

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 1, 2007****DEVELOPMENT NAME** Clearbrook, LLC**LOCATION** 4071 Halls Mill Road, 1521 and 1525 Azalea Road
(East side of Azalea Road, 300'± South of Halls Mill Road.)**CITY COUNCIL
DISTRICT** Council District 4**PRESENT ZONING** I-1, Light Industrial**AREA OF PROPERTY** 11.37± Acres**CONTEMPLATED USE** Planned Unit Development Approval to allow an office building, light manufacturing building, equipment storage, vehicle storage, guard house, and model unit displays on a single building site, to be developed in phases.**TIME SCHEDULE
FOR DEVELOPMENT** In Phases, no time schedule provided**ENGINEERING
COMMENTS** 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.

1. The applicant is requesting Planned Unit Development approval allow an office building, light manufacturing building, equipment storage, vehicle storage, guard house, and model unit displays on a single building site, to be developed in phases. The Zoning Ordinance

require Planned Unit Development (PUD) approval for multiple buildings 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.

As PUD approval is site plan specific, it is imperative that adequate information be provided on the site plan and in the narrative description of the development. In this particular instance, neither the site plan nor the narrative provides adequate information regarding the proposed development for consideration for anything more than conceptual review of the proposed master plan. There is no information regarding building sizes was provided (square footage is needed for parking calculations); no information is provided regarding numbers of employees for the warehousing/light manufacturing buildings (also needed for parking calculations); no dimensions are shown for parking stalls, aisles, drives or internal circulation road for tractor trailers; a dumpster location is not shown; a buffer fence is shown, but is not adjacent to all residentially zoned property; and existing curb cuts that are not to be used are not noted as being removed.

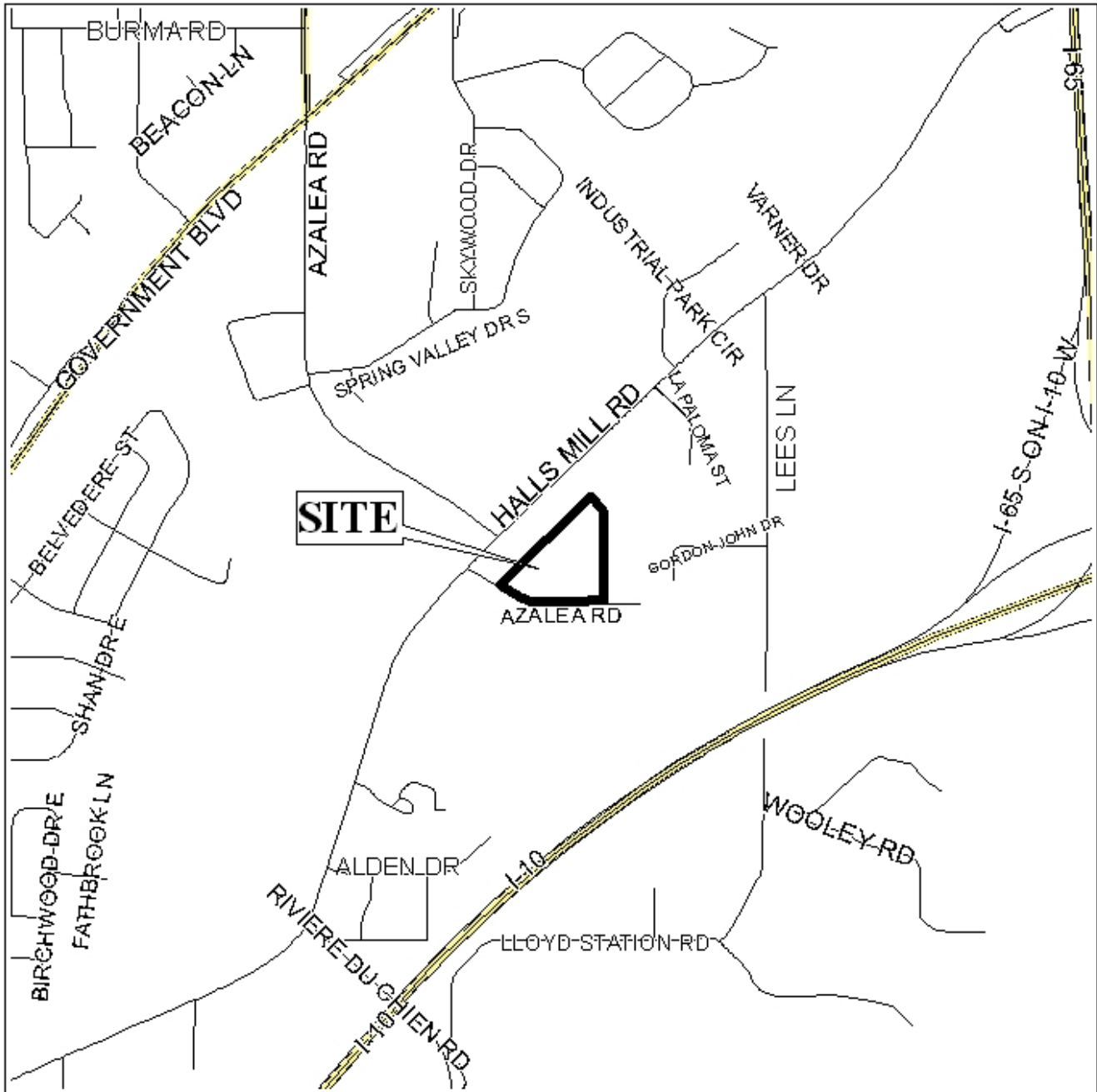
While the proposed development will be a significant improvement to the site and the general area, the information submitted is simply incomplete and inadequate for review.

