

**PLANNING APPROVAL STAFF REPORT**      **Date: July 10, 2003**

**NAME** Crown Products

**LOCATION** 3107 Halls Mill Road  
(East side of Halls Mill Road, 30± North of Fleetwood Drive North)

**PRESENT ZONING** B-3, Community Business

**AREA OF PROPERTY** 7.5± Acres

**CONTEMPLATED USE** Expansion of distribution warehouse exceeding 40,000 square feet

**TIME SCHEDULE FOR DEVELOPMENT** Immediately

**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** All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**URBAN FORESTRY COMMENTS** Continuation of the protection for both the 68" and 72" Live Oak Trees; grades to stay at existing elevation under the 34" Live Oak Tree; all 24" and larger Live Oaks to be permitted by Urban Forestry for removal or trimming.

**REMARKS** The applicant is requesting Planning Approval to construct a 60 x 335 addition to an existing 60,000 square foot warehouse/distribution center. Warehouse/distribution centers in excess of 40,000 square feet are allowed with Planning Approval in a B-3 district.

The applicant received Planning Approval in January 2001, to construct the existing facility. Also shown on that application were future expansions totaling 70,000 square feet. However, the configuration of the expansion(s) has changed, and as Planning Approval is site plan specific, a new application is required. Many of the conditions of the previous approval would still be required such as: the preservation of the 67" and 75" live oaks; the number, location and design of all curb cuts to be approved by Traffic Engineering; the provision of a buffer along the Northeast property line at such time the

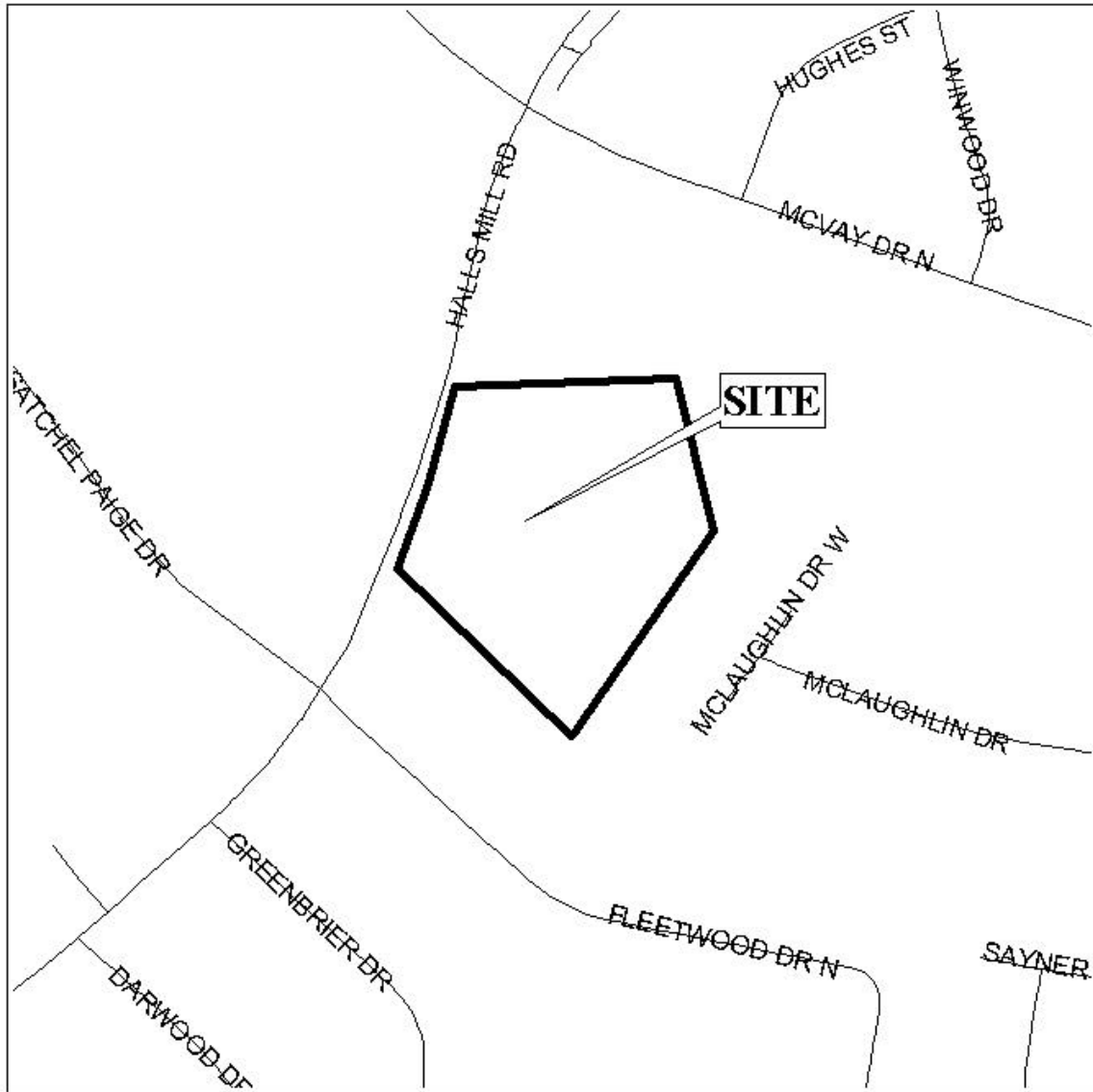
adjacent property is developed residentially; and compliance with parking requirements of the Ordinance, to be verified by the staff during the plan review process.

