

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 3, 2004**

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| <u>DEVELOPMENT NAME</u> | Pitsios Family Subdivision |
| <u>SUBDIVISION NAME</u> | Pitsios Family Subdivision |
| <u>LOCATION</u> | 258 North Claiborne Street and 309 Congress Street (Southeast corner of North Claiborne Street and Congress Street). |
| <u>PRESENT ZONING</u> | R-B, Residential Business |
| <u>AREA OF PROPERTY</u> | .5± Acres |
| <u>CONTEMPLATED USE</u> | Shared access and parking between two building sites. |
| <u>TIME SCHEDULE FOR DEVELOPMENT</u> | Immediate |
| <u>ENGINEERING COMMENTS</u> | Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. |
| <u>TRAFFIC ENGINEERING COMMENTS</u> | Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. |
| <u>URBAN FORESTRY COMMENTS</u> | 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). |
| <u>REMARKS</u> | The applicant is requesting Planned Unit Development (PUD) approval to allow shared access between two lots. |

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 applicant filed a building site area variance with the Board of Adjustment, for the southern lot only, which was heard by the Board at their May 3rd meeting. The southern lot contains 12,773 square feet in area and the applicant proposed eight dwelling units; based upon the area of the southern lot, only six dwelling units are allowed. The Board of Adjustment heldover the request and advised the applicant to pursue other options, hence this application.

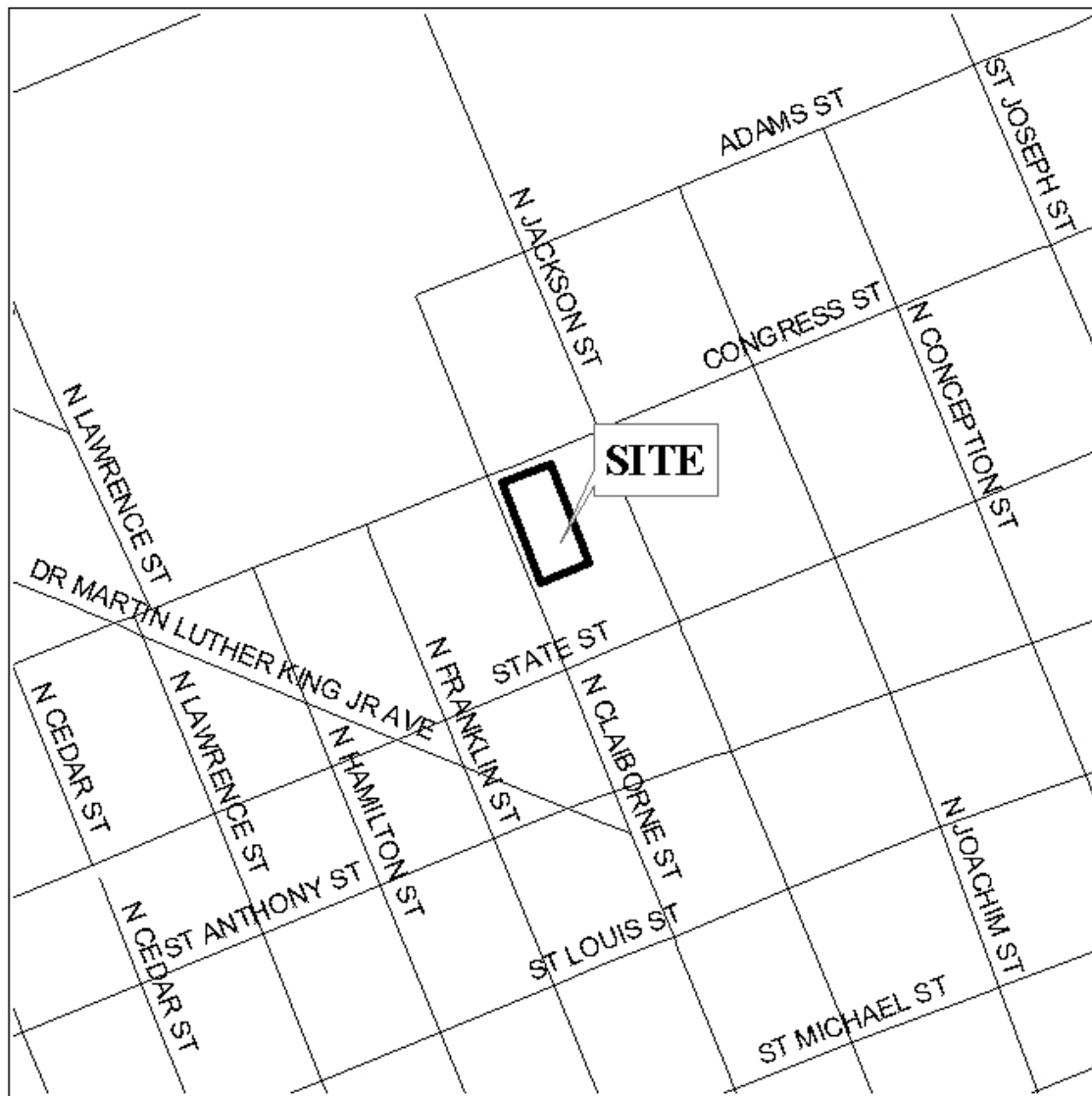
The overall building site area for both lots is 22,715 square feet; there are three existing apartments on the northern lot, and eight are proposed for the southern lot. The number of proposed units comply with the building site area for the overall parcel of property (19,500 square feet is required for 11 units in a R-B district).

