

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: November 6, 2008****DEVELOPMENT NAME**

Cottage Hill Tenn, LLC

**LOCATION**3920 and 3932 Cottage Hill Road  
(Northeast corner of Cottage Hill Road and Azalea Road)**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

2 Lots / .79 ± Acre

**CONTEMPLATED USE**

Planned Unit Development Approval to allow shared access between two building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**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.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering 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).

**FIRE DEPARTMENT  
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The western lot in the site is currently developed with an 11,970 square foot commercial building and 53 parking spaces and has frontage on both Azalea Road and Cottage Hill Road. The eastern lot is proposed to be developed with a 5,624 square foot commercial building and 28 parking spaces and has frontage only on Cottage Hill Road. It is the intent of the applicants to share access to Azalea Road via existing cross access easements. The two access ways which are proposed to carry traffic across the two lots are depicted at a sufficient size to allow two-way traffic. The inclusion of shared access to Azalea Road will likely result in reduced traffic congestion onto Cottage Hill Road for customers who wish to utilize Azalea Road, and it appears that there will be no adverse affects from this PUD.

It should be noted that a previous PUD was approved in 2003 which allowed the shared access between the two building sites. The current application was required because, as a PUD is site plan specific, any change would require re-submittal. As the site plan was changed to reflect the new layout of the building site, the application was re-submitted.

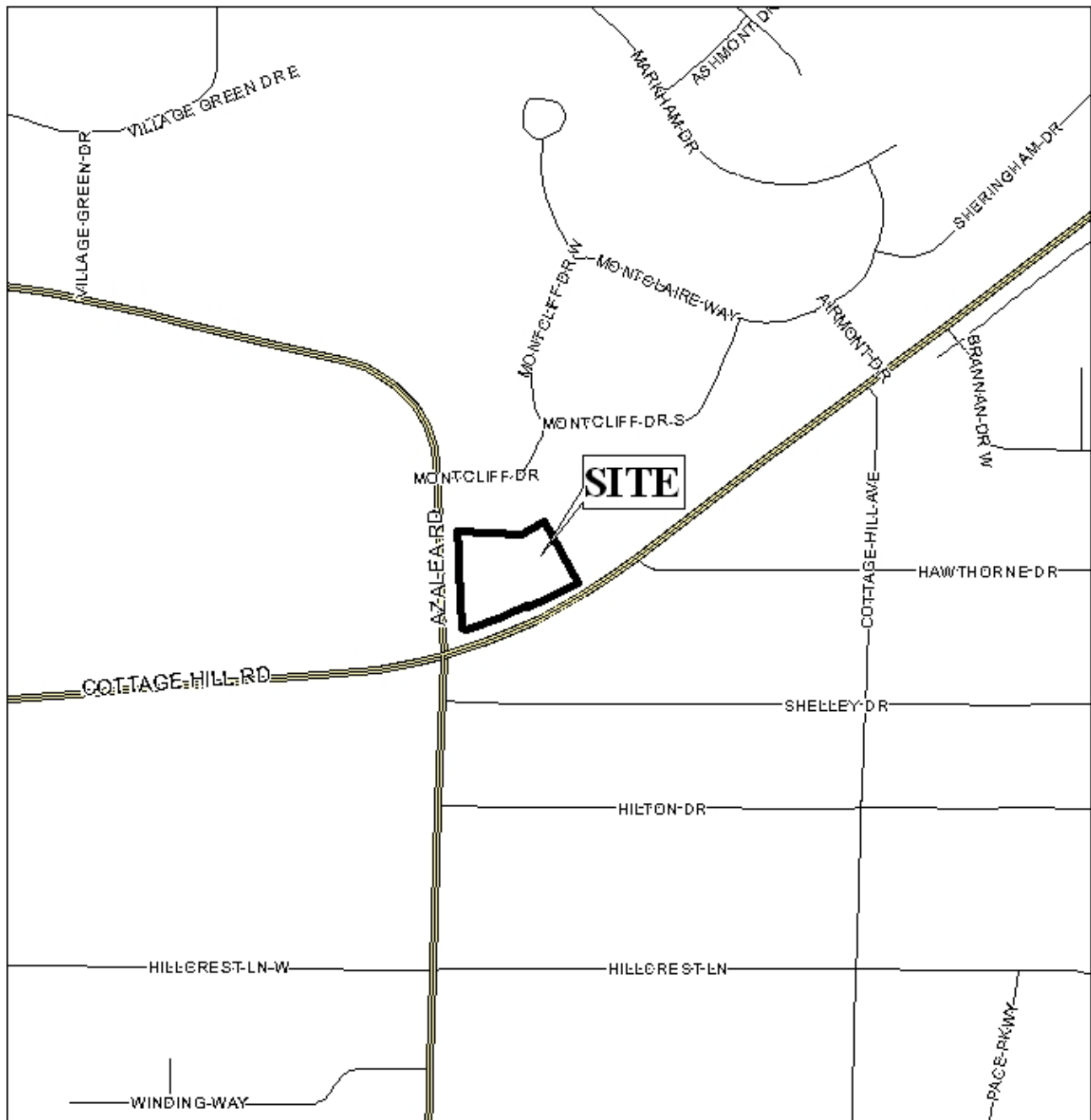
Because a new building is being constructed on the eastern lot, as well as new access ways constructed on the western lot, full compliance with landscaping and tree planting sections of the Zoning Ordinance must be adhered to on both lots.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Full compliance with landscaping and tree planting requirements on both sites;
- 2) Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans; and
- 3) Full compliance with all municipal codes and ordinances.