While the overall size of the building is large, the intensity of the operation is not; the business simply prints logos and company names on items such as mugs, pens, key chains and other novelties. These items are received, printed and then shipped. Furthermore, there has been an increase in development in the general vicinity including the development of Hank Aaron Stadium, and in regard to developments of this scale, a large coffee company is located just west of the site. Additionally, B-2 zoning and approximately 65 feet would separate the building from the property lines of the residences to the East.

**RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the preservation of the 67" and 75" live oaks; 2) the number, location and design of all curb cuts to be approved by Traffic Engineering; 3) the provision of a buffer along the Northeast property line at such time the adjacent property is developed residentially; 4) compliance with parking requirements of the Ordinance, to be verified by the staff during the plan review process; 5) full compliance with Urban Forestry Comments (continuation of the protection for both the 68" and 72" Live Oak Trees; grades to stay at existing elevation under the 34" Live Oak Tree; all 24" and larger Live Oaks to be permitted by Urban Forestry for removal or trimming); and 6) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



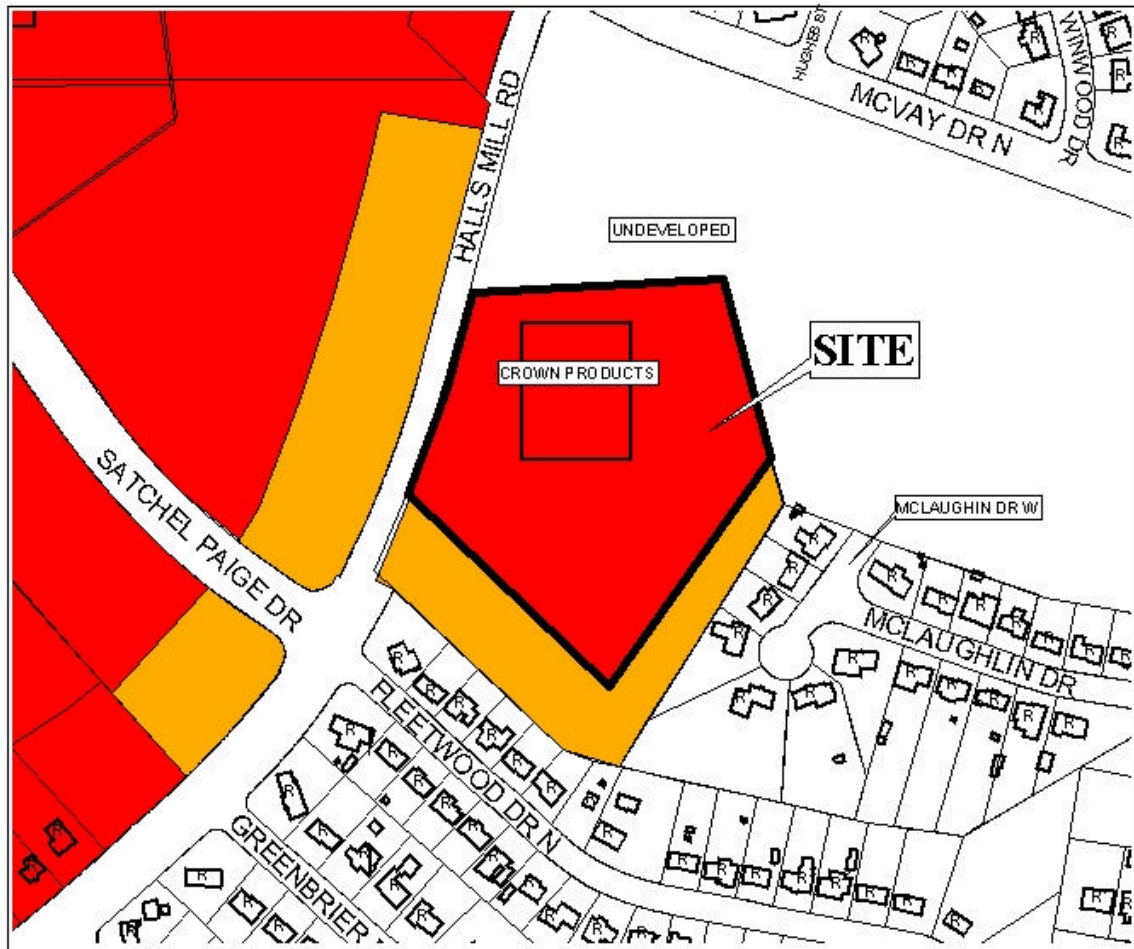
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APPLICANT Crown Products

