

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: May 15, 2008****DEVELOPMENT NAME**

EGM Properties, LLC

**LOCATION**3748 Industrial Park Drive  
(North side of Industrial Park Drive, 245'± East of  
Industrial Park Circle)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

I-1, Light Industry District

**AREA OF PROPERTY**

2.8 ± Acres

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

None given

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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. Access to the site will be limited to one driveway opening.

**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 Planned Unit Development approval to allow two buildings on a single building site. A similar PUD was approved in 2004, but the permitting process for construction was never completed, thus the PUD approval expired. The original building on the site was constructed in 2004, and in 2006, the applicant constructed a 10,000 square foot addition to that building. Now the applicant desires to proceed with the second building on the site as proposed in 2004. The proposed building is to have separate access and parking facilities, and will, in effect, function as an individual development with no affiliation or correlation to the existing development, in essence, as if it were a separate site.

Typically, a PUD is not only for a second (or more) building, but also is to allow shared access and/or parking; if the developments are to be totally separate, resubdivision is more appropriate. However, in this particular case, there is not adequate frontage for resubdivision.

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.

The site is located within an industrial park development just off Halls Mill Road, and therefore would be compatible with neighboring uses and would not impact traffic on any minor residential streets. In the previous PUD approval for this site, Traffic Engineering commented that the driveway number, sizes, location and design were to be approved by Traffic Engineering and conform to AASHTO standards. However, for this application, Traffic Engineering has added the comment that the site be limited to one driveway opening.

The site is, however, adjacent to Montlimar Creek Drainage Canal, and would be considered environmentally sensitive, and may contain Federally-listed threatened or endangered species as well as a protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

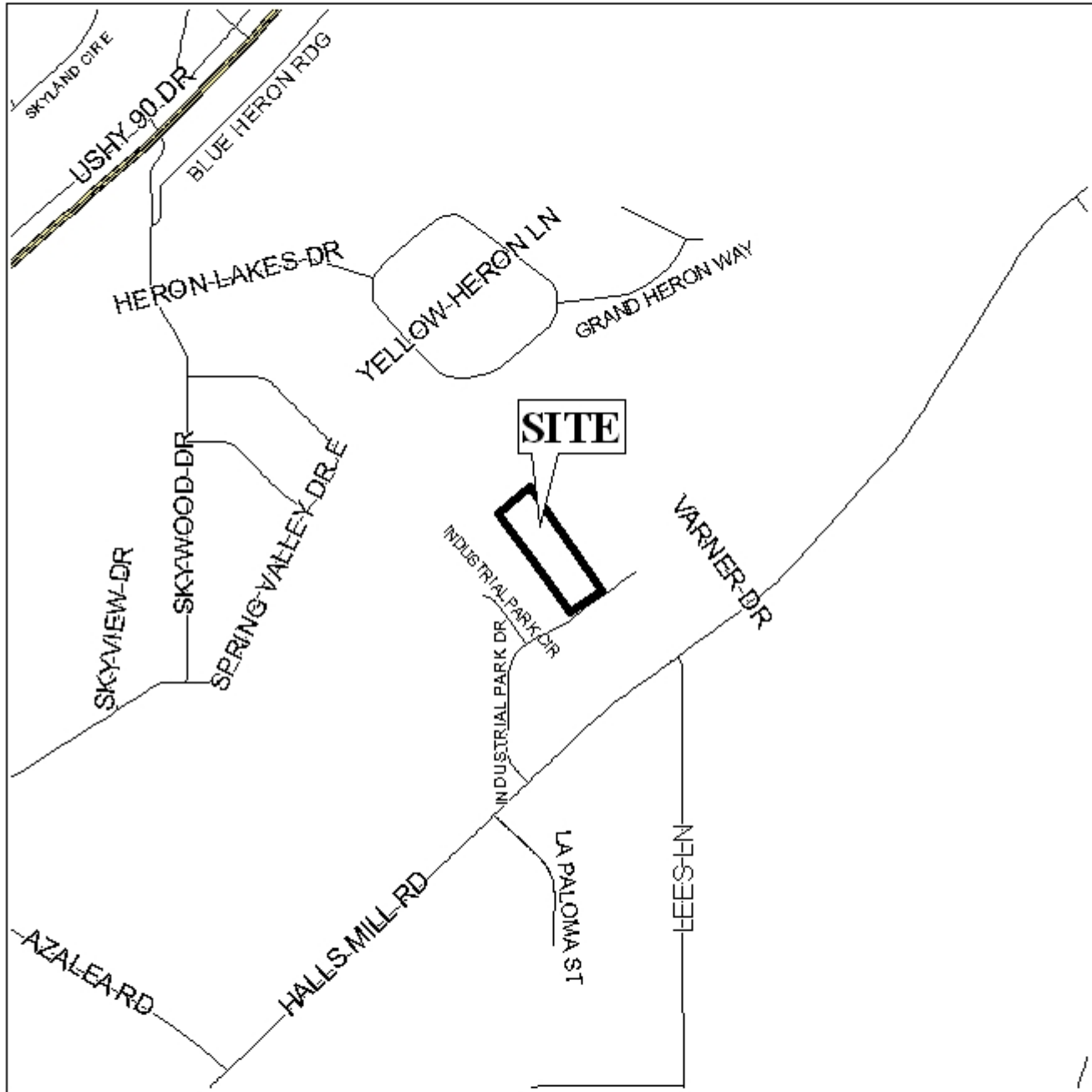
Additionally, the properties across Montlimar Creek are residential. While a buffer is not technically required by the Zoning Ordinance because the site is not actually adjacent to residentially zoned property, given the intensity of the zoning classification and the possible uses, the provision of a buffer would be appropriate. The plan indicates that the detention facility will be located along the rear (Montlimar Creek) property line; consequently, a landscaped buffer would not be feasible. The site plan indicates an 8' high wooden privacy fence buffer along the rear property line, as required in the previous approval, and this should also be required for this application.