## LOCATOR MAP



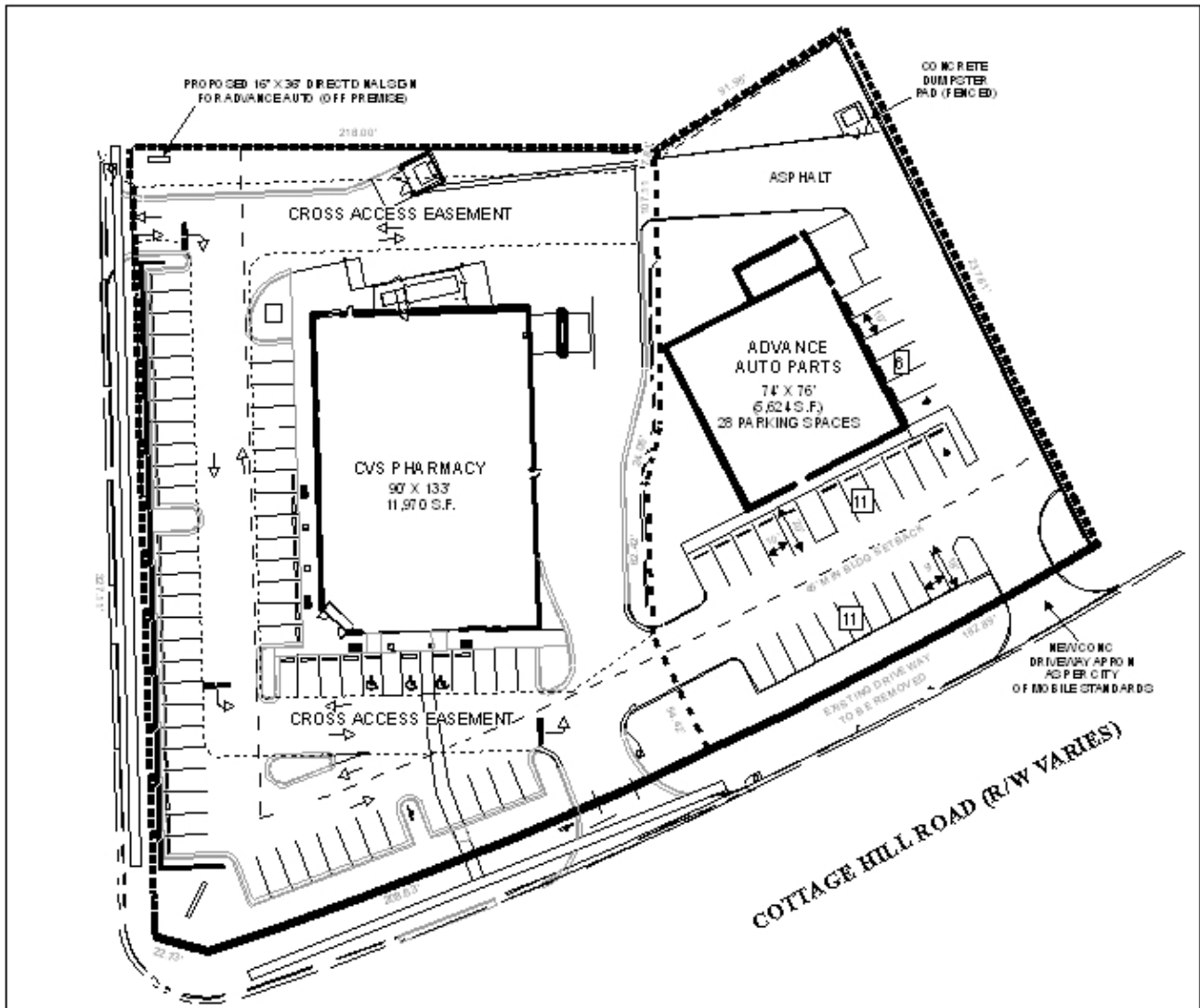
APPLICATION NUMBER 17 DATE November 6, 2008

