

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: April 5, 2007****DEVELOPMENT NAME**

Twilley-Chatham Properties

**LOCATION**6353 Piccadilly Square Drive  
(South side of Piccadilly Square Drive, 600'± East of  
Hillcrest Road)**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-3, Community Business

**AREA OF PROPERTY**

0.68± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to allow multiple  
buildings on a single building site.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**Provide detention for all impervious area on-site  
constructed post 1984, when the Flood Plain Management Plan was implemented. 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 ALDOT 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).**REMARKS**The applicant is requesting Planned Unit Development  
Approval to allow a second building, a 2,600 square foot office, on a single building site.

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 plan illustrates the existing and proposed buildings, landscaping and green area, 21 existing parking spaces, and 10 proposed parking spaces. The plan also illustrates compliance with the tree and landscape requirements of the Ordinance.

In general, the plan appears appropriate for Planned Unit Development approval. However, along the south property line is an existing unimproved right-of-way; therefore, future access to this unimproved right-way should be denied. Additionally, the rear setback is illustrated as 5'10" and the Zoning Ordinance requires at least a 10-foot setback when commercial property abuts residentially zoned property. Therefore, the shifting of the building to reflect a 10-foot rear yard setback would be required.

### **RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) the provision of a protection buffer along the south side property line in compliance with Section 64-4.D if the adjacent property is developed as Single-Family residential;
- 2) the denial of future curb cut to the unimproved right-of-way along the south property line;
- 3) the shifting of the building to allow at least a 10-foot rear yard setback; and
- 4) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 18 DATE April 5, 2007

