

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 2, 2008**

DEVELOPMENT NAME American Red Cross Subdivision, Resubdivision of and Addition to Lot 3

SUBDIVISION NAME American Red Cross Subdivision, Resubdivision of and Addition to Lot 3

LOCATION North side of Dauphin Street, 200'± West of North Sage Avenue, extending to the West side of North Sage Avenue, 200'± North of Dauphin Street.

**CITY COUNCIL
DISTRICT** District 1

PRESENT ZONING B-3, Community Business District

AREA OF PROPERTY 3 Lots /4.8± acres

CONTEMPLATED USE Planned Unit Development approval to allow shared access between three building sites, and Subdivision approval to create three legal lots from a legal lot of record and two metes and bounds parcels.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediately

**ENGINEERING
COMMENTS** Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system on Sage Avenue to accept drainage from this property.

**TRAFFIC ENGINEERING
COMMENTS** Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

**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).

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

FIRE DEPARTMENT
COMMENTS

No comments.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access between three building sites and Subdivision approval to create three legal lots of record from a legal lot of record and two metes and bounds parcels.

The existing site is currently developed; however, the site will be partially redeveloped.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site fronts onto Dauphin Street, a major street, with a right-of-way illustrated as 122-feet, North Sage Avenue, a minor street, with a right-of-way of 50-feet. All streets meet the right-of-way widths as required by the Major Street Component of the Comprehensive Plan. Because of the redevelopment of the site, access management is a concern. Lots A & B should be limited to one curb-cut each onto Sage Avenue and Dauphin Street (non-exclusive access easement), Lot B should be limited to one curb cut to Sage Avenue, and Lot C should be limited to the existing curb cut to Dauphin Street, with the size, design and location of all new curb cuts to be approved by Traffic Engineering, and conform to AASHTO standards. If Lot C is redeveloped then access should be limited to the non-exclusive access easement on Lot A to Dauphin Street. It should be noted that the preliminary plat and site plan illustrates an additional curb cut to Dauphin Street for Lot B, which should be eliminated due to Lot B is allowed access to a non-exclusive access easement that provides access to Dauphin Street from the proposed Lot A.

The site illustrates the proposed building, and parking spaces; however, trees or landscaped areas are not illustrated: the site must be brought into compliance with the Zoning Ordinance, including the provision of trees, landscaping, and parking ratio for each intended use.

