

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT &
ZONING AMENDMENT STAFF REPORT**

Date: March 15, 2007

<u>NAME</u>	Mikell Taylor
<u>SUBDIVISION NAME</u>	Mobile Rosin Oil Subdivision
<u>LOCATION</u>	2469 Bragdon Avenue (Northwest corner of Burden Lane and Mobile Street, extending West to the Illinois Central Gulf Railroad right- of-way and North to Bragdon Avenue)
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>PROPOSED ZONING</u>	I-1, Light Industry
<u>AREA OF PROPERTY</u>	1 lot / 9.3± Acre (Subdivision) 0.7± Acre (Rezoning)
<u>CONTEMPLATED USE</u>	Expansion of existing rosin oil production plant with multiple building on a single lot. It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.
<u>REASON FOR REZONING</u>	To correct split-zoning in a proposed subdivision
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Detention is required for all impervious area constructed after 1984. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, 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 (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

No comments

REMARKS

The applicant is requesting Subdivision approval to create a lot of record from a metes and bounds parcel and three legal lots of record; Planned Unit Development (PUD) approval to allow multiple buildings on a single building site; and Rezoning approval to correct split-zoning in the proposed industrial subdivision.

The proposed subdivision fronts Mobile Street, Bragdon Avenue and Burden Lane. Mobile Street, a major street as illustrated on the Major Street Component of the Comprehensive Plan, is illustrated as having 60-feet of right-of-way, requires 100-feet of right-of-way. Bragdon Avenue and Burden Lane, both minor streets and are illustrated as having 60-feet and 30-feet of right-of-way respectively. Minor Streets require a minimum of 50-feet of right-of-way; therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Mobile Street and the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane should be required. In addition, the dedication of appropriate radius at intersection of Mobile Street and Burden Lane would also be required. The required 25-foot setbacks are not shown on the preliminary plat would be required on the Final Plat.

Additionally, since Bragdon Avenue is a minor street and several residences are located on this street, large truck traffic should be denied access to Bragdon Avenue.

The purpose of the application is to create a new lot of record from an existing lot of record and a metes and bounds parcel. This is necessary to allow expansion of the existing Mobile Rosin Oil facility. While the proposed development has existed for over 80 years, rezoning of the proposed new lot is required in order to avoid split zoning of a lot of record; this process should be completed before the final plat is signed.

The Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: there is a manifest error in the ordinance; changes in conditions in a particular area make a change in the ordinance necessary and desirable; an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; the subdivision of land into urban building sites makes reclassification necessary and desirable.

Regarding the proposed rezoning, the developed portion of the property is currently split zoned R-1, Single-Family Residential and I-1, Light Industry, and the applicant proposes construction of another building and parking. Rezoning the entire site to I-1 is necessary for the proposed subdivision, would provide greater consistency for this area, and would be appropriate for the existing use.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request and the appropriateness and compatibility of the proposed use and zoning classification.

It should be noted that existing I-1 zoned property is located immediately East and South of the site and is simply an expansion of an existing I-1 district.

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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

The applicant is requesting PUD approval for multiple buildings on a single building site. The site plan shows additional parking, which would exceed the parking requirements for the existing business and the proposed addition.

While no landscaping percentages are illustrated on the site plan, more than a third of the site is illustrated as forested area. As illustrated on the site plan, frontage trees required along Bragdon Avenue are placed in the right-of-way. However, the Ordinance requires the trees be placed on private property, within the 25-feet minimum building line. Additionally, full compliance with the landscaping and tree requirements of the Ordinance for the entire lot would be required.

Since this site adjoins and faces residential zoned property, buffers per Section 64-4. D of the Zoning Ordinance would be required.

