

PLANNED UNIT DEVELOPMENT STAFF REPORT**Date: July 15, 2004****DEVELOPMENT NAME**

EGM Properties, LLC

LOCATION3748 Industrial Park Drive
(North side of Industrial Park Drive, 135'± East of
Industrial Park Circle)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

I-1, Light Industrial

AREA OF PROPERTY

2.8± Acres

CONTEMPLATED USE

Multiple buildings on a single-building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

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).**COMMENTS**The applicant is proposing construction of a second
building on a single building site. The proposed building is to have separate access and parking
facilities, and will in effect function as an individual development with no affiliation or
correlation to the existing development – in essence, as if it were a separate lot.

Typically, a PUD is not only for a second (or more) building, but also is to allow shared access
and/or parking; if the developments are to be totally separate, resubdivision is more appropriate.
However, in this particular case, there is not adequate frontage for resubdivision.

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.

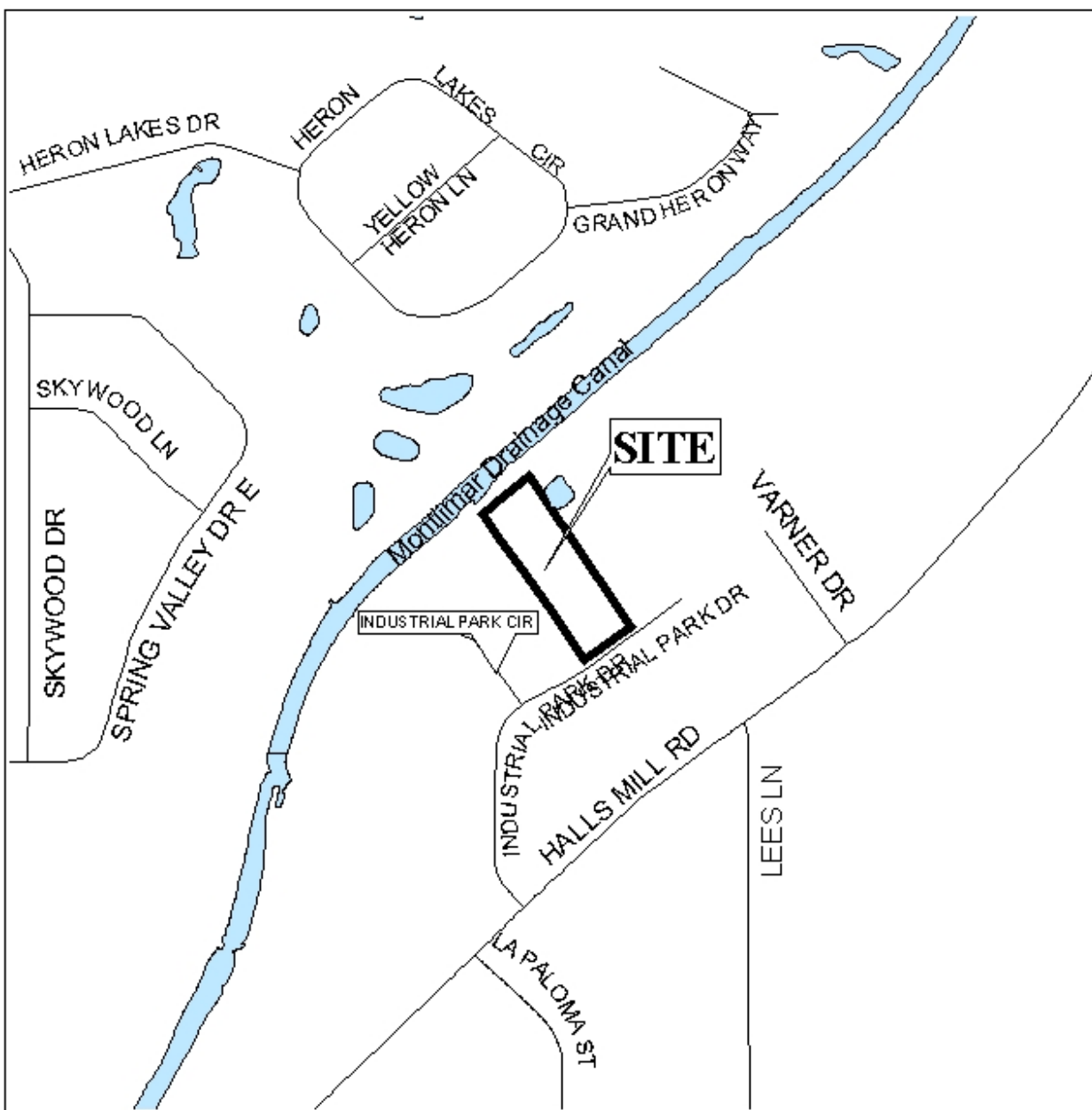
The site is located within an industrial park development just off Halls Mill Road, and therefore would be compatible with neighboring uses and would not impact traffic on any minor residential streets.