RECOMMENDATION

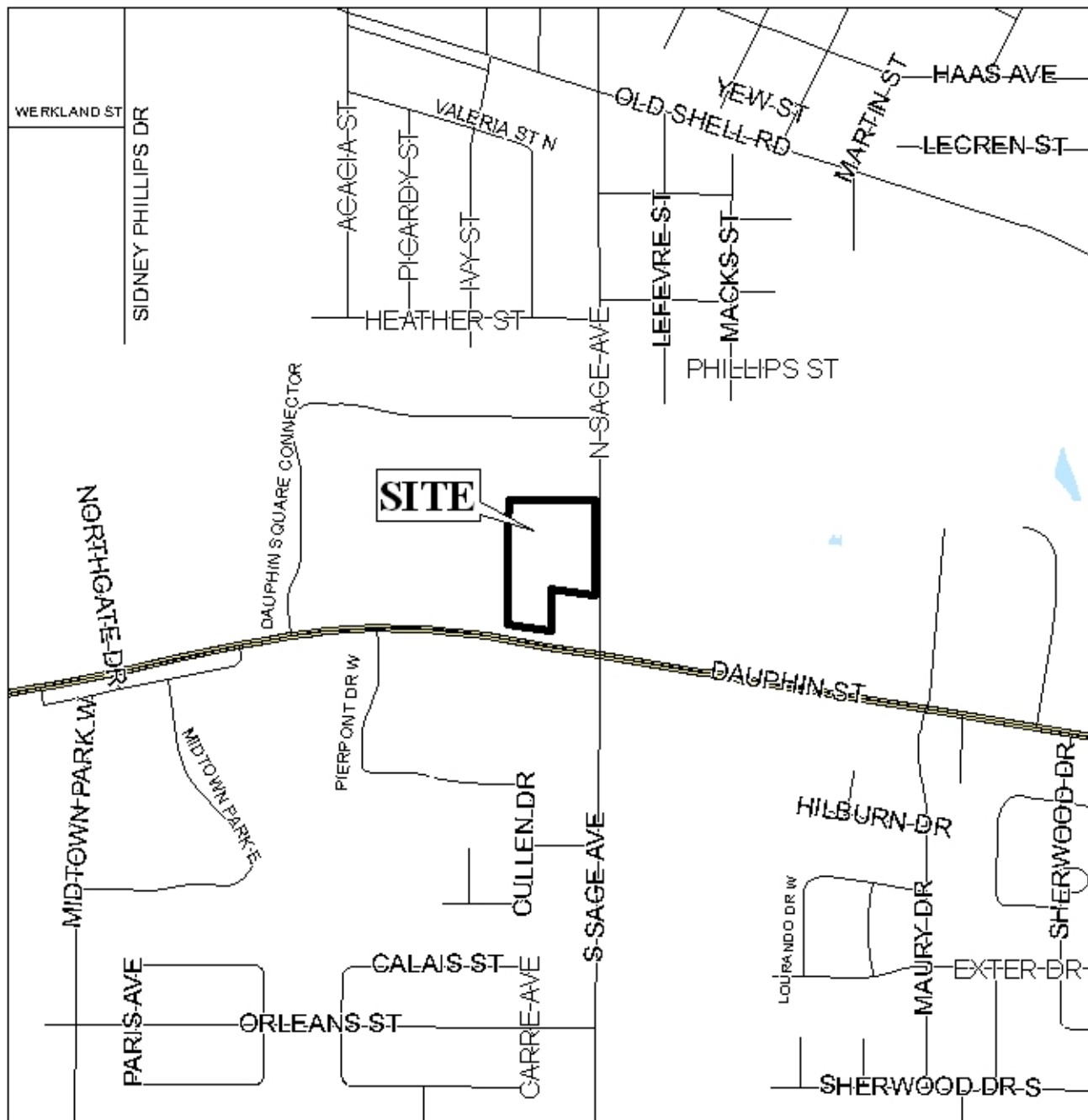
Subdivision: The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lot A is limited to one curb cut each to Sage Avenue and Dauphin Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) the placement of a note on the Final Plat stating that Lot B is limited to one curb cut to Sage Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that Lot C is limited to the existing curb cut to Dauphin Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards
- 4) the placement of a note on the Final Plat stating if Lot C is redeveloped then Lot C would be denied access to Dauphin Street; and
- 5) the placement of a note on the Final Plat stating that Lot B is denied access to Dauphin Street.

Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;
- 2) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *"If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."*
- 3) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance; and
- 4) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



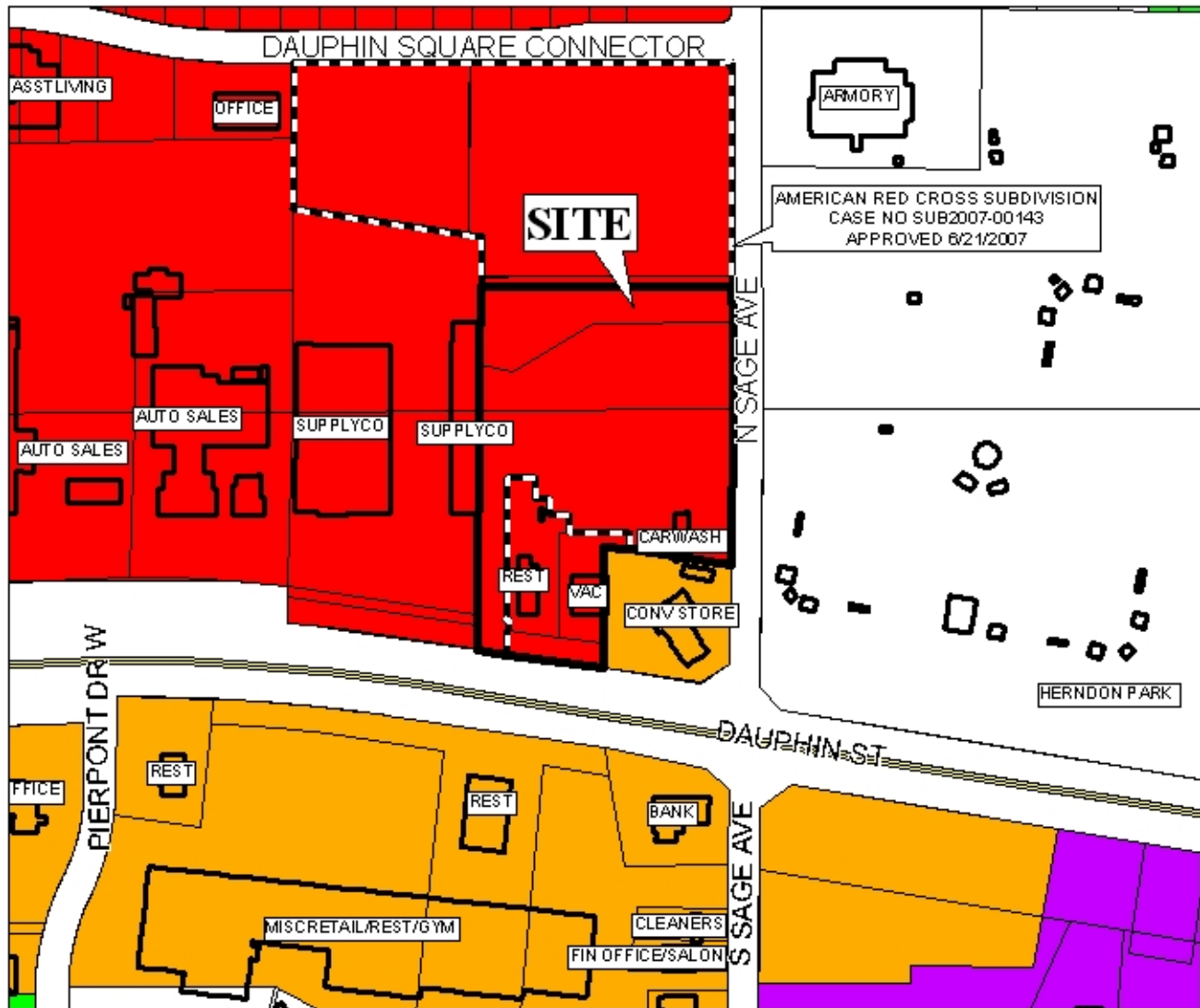
APPLICATION NUMBER 17 & 18 DATE October 2, 2008