APPLICANT Cottage Hill Tenn, LLC

REQUEST Planned Unit Development



# SITE PLAN



This site plan illustrates proposed retail store with surrounding parking.

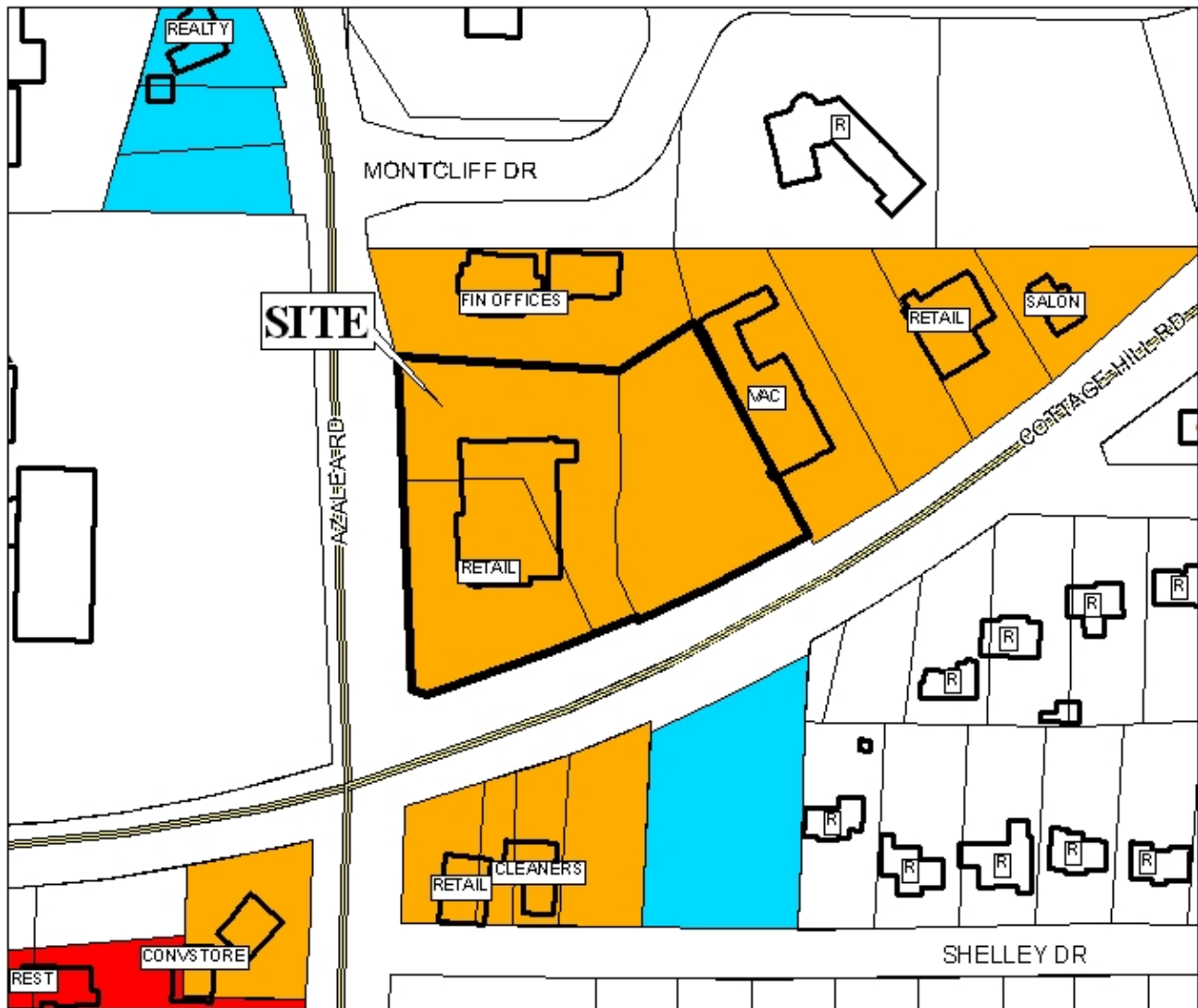
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