**RECOMMENDATION**

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

- 1) the approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.
- 2) provision of an 8' wooden privacy fence along the rear property line;
- 3) full compliance with all municipal codes and ordinances; and
- 4) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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).*

## LOCATOR MAP



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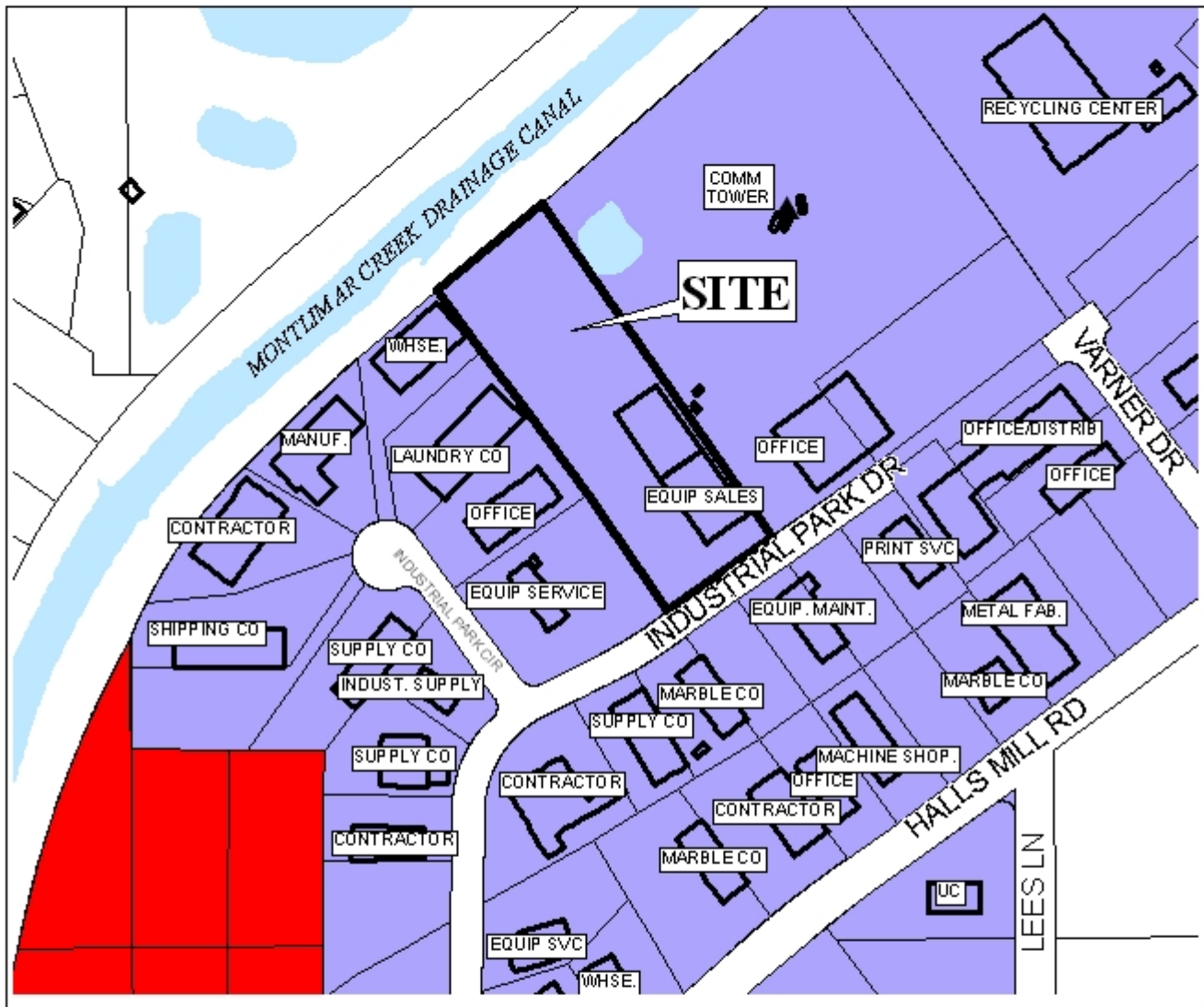
APPLICANT EGM Properties, LLC

REQUEST Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A warehouse, equipment company, and office are located southwest of the site, an equipment maintenance service is to the southeast, and an office is to the northeast.