APPLICANT American Red Cross Subdivision, Resubdivision of and Addition to Lot 3

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A building supply company is to the west of the site, a convenience store is to the southeast, and Herndon Park is to the east.

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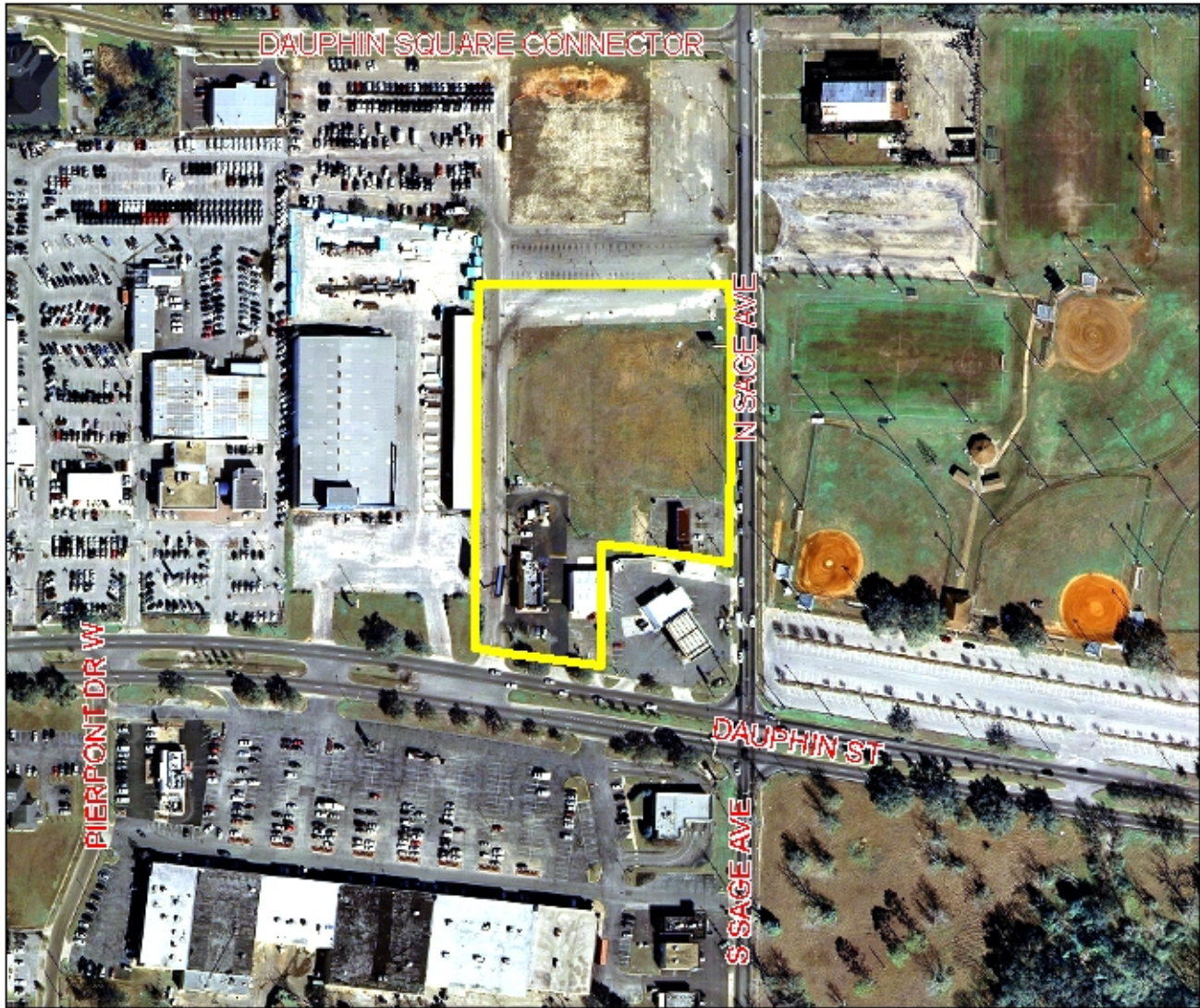
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