RECOMMENDATION

Subdivision

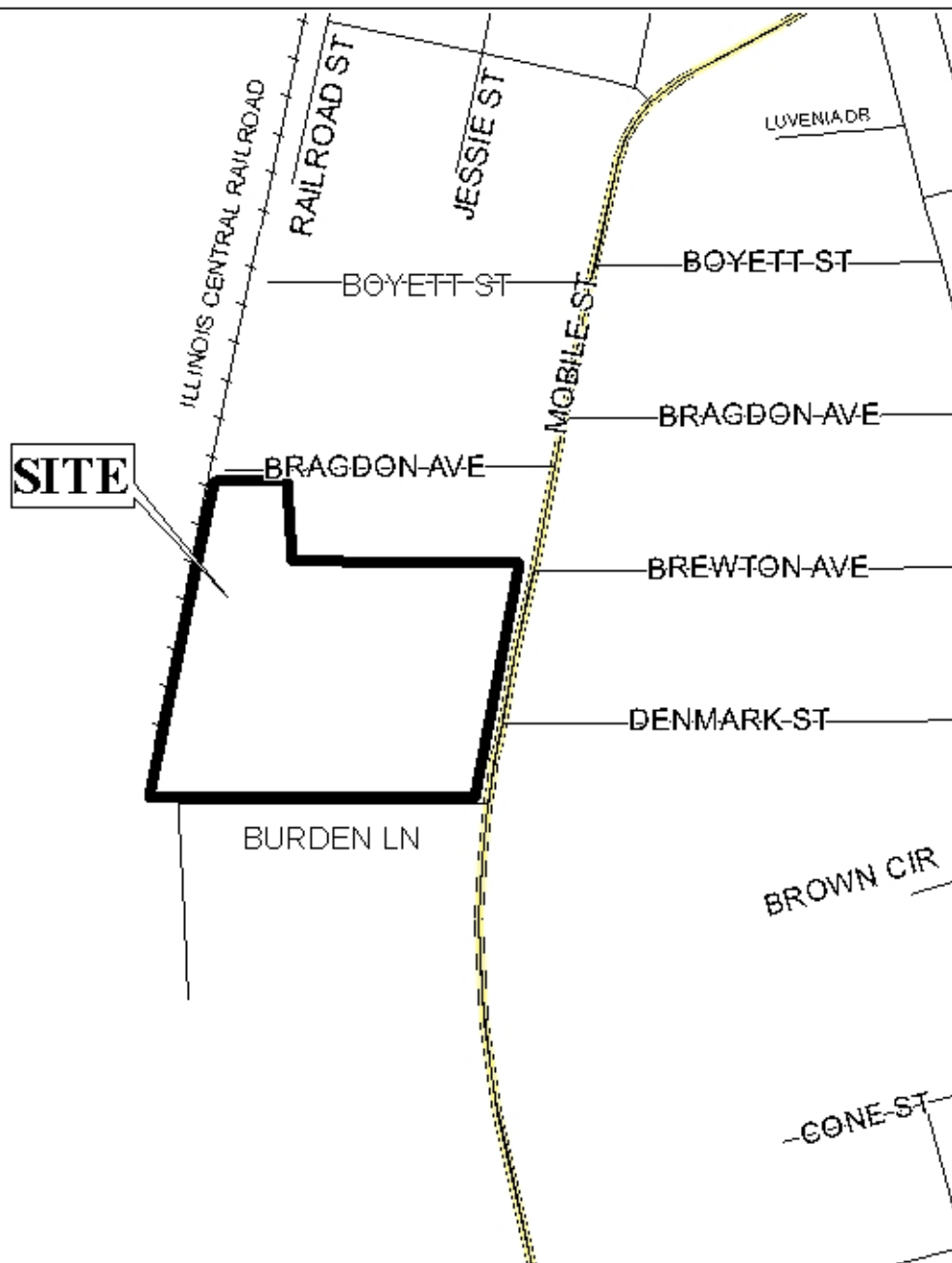
Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the completion of the rezoning process prior to the issuance of any permits; 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street; 3) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane; 4) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and

Traffic Engineering; 5) the placement of a note on the Final Plat stating large truck traffic is denied access to Bragdon Avenue; 6) the depiction of the 25-foot building setback, measured from property lines after dedication; and 7) the placement of a note on the final plat stating that where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.

