

PLANNED UNIT DEVELOPMENT STAFF REPORT**Date: September 4, 2003****DEVELOPMENT NAME**

Greene & Phillips Subdivision

LOCATION30, 50 and 52 North Florida Street
(East side of North Florida Street, 400'±)**PRESENT ZONING**

B-1, Buffer Business

AREA OF PROPERTY

.57± Acre

CONTEMPLATED USE

Multiple buildings on a single-building site consisting of multiple lots with shared parking and access.

**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**

Elimination of Four parking spaces, two on the Northeast and two on the Northwest to accommodate critical root zone of an existing 40" oak on the North property line. All parking surfaces under the drip line of the tree to be of an alternative parking surface. All work to be coordinated with Urban Forestry.

REMARKS

The applicant is proposing development of the site to include an existing 1,244 sq.ft. building and a new 4,980 sq.ft. two story building, with shared parking and access on a single building site.

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 proposed development generally complies with the requirements for PUD approval.

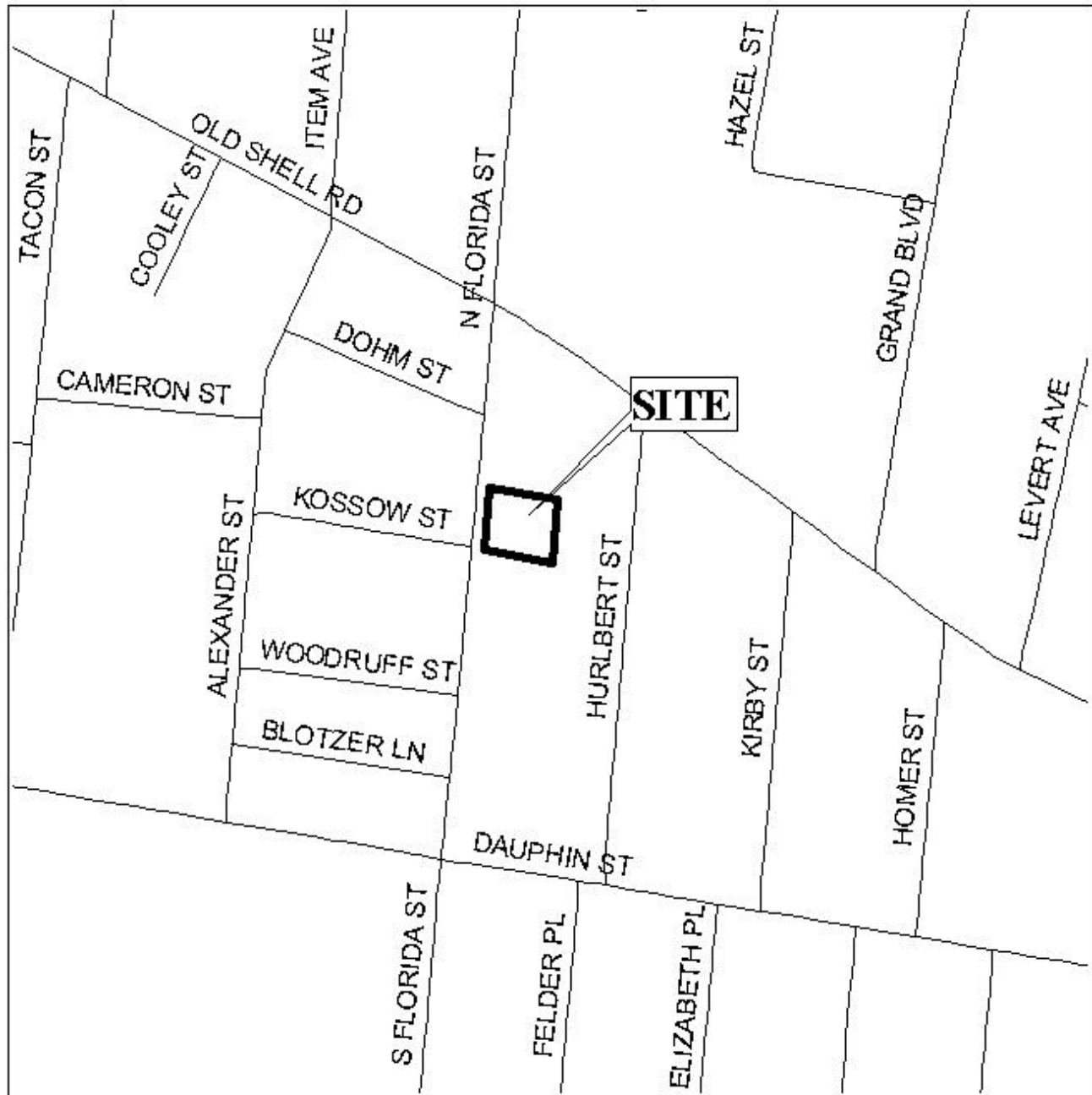
There are a couple of points relating to the proposed site development that should be taken into consideration. The first relates to the comments from Urban Forestry. The site plan indicates 34 parking spaces, 13 more than are required by the Ordinance (21); therefore, compliance with the UF request to eliminate four spaces to accommodate the critical root zone of a 40" tree could easily be accomplished.