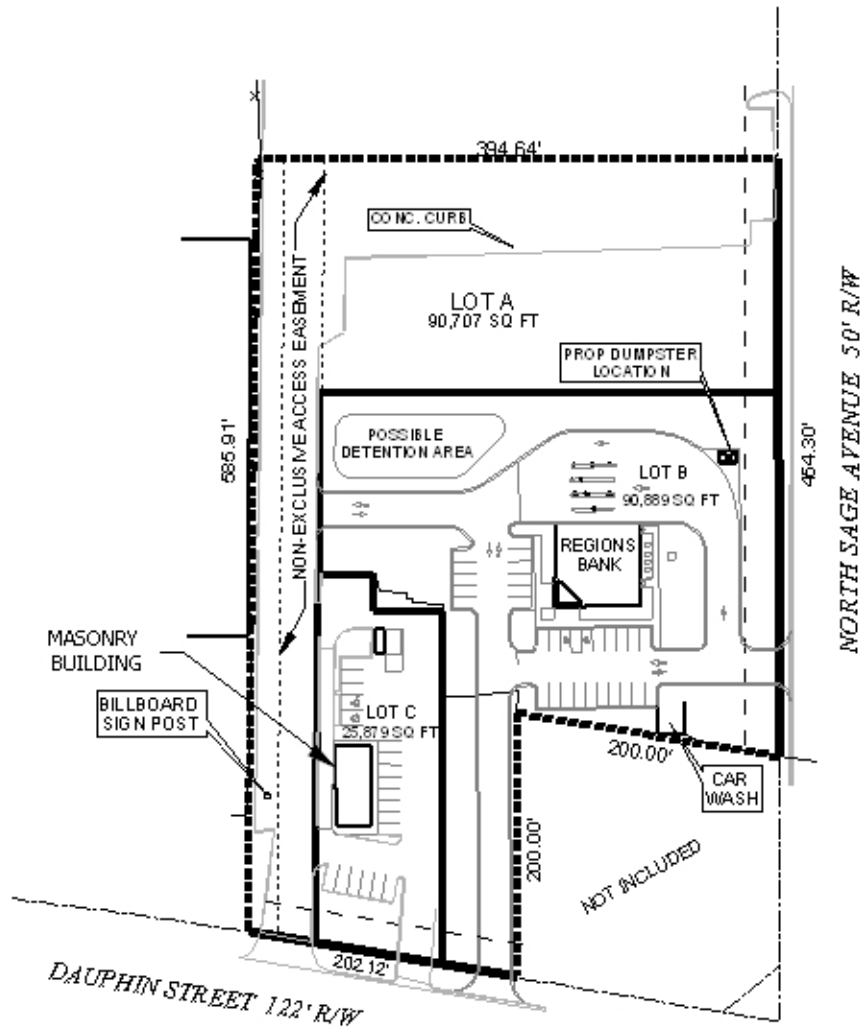


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SITE PLAN



The site plan illustrates the existing and proposed buildings, parking, and access easement.

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