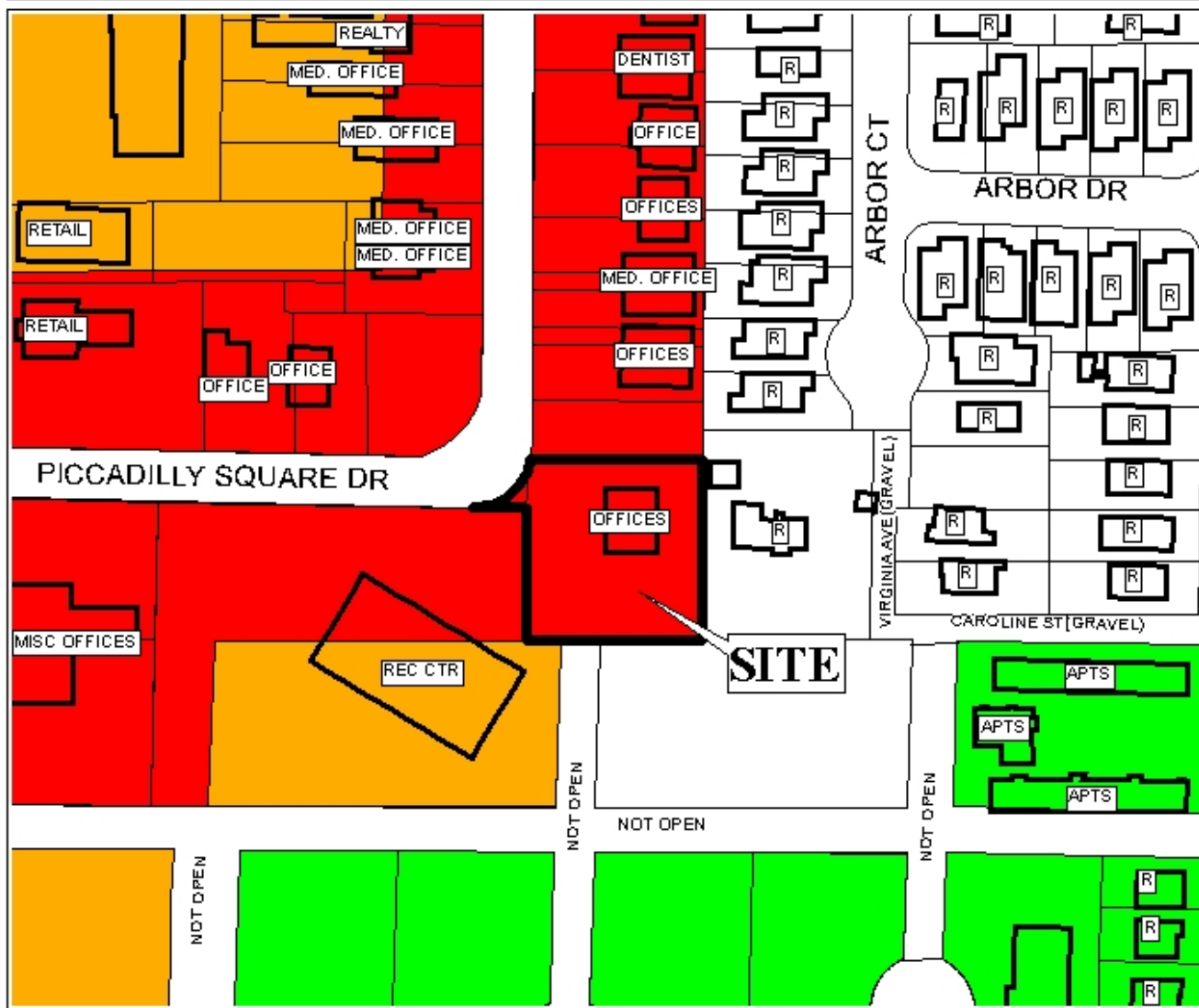
APPLICANT Twilley-Chatham Properties

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

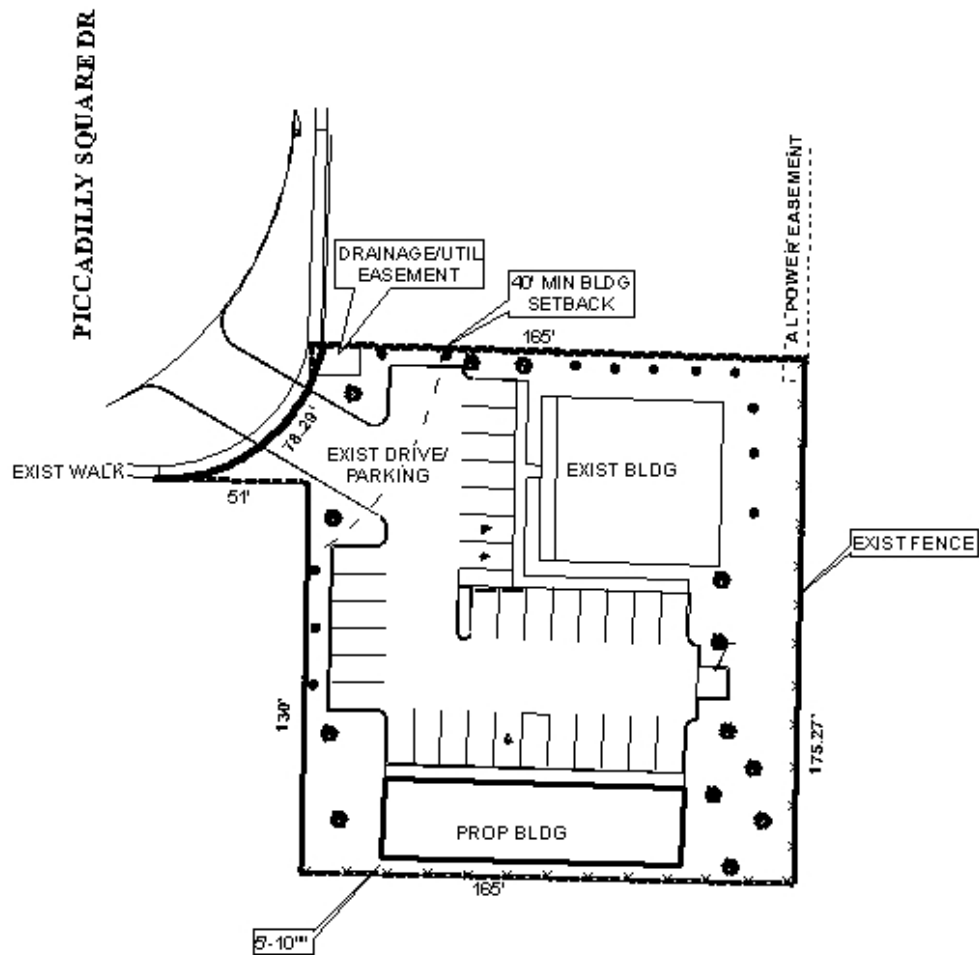


Commercial land use is located to the north and west of the site.  
Residential land use is located to the north and east of the site.

APPLICATION NUMBER 18 DATE April 5, 2007  
 APPLICANT Twilley-Chatham Properties  
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LEGEND NTS

# SITE PLAN



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

APPLICATION NUMBER 18 DATE April 5, 2007

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