern is the potential location of signage, both at Cottage Hill Road and Hillcrest Road. While no signage was indicated on the plan, it is obvious that there is no room for the construction of a free-standing sign along the Cottage Hill Road frontage, and the site does not have frontage on Hillcrest Road (access to Hillcrest Road is available through the shared drive to the West, but is not a part of the site). Therefore, the applicant should be advised that an off-premise sign is not allowed.

The plan indicates an existing 6' wooden privacy fence along the South property line, where the site abuts residential property. This fence appears to be located on the residential property.

While the Zoning Ordinance requires that the commercial property provide the buffer protection between residential and commercial properties, it would not be logical for this development to erect a 6' privacy fence immediately adjacent to a 6' privacy fence. Therefore, as a condition of approval the developer should be required to maintain the existing fence, or if the existing fence should ever fall into a state of disrepair, the

commercial property would be required to install a fence on the commercial property at that time.

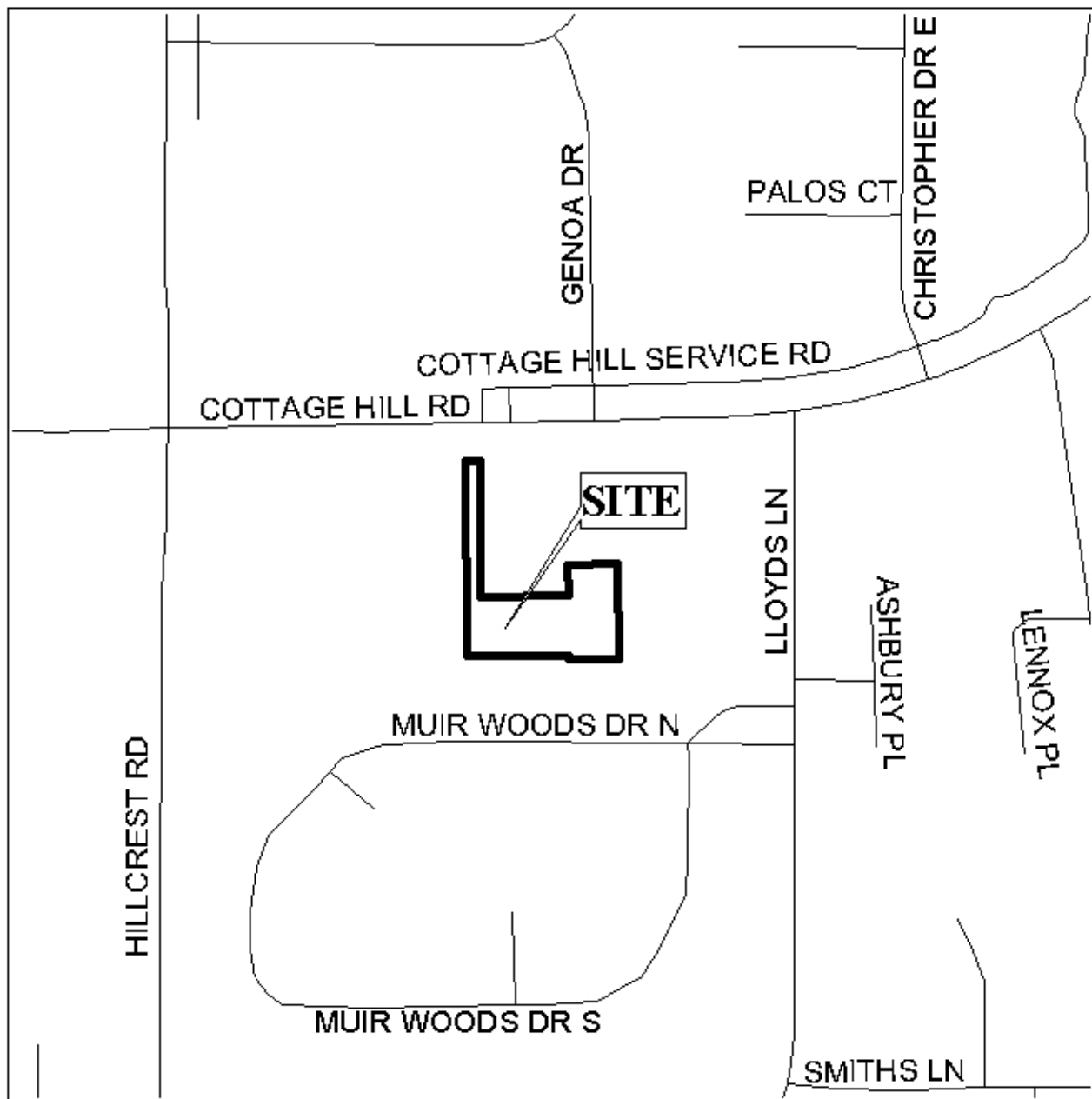
The purpose of the subdivision application is to incorporate two legal lots of record into one. The required setback is not shown on the plat, but will be required prior to recording. With the inclusion of the required setback, the plat will meet the minimum requirements of the Subdivision Regulations.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that the application to allow shared access between multiple building sites with multiple buildings be approved subject to the following conditions: 1) completion of the subdivision process; 2) removal of trees formerly claimed for credit as part of the Rite Aid (formerly K&B) development adjacent to the East to be coordinated with / permitted by the Urban Forester; 3) prior to permitting the removal of any trees, the Urban Forester to ensure that the Rite Aid (formerly K&B) site adjacent to the East is in full compliance with the tree planting requirements; 4) the existing fence along the South property line to remain, but if it ever falls into a state of disrepair, the commercial property shall immediately install a 6' privacy fence; and 5) full compliance with all municipal codes and ordinances.