RECOMMENDATION: Based on the preceding, this application is recommended for holdover until the April 5 meeting to allow the applicant to address the following:

1. Provide information regarding building sizes (square footage is needed for parking calculations);
2. Provide numbers of employees for the warehousing/light manufacturing buildings (also needed for parking calculations);
3. Provide dimensions for buildings, parking stalls, aisles, drives and internal circulation road for tractor trailers;
4. Illustrate dumpster location, access and screening on site plan;
5. Illustrate buffer fence adjacent to all residentially zoned property; and
6. Illustrate existing curb cuts that are not to be used as being removed

Information and revised plans must be submitted by March 16.

LOCATOR MAP



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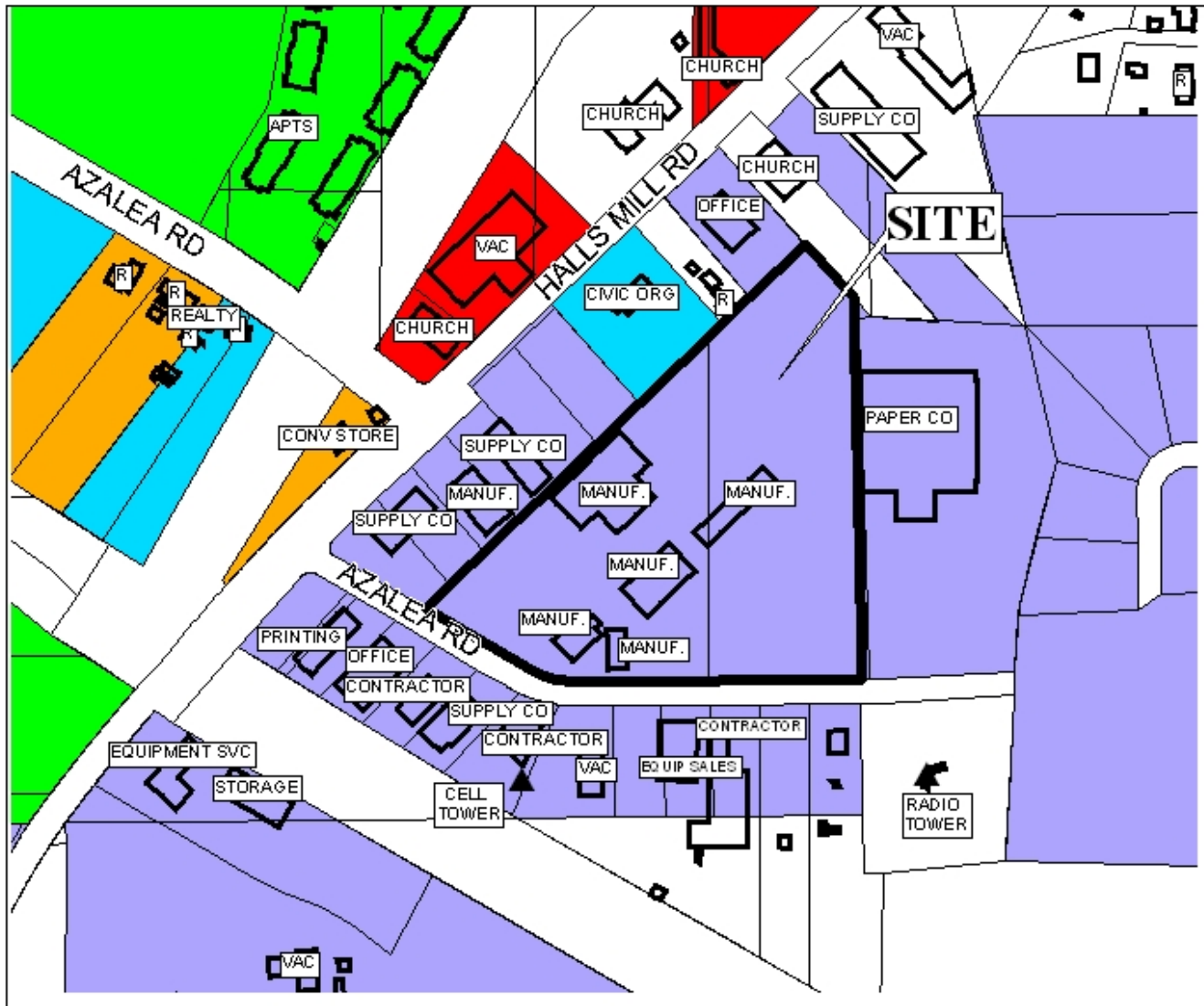
APPLICANT Clearbrook, L.L.C.

