

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: September 16, 2004**

<b><u>DEVELOPMENT NAME</u></b>	Steve Statkewicz & Dennis J. Langan
<b><u>LOCATION</u></b>	3450 Hillcrest Road (West side of Hillcrest Road at the West terminus of Girby Road)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	1 Acres±
<b><u>CONTEMPLATED USE</u></b>	Shared access and shared parking between multiple building sites.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Properly mark lane division for 36-foot driveway.
<b><u>URBAN FORESTRY COMMENTS</u></b>	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).
<b><u>REMARKS</u></b>	The applicant has submitted a Planned Unit Development application to allow shared access and parking between two sites. The Ordinance requires that all access and parking be located on-site, unless PUD approval is obtained.

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.

At this point, construction is only proposed on the northern lot and adequate parking is provided. However, as illustrated on the site plan, the loading area for the building is located along the common lot line, and as proposed would block access to the future buildings on the southern lot. This loading area should be relocated to the rear of the building. The plan illustrates that the overall site would have five excess parking spaces, thus slight adjustments in the site plan could accommodate the relocation of the loading area.

As with any new commercial development, full compliance with the landscaping and tree planting requirements of the Ordinance would be required, as well as the provision of a sidewalk along Hillcrest Road.

It should be noted that when the southernmost lot is developed, PUD approval would again be required to ensure adequate parking and circulation; as well as the provision of the required buffer along the West property line where the site adjoins residential development.

### **RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) relocation of the loading area to provide adequate access and circulation; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) the provision of a sidewalk along Hillcrest Road; 4) that PUD approval be obtained prior to the development of the adjoining lot to the South; 5) that the lane division for the 36-foot drive be properly marked; and 6) full compliance with all municipal codes and ordinances.