Subdivision: With minor modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of the required setback on the final plat; and 2) the placement of a note on the final plat stating that if the existing privacy fence along the South property line should fall into a state of disrepair, a buffer in compliance with Section V.A.7. of the Subdivision Regulations, will be provided.

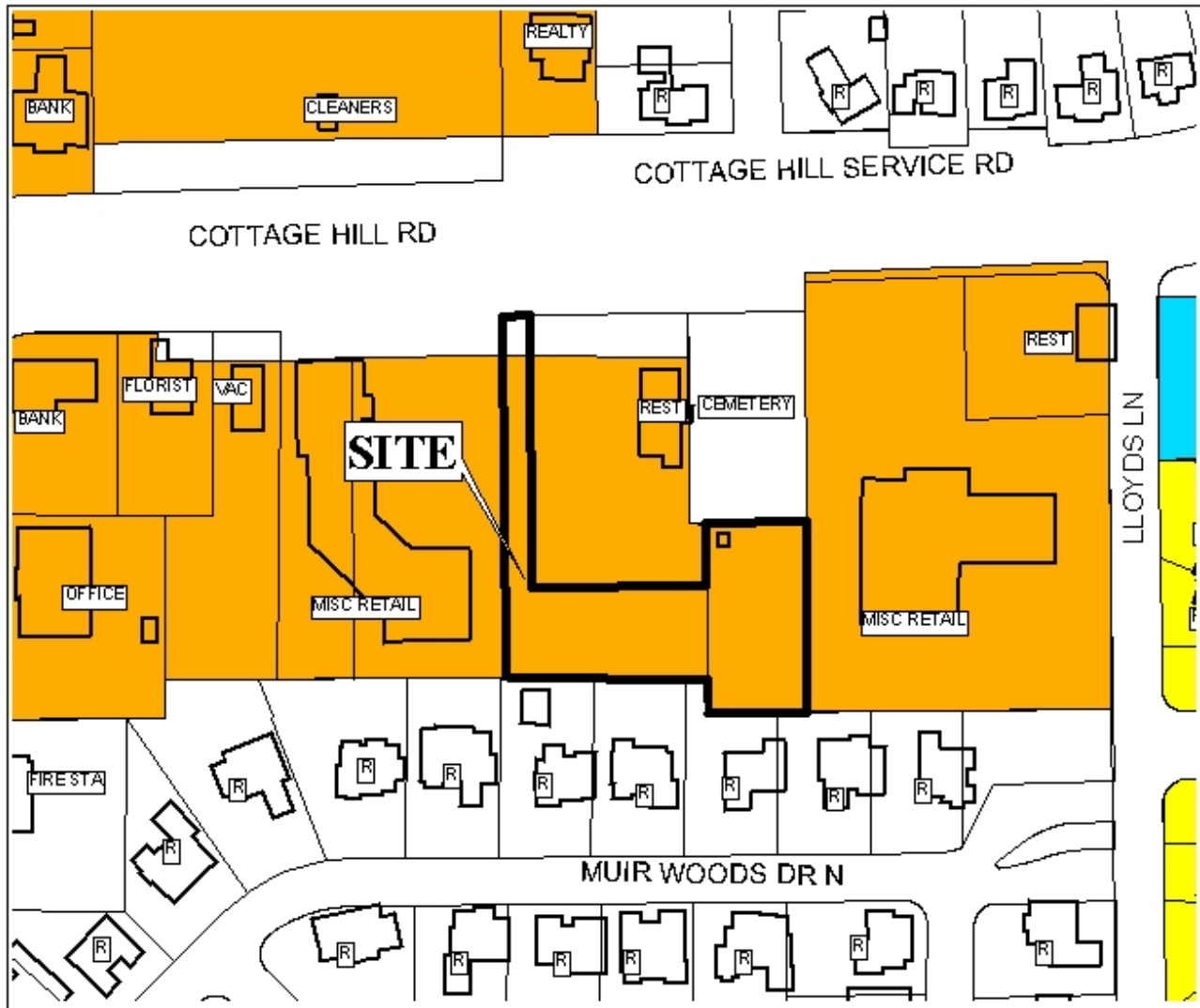
LOCATOR MAP



APPLICATION NUMBER 9 & 10 DATE May 6, 2004
APPLICANT Ravin 2 Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is a restaurant and cemetery; to the East is miscellaneous retail. Located to the South of the site are single family residential dwellings; to the West are miscellaneous retail.

