

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: August 3, 2006****DEVELOPMENT NAME**

Chrysler-Jeep Subdivision

**SUBDIVISION NAME**

Chrysler-Jeep Subdivision

**LOCATION**

3016 Government Boulevard  
(North side of Government Boulevard, 150'± East of the  
North terminus of McVay Drive North)

**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

6.7 ± acres, 1 lot

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple  
buildings on a single building site (for an existing auto dealership).

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

Delineation of flood zones must be shown on the final plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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 ALDOT 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 (State Act 61-929 and City Code Chapters 57 and 64).

Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

**FIRE DEPARTMENT  
COMMENTS**

May require on site fire hydrants.

**REMARKS**

The applicant requests Planned Unit Development and Subdivision approval to create a legal lot of record and to allow multiple buildings on a single building site for an existing auto dealership. The applicant proposes to construct a new auto detailing building on the site, in addition to the existing structure on the 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.

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.

The site fronts Government Boulevard (U. S. Highway 90), a major street with adequate right-of-way. As Government Boulevard is a major street, access management is a concern. It is recommended that the site be limited to its existing curb-cuts.

The site, an existing auto dealership, is bounded along Government Boulevard by other auto dealerships and commercial uses in a B-3 district. North and West of the site, across the northern segment of Bolton's Branch of Dog River and a drainage canal, are single-family residences in an R-1, Single-Family Residential District, and the Knights of Columbus Hall in a B-1, Buffer Business District.

The Northern portion of the site may be partially located in the "floodway" and "100-year" frequency flood zone for this segment of Bolton's Branch, as depicted on FEMA maps, and thus may be subject to flooding. The presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

A 25-foot drainage easement exists along the rear of the property where it abuts the northern segment of Bolton's Branch of Dog River and a drainage canal. A note should be placed on the final plat, if approved, stating that no buildings or other permanent structures may be built within the drainage easement.

Year 2002 aerial photographs, as well as the site plan provided by the applicant, show that the existing single-family homes are buffered from the site by an existing wooded area that is on the site in question. It is recommended that the wooded area be maintained, and where necessary infilled with additional plantings, in order to fulfill the commercial / residential buffering requirements.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

Because new construction is proposed, the area around the proposed building should be brought into compliance with the tree and landscaping requirements of the Zoning Ordinance. Furthermore, the Urban Forestry section of Urban Development is requesting full compliance with the frontage tree requirements of the Zoning Ordinance, to be coordinated with Urban Forestry.

### **RECOMMENDATION**

**Subdivision:** Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat and site plan stating that the site is limited to the existing curb-cuts; 2) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities due to possible floodplain issues; 3) placement of a note on the final plat and site plan stating that no buildings or other permanent structures may be built within the drainage easement; 4) placement of a note on the final plat and site plan stating that the existing wooded area on the Northwest portion of the site must be maintained as a residential adjacency buffer; 5) depiction of the minimum building setback line on the site plan and final plat; 6) compliance with the tree and landscaping requirements of the Zoning Ordinance for the area around the new building, to be coordinated with Urban Forestry, and full compliance with 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*); 7) full compliance with Engineering comments (*Delineation of flood zones must be shown on the final plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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.*); 8) provision of one (1) revised PUD site plan with the added notes when the seven (7) probated copies of the final subdivision plat are provided to Urban Development; and 9) full compliance with all other municipal codes and ordinances.