Planned Unit Development The request is recommended for Approval, subject to the following conditions: 1) the completion of the rezoning process prior to the issuance of any permits; 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street; 3) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane; 4) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and Traffic Engineering; 5) the placement of a note on the Final Plat stating large truck traffic is denied access to Bragdon Avenue; 6) the depiction of the 25-foot building setback, measured from property lines after dedication; and 7) the placement of a note on the final plat stating that, where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.

Rezoning Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street; 2) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane; 3) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and Traffic Engineering; 4) large truck traffic is denied access to Bragdon Avenue; 5) the depiction of the 25-foot building setback, measured from property lines after dedication; and 6) where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.

LOCATOR MAP



APPLICATION NUMBER 15 & 16 & 17 DATE March 15, 2007

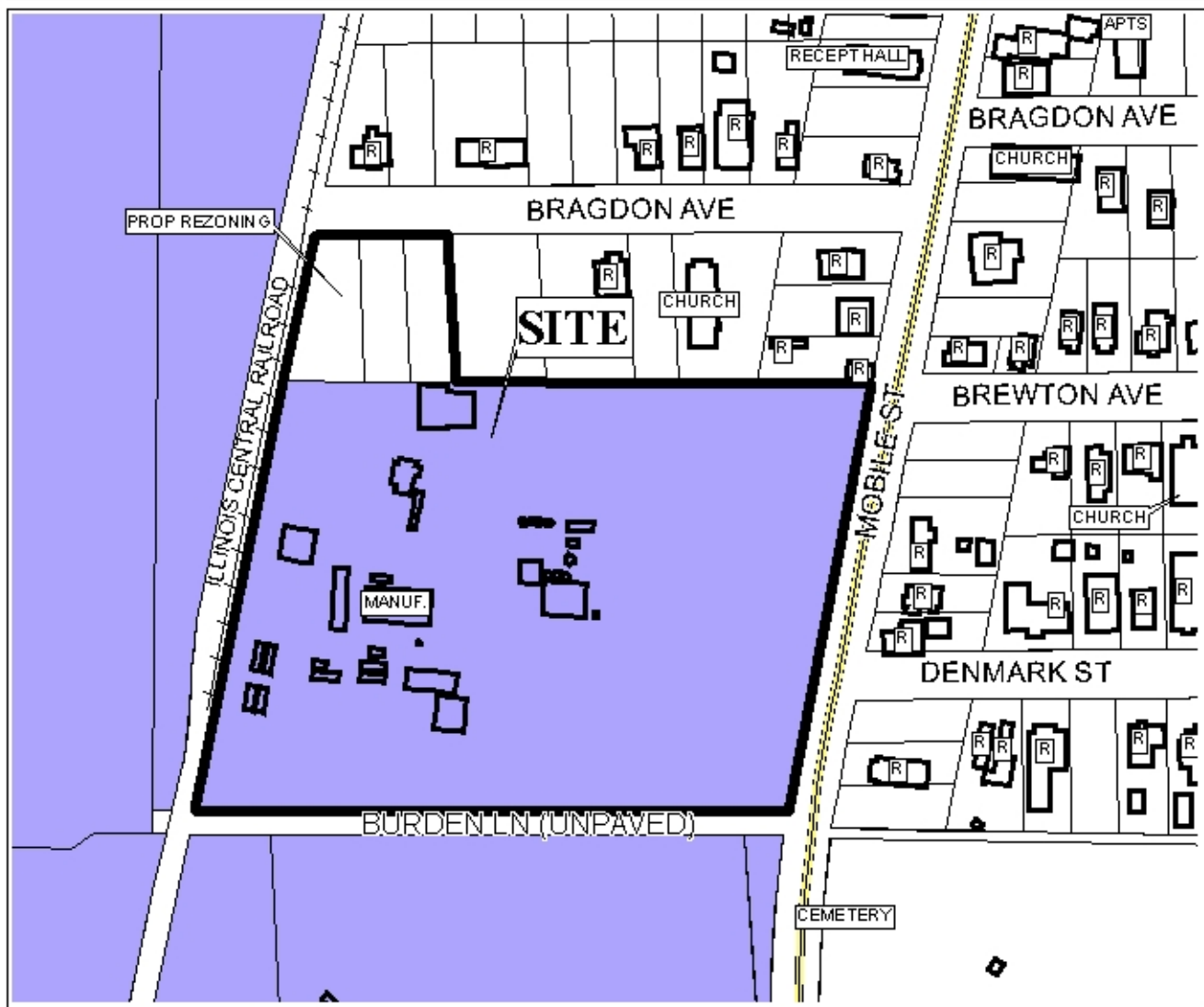
APPLICANT Mikell Taylor

REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 to I-1



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the north and east of the site. Churches are located to the north and east of the site. A cemetery is located to the southeast of the site.