The two buildings would be on separate lots; however, shared access between the lots is provided. In the downtown area, residential development is exempt from the off-street parking, thus the development more than complies with the parking ratio requirements of the Ordinance.

The southern lot consists entirely of new development, thus full compliance with the landscaping and tree planting requirements of the Ordinance is required.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; and 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 12 DATE June 3, 2004
APPLICANT Pitsio's Family Subdivision
REQUEST PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings,
with a duplex located to the East.

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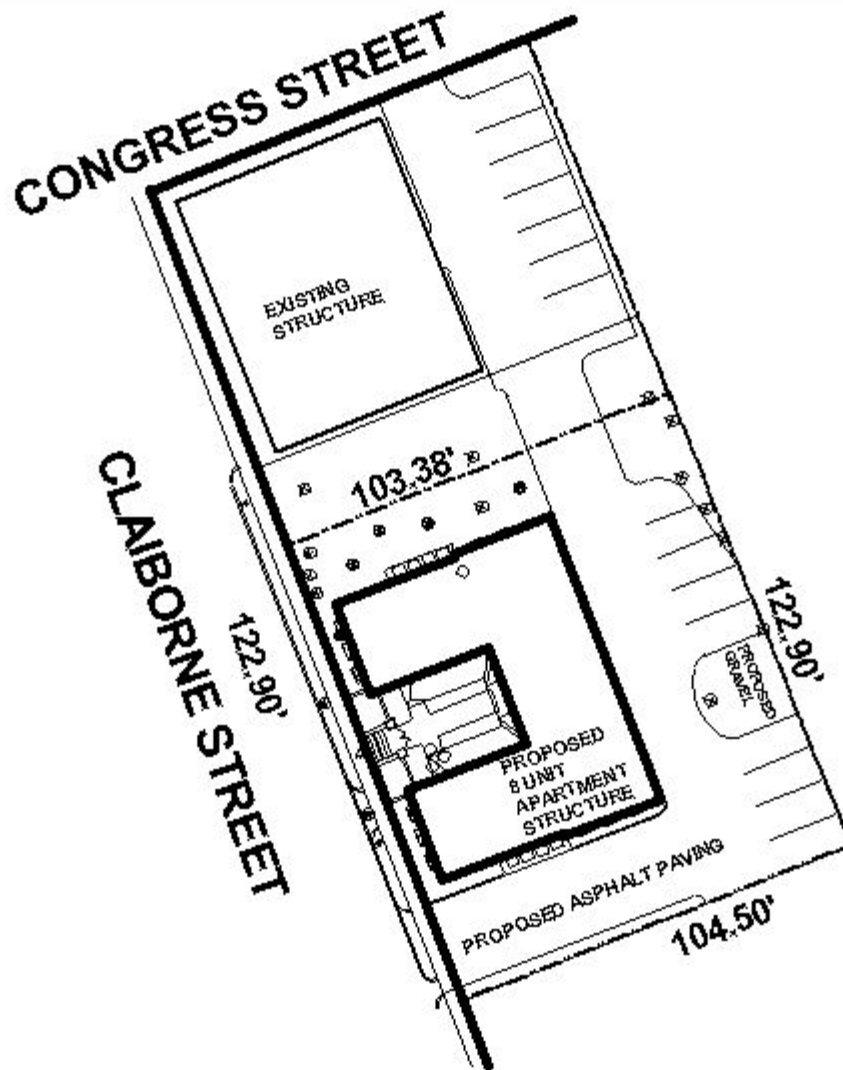
REQUEST PUD

LEGEND

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|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| 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 is located on the East side of North Claiborne Street, 95' South of Congress Street. The plan illustrates the proposed structure and parking.

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APPLICANT Pitsios Family Limited Partnership

USE/REQUEST PUD



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