Additionally, the UF requests that alternative parking surface for spaces under the drip line of the tree be provided. Based on aerial photographs, it appears that this requirements would also allow for some protection of trees located along the East property line. Additional protection of these trees would be beneficial to maintain buffering between the site and the adjacent residential properties. Especially since the proposed building is two-story, which is not characteristic of development along this section of Florida Street.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) Elimination of four parking spaces, two on the Northeast and two on the Northwest to accommodate critical root zone of an existing 40" oak on the North property line; 2) All parking surfaces under the drip line of the tree to be of an alternative parking surface; 3) All work to be coordinated with Urban Forestry; and 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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APPLICANT Greene & Phillips Subdivision
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and South of the site are miscellaneous offices; to the East and West are single family residential dwellings.

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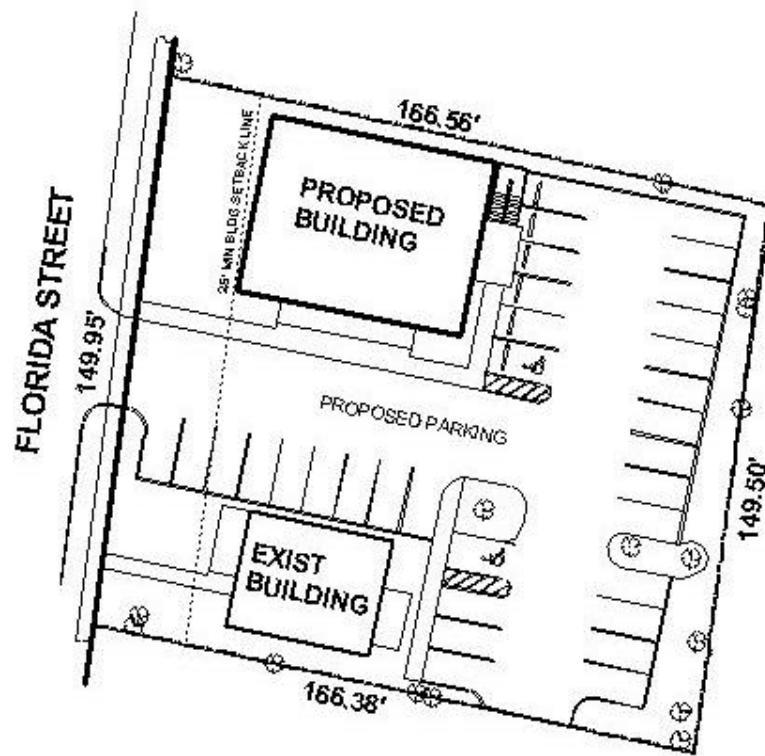
APPLICANT Greene & Phillips Subdivision

REQUEST Planned Unit Development

LEGEND



SITE PLAN



The site is located on the East side of Florida Street, 395.00' South of Old Shell Road.
The plan illustrates the existing building, along with the proposed building and parking.

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USE/REQUEST Planned Unit Development