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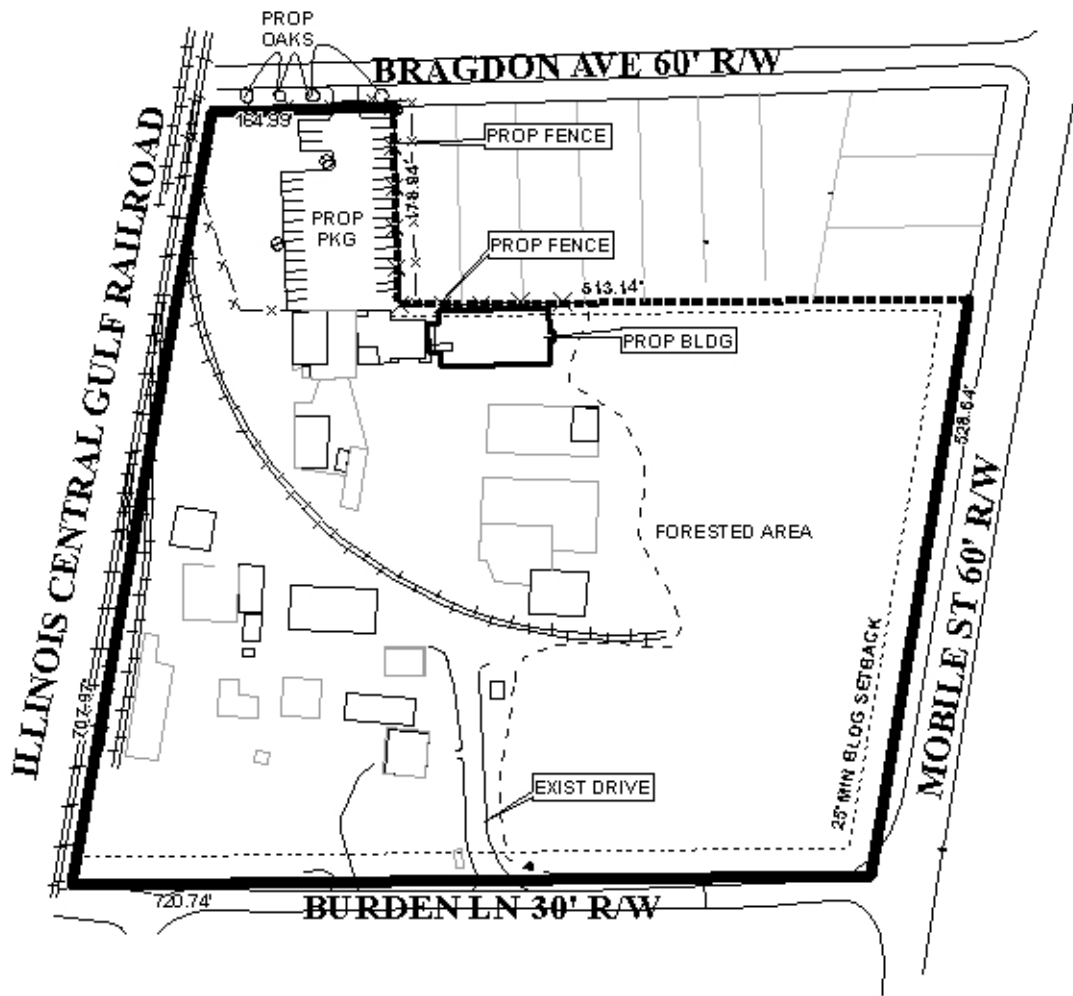
LEGEND