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is commercial landuse, apartments, and single family residential units to the northwest of the site. There is a church to the north and northwest of the site, a paper company to the east, and contractors to the south and southwest.

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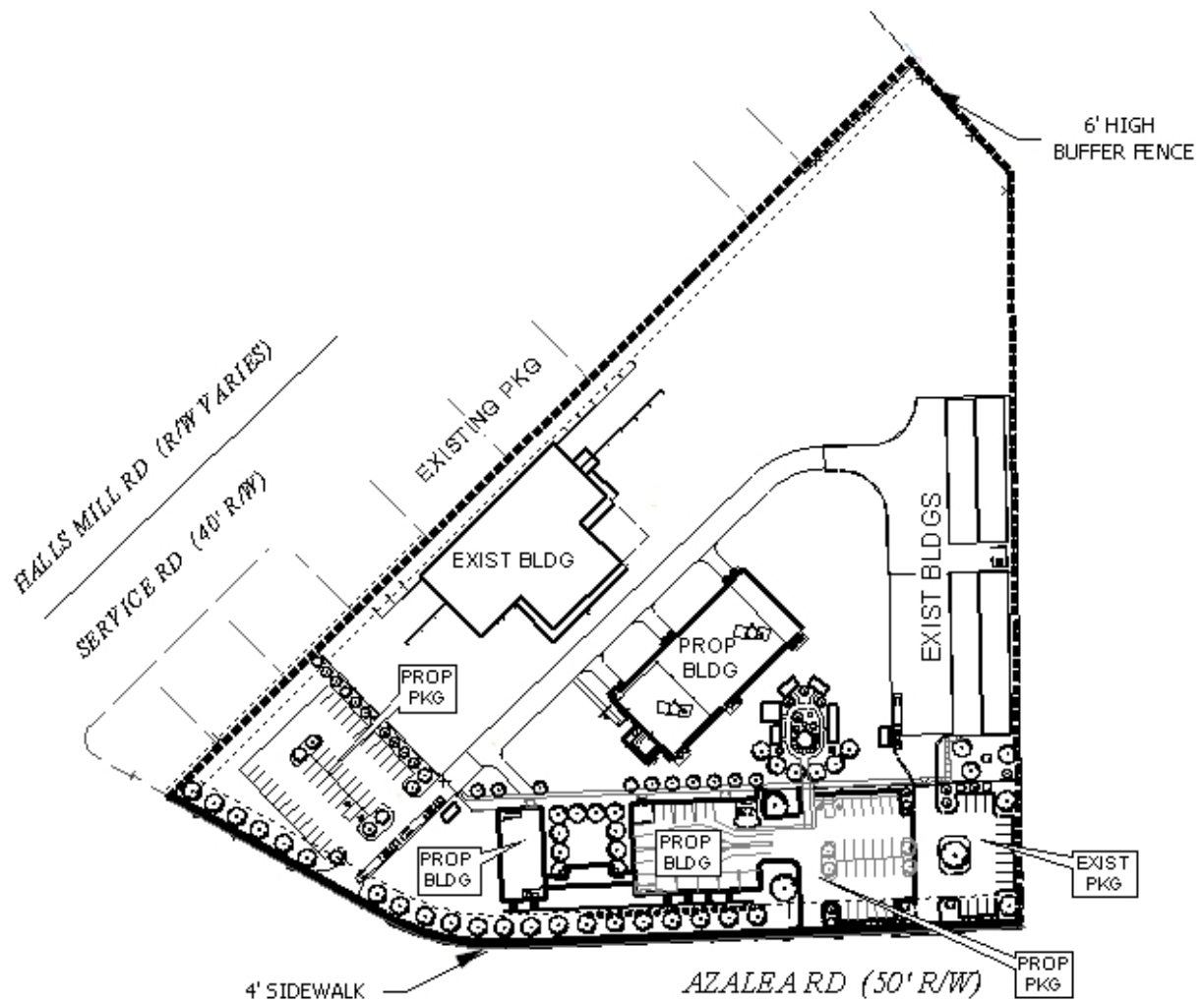
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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N
NTS

SITE PLAN



The site plan illustrates existing buildings and parking and proposed buildings and parking.

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