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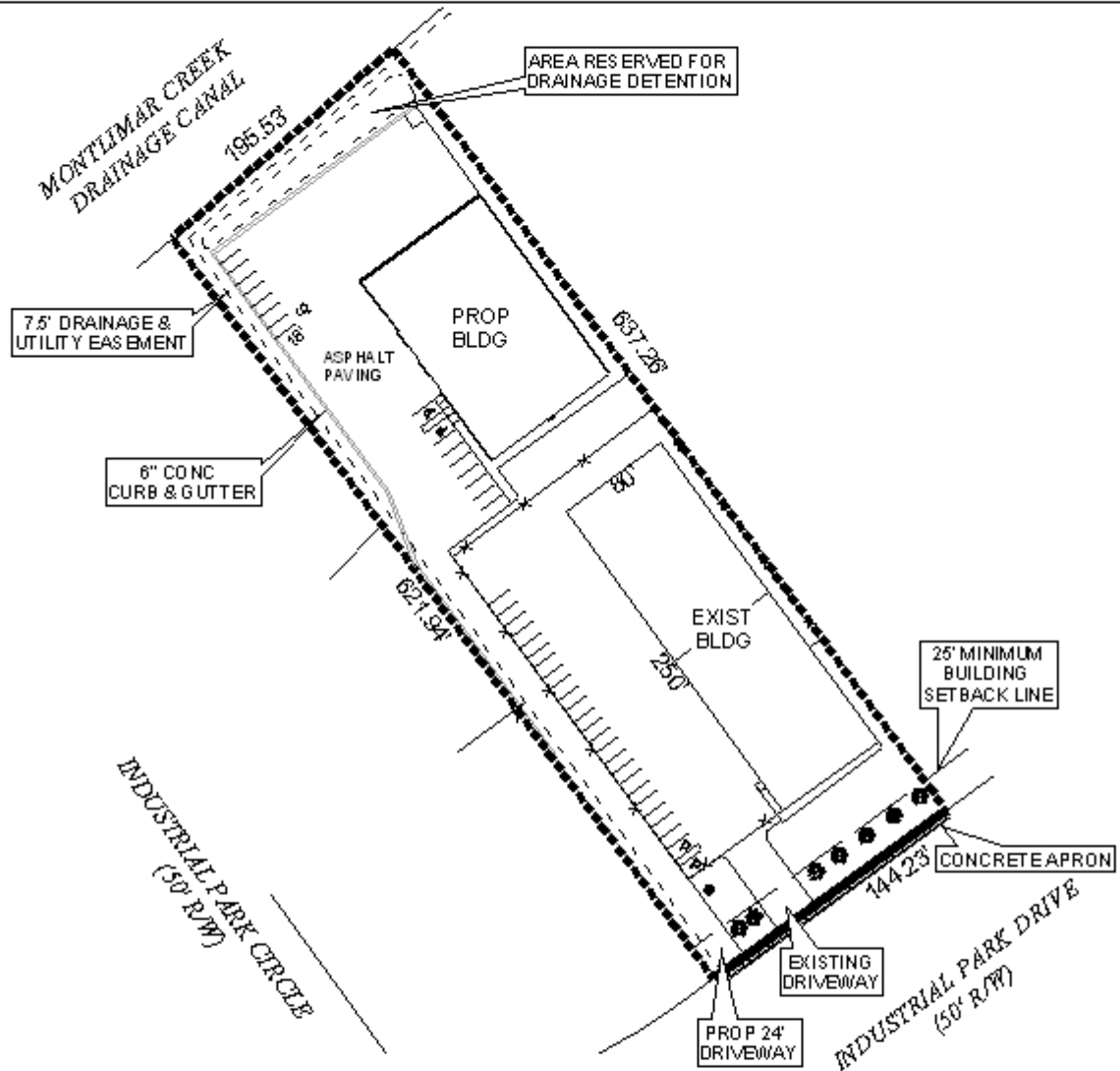
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LEGEND 

R-1	R-2	R-3	R-4	R-B	H-B	T-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, parking, proposed drive, setbacks, and easements.

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