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
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SITE PLAN



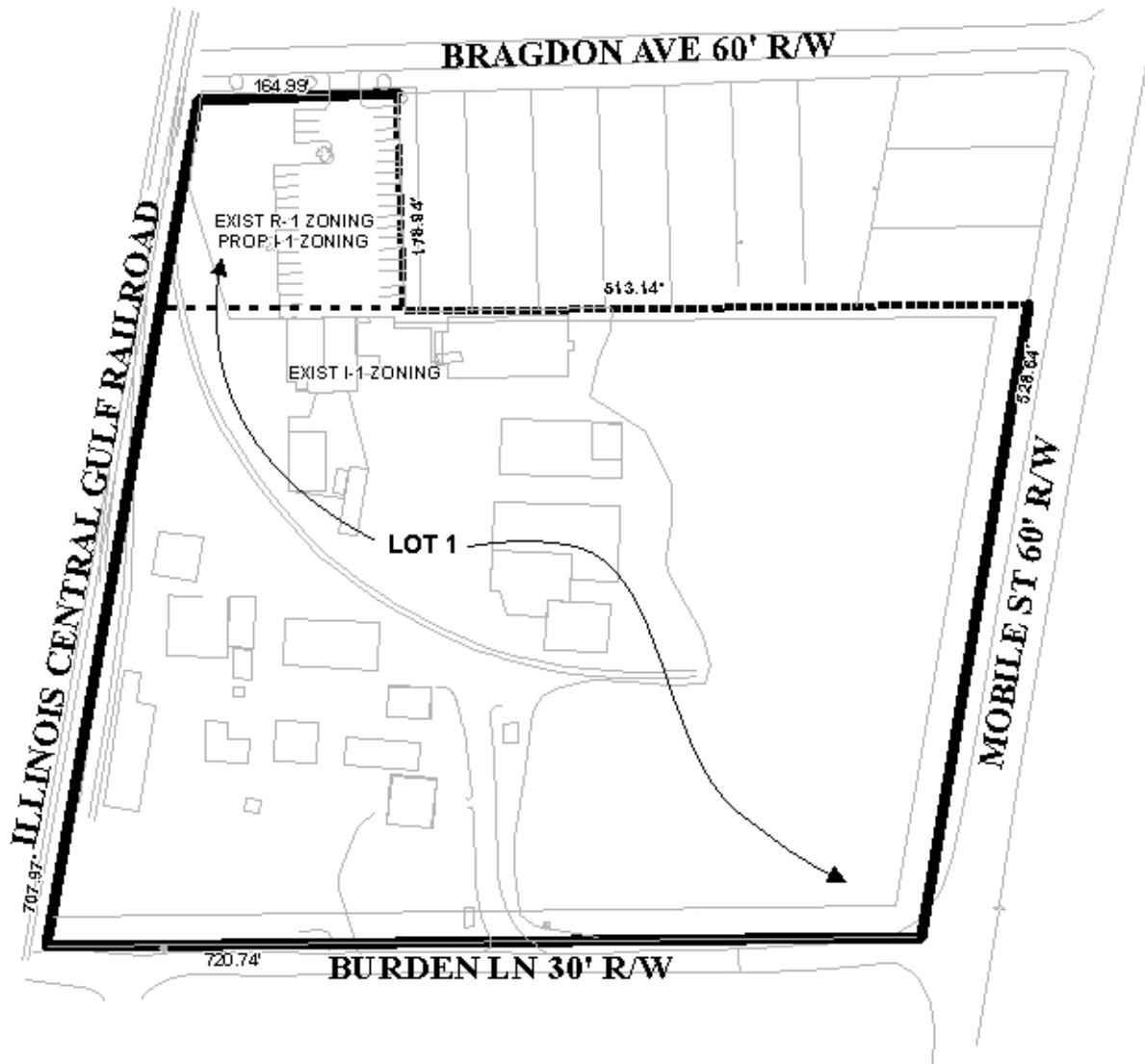
The site plan illustrates the proposed building, landscaping, proposed drive, proposed parking, and existing drive

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SUBDIVISION AND ZONING DETAIL



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