**Planned Unit Development:** Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) placement of a note on the final plat and site plan stating that the site is limited to the existing curb-cuts; 2) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities due to possible floodplain issues; 3) placement of a note on the final plat and site plan stating that no buildings or other permanent structures may be built within the drainage easement; 4) placement

of a note on the final plat and site plan stating that the existing wooded area on the Northwest portion of the site must be maintained as a residential adjacency buffer; 5) depiction of the minimum building setback line on the site plan and final plat; 6) compliance with the tree and landscaping requirements of the Zoning Ordinance for the area around the new building, to be coordinated with Urban Forestry, and full compliance with 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*); 7) full compliance with Engineering comments (*Delineation of flood zones must be shown on the final plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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.*); 8) provision of one (1) revised PUD site plan with the added notes when the seven (7) probated copies of the final subdivision plat are provided to Urban Development; and 9) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP

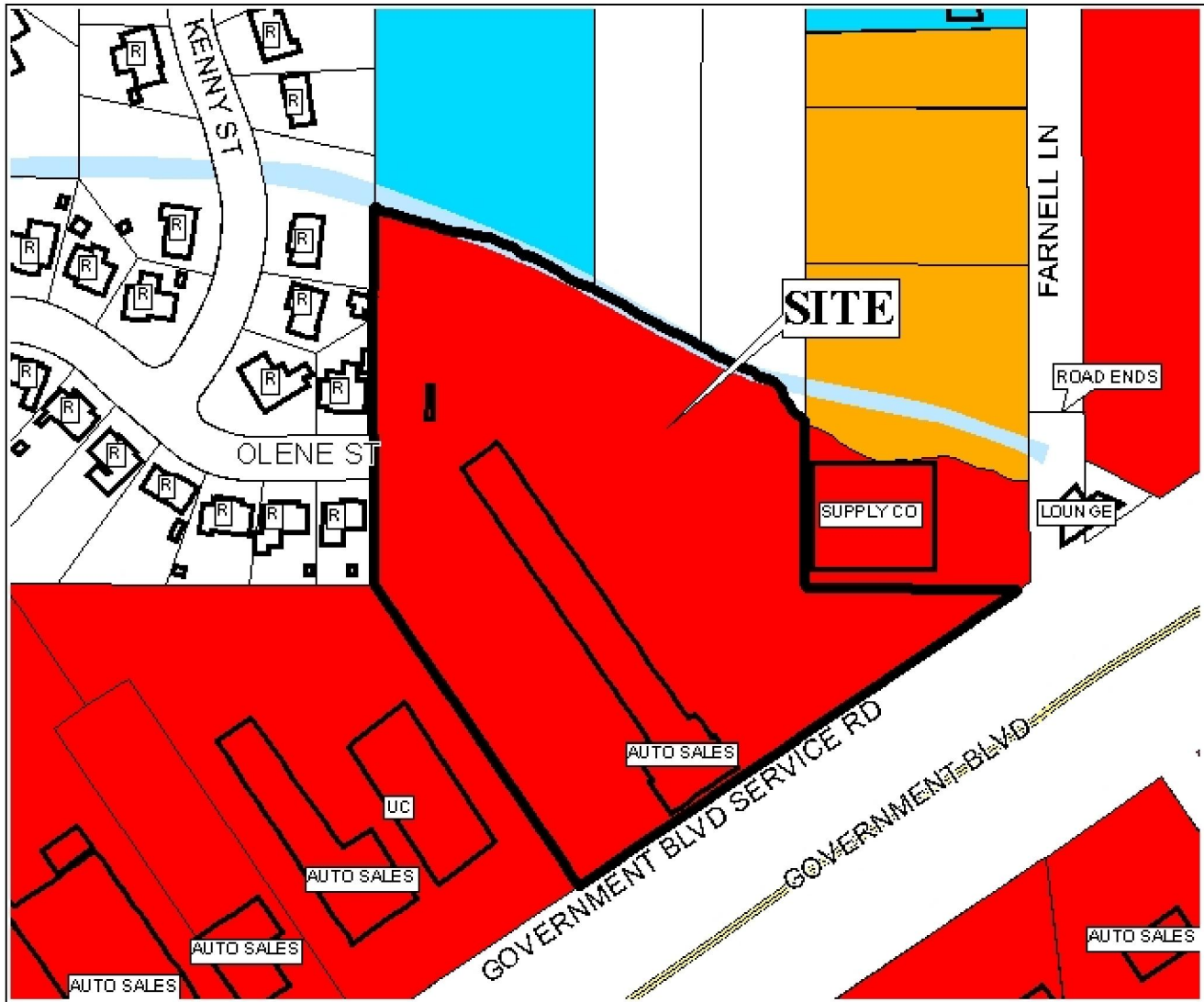


APPLICATION NUMBER 12 & 13 DATE August 3, 2006  
APPLICANT Chrysler-Jeep Subdivision  
REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