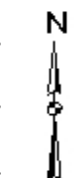
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LEGEND

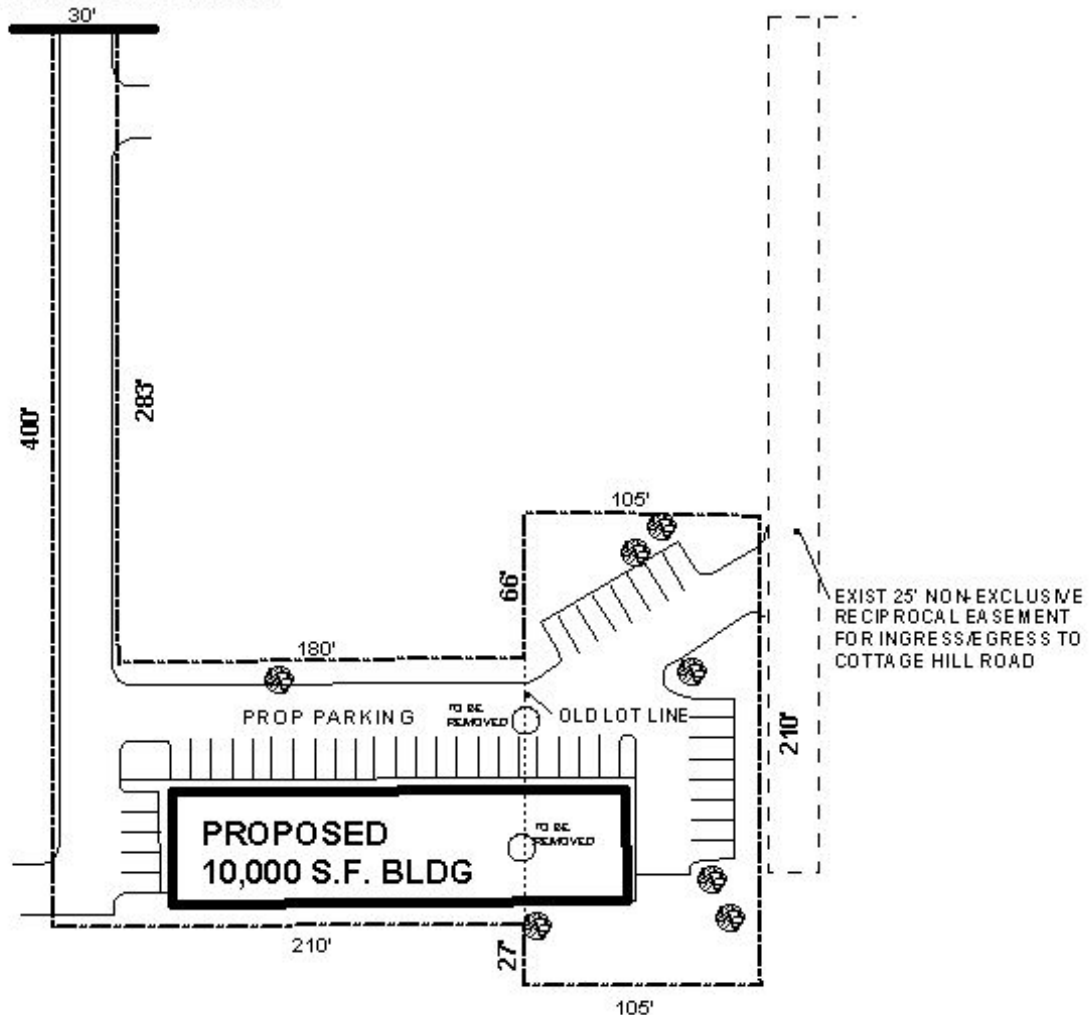
R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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NTS

SITE PLAN

COTTAGE HILL ROAD



The site is located on the South side of Cottage Hill Road, 620' East of Hillcrest Road. The plan illustrates the proposed building and parking, along with the existing 25' ingress/egress easement.

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