The is however, adjacent to Montlimar Creek Drainage Canal, and would be considered environmentally sensitive; therefore, approvals from federal, state and local agencies will be required prior to the issuance of any permits.

Additionally, the properties across Montlimar Creek are residential. While a buffer is not technically required by the Zoning Ordinance because the site is not actually adjacent to residentially zoned property, given the intensity of the zoning classification and the possible uses, the provision of a buffer would be appropriate. The plan indicates that the detention facility will be located along the rear (Montlimar Creek) property line; consequently, a landscaped buffer would not be feasible. Therefore, in order to afford some screen to the residential properties, an 8' wooden privacy fence should be provided.

RECOMMENDATION Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) provision of an 8' wooden privacy fence along the rear property line; and 2) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree planting requirements and the provision of sidewalks.

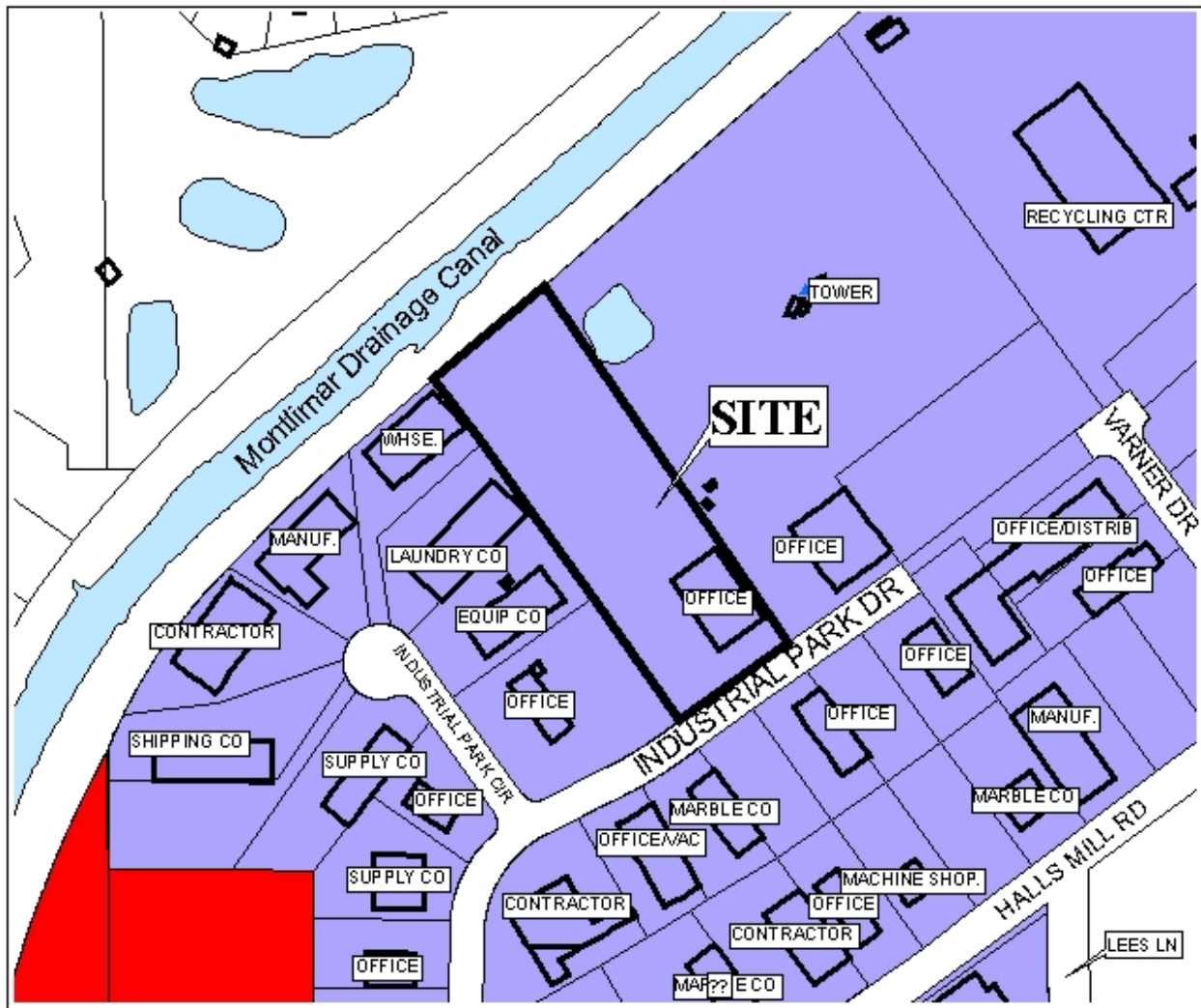
LOCATOR MAP



APPLICATION NUMBER 12 DATE July 15, 2004
APPLICANT EGM Properties, LLC
REQUEST Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial and industrial sites are located to the west, east and south of the site.

APPLICATION NUMBER 12 DATE July 15, 2004

APPLICANT EGM Properties, LLC

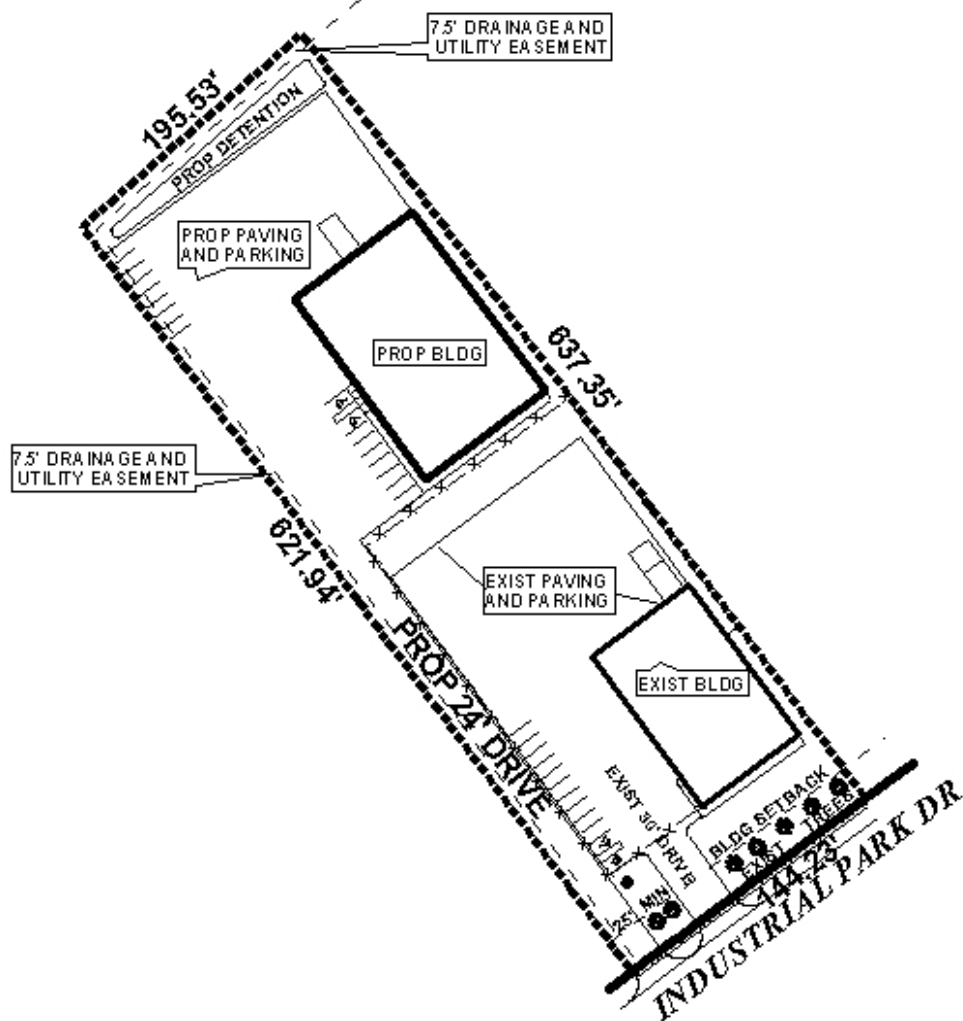
REQUEST Planned Unit Development

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	NTS
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----



SITE PLAN



The site plan illustrates the proposed drive, parking, and building along with the existing building, parking, fencing, and landscaping.

APPLICATION NUMBER 12 DATE July 15, 2004
 APPLICANT EGM Properties, LLC
 REQUEST Planned Unit Development



NTS