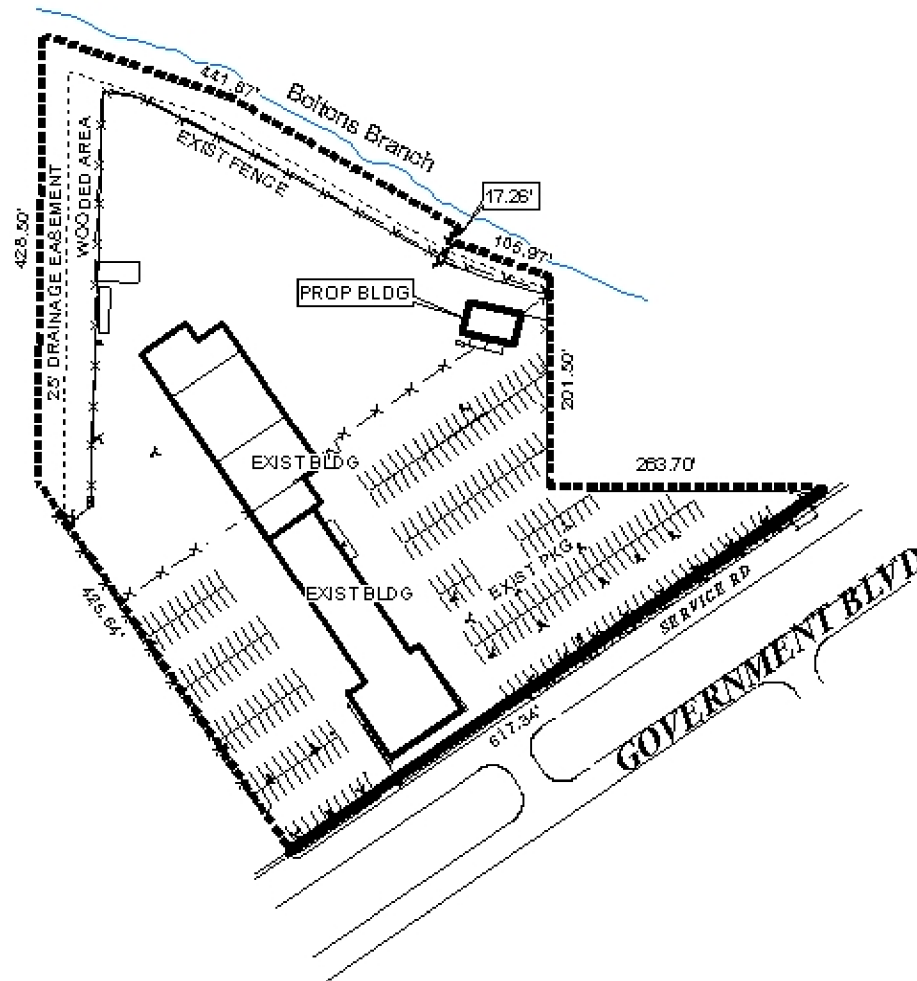
APPLICATION NUMBER 12 & 13 DATE August 3, 2006  
 APPLICANT Chrysler-Jeep Subdivision  
 REQUEST Subdivision, Planned Unit Development

LEGEND

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



# SITE PLAN



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

APPLICATION NUMBER 12 & 13 DATE August 3, 2006  
APPLICANT Chrysler-Jeep Subdivision  
REQUEST Subdivision, Planned Unit Development



NTS