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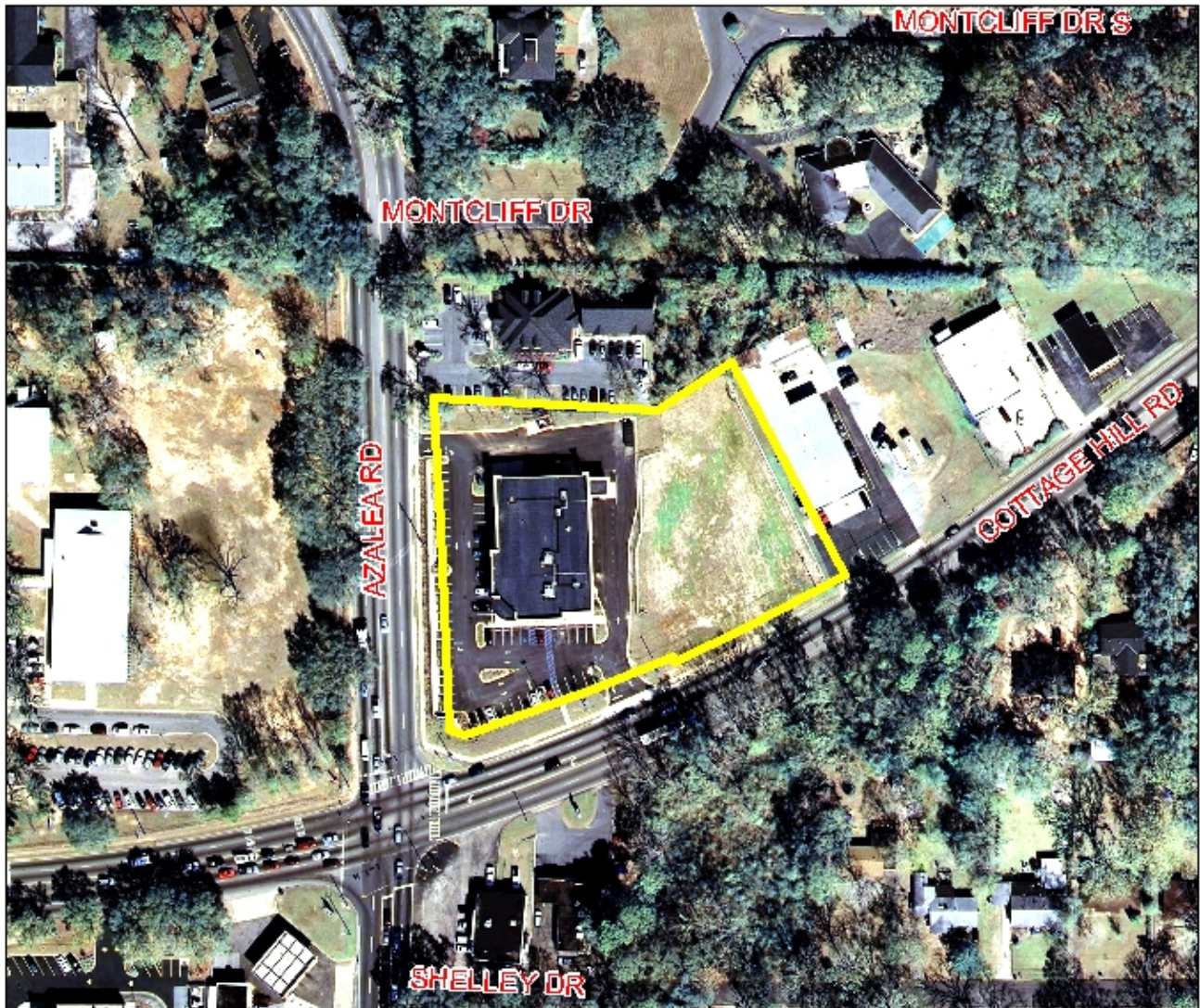
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LEGEND

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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