REQUEST Planning Approval



# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**



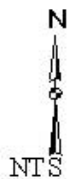
Single-family residential units are located to the north and south of the site.  
Undeveloped commercial property is located to the west of the site.

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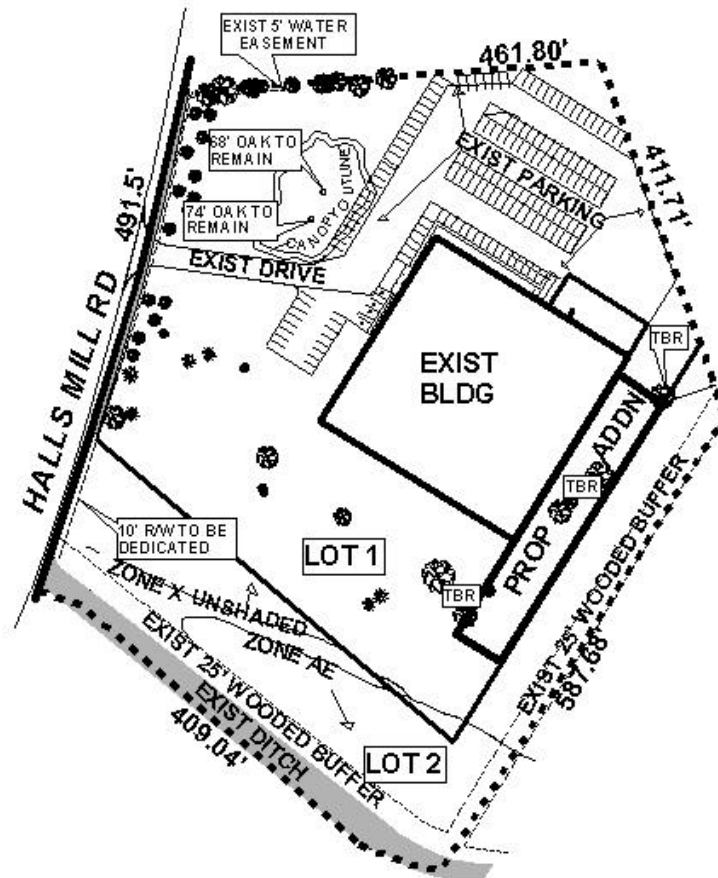
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LEGEND



## SITE PLAN



East side of Halls Mill road, 30' North of Fleetwood Drive North, the site plan illustrates the existing building, parking, landscaping , proposed building addition and landscaping

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