

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 5, 2005****DEVELOPMENT NAME**

D. E. C. Subdivision

SUBDIVISION NAME

D. E. C. Subdivision

LOCATION

Northwest corner of Television Avenue and Broadcast Drive

CITY COUNCIL**DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

18,540± square feet

CONTEMPLATED USE

Office building and parking lot with 25' building setback along Television Avenue and 10' building setback along Broadcast Drive.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, sizes, 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).

REMARKS

The applicant is requesting Planned Unit Development (PUD) and Subdivision approvals, to allow a reduced building setback on its Broadcast Drive frontage.

The objectives of Planned Unit Development review, as outlined in Section V.A.2 of the Ordinance, are: to encourage of innovative and diversified design in building form and site development; to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; to encourage the

most efficient and economical use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; to preserve and protect as urban amenities the natural features and characteristics of the land; to encourage the provision of common open space through efficient site design; and to encourage optimum use of available public utilities, streets, and community facilities.

PUD 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. For these reasons, PUD approval is site-plan specific.

The site is currently undeveloped, and the applicant proposes to build an office building and parking lot with a 25' building setback from Television Avenue and a reduced 10' building setback from Broadcast Drive. The proposed development schedule is immediate. The side yard setback from the street for a corner building site should be 20', per Section IV.D.3 of the Zoning Ordinance. As the PUD only involves one lot, and the site plan does not illustrate the proposed building arrangement on the site, the site does not appear to be an "innovative design", and thus does not qualify as a PUD.

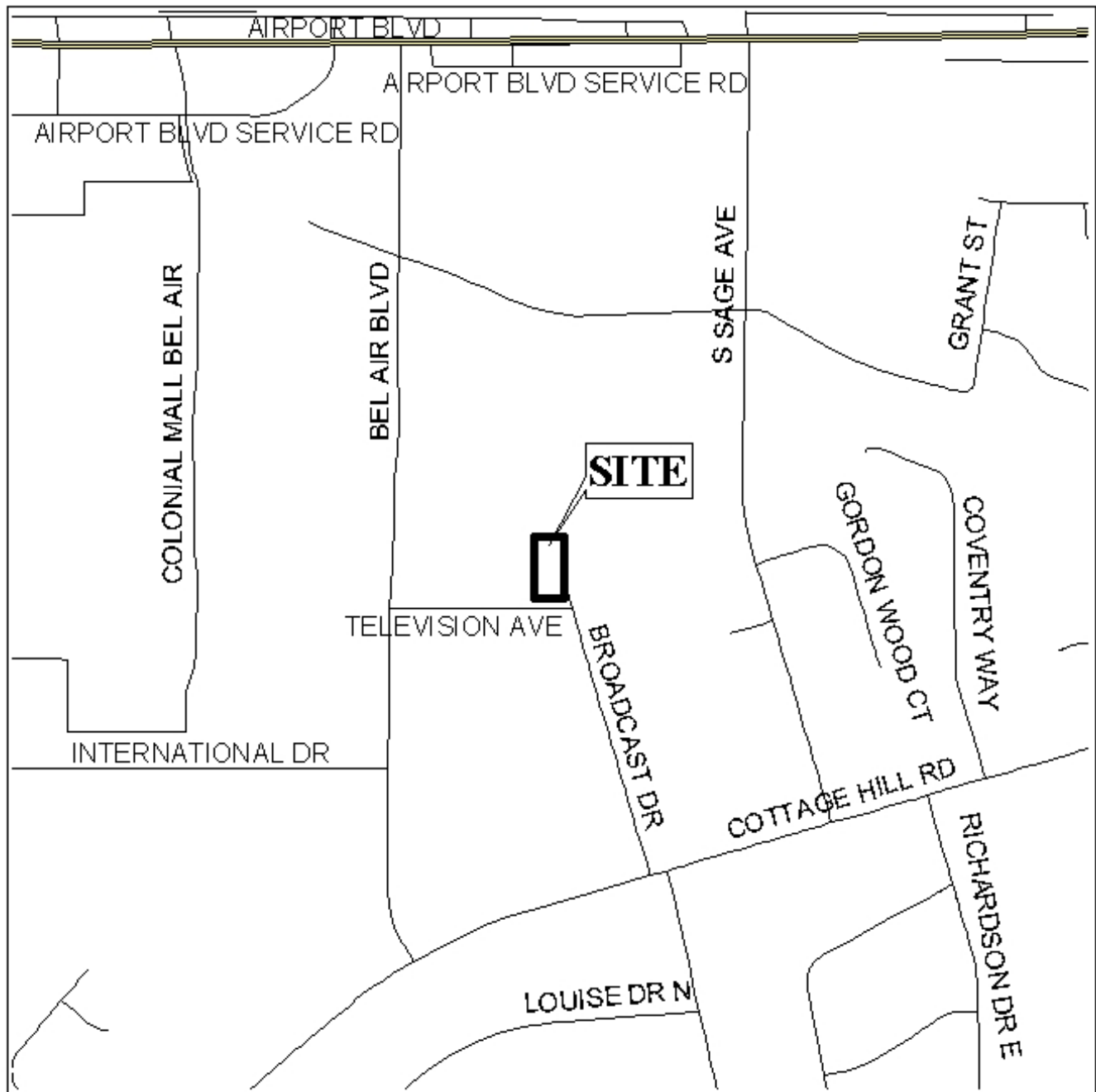
Regarding the proposed subdivision, the applicant would create an 18,540± square-foot, one-lot subdivision from a 5.1± acre metes and bounds parcel, with a large tract shown as future development. The site fronts Television Road, which has a 78' right-of-way, and Broadcast Drive, which has a 50' right-of-way. It should be noted that separate subdivision approval would be required for the future development area.

RECOMMENDATION

Planned Unit Development Based on the preceding, this application is recommended for denial.

Subdivision Based on the preceding, this application is recommended for Tentative Approval, subject to the following condition: 1) the depiction of the required 20' building setback from Broadcast Drive and the required 25' setback from Television Road on the final plat.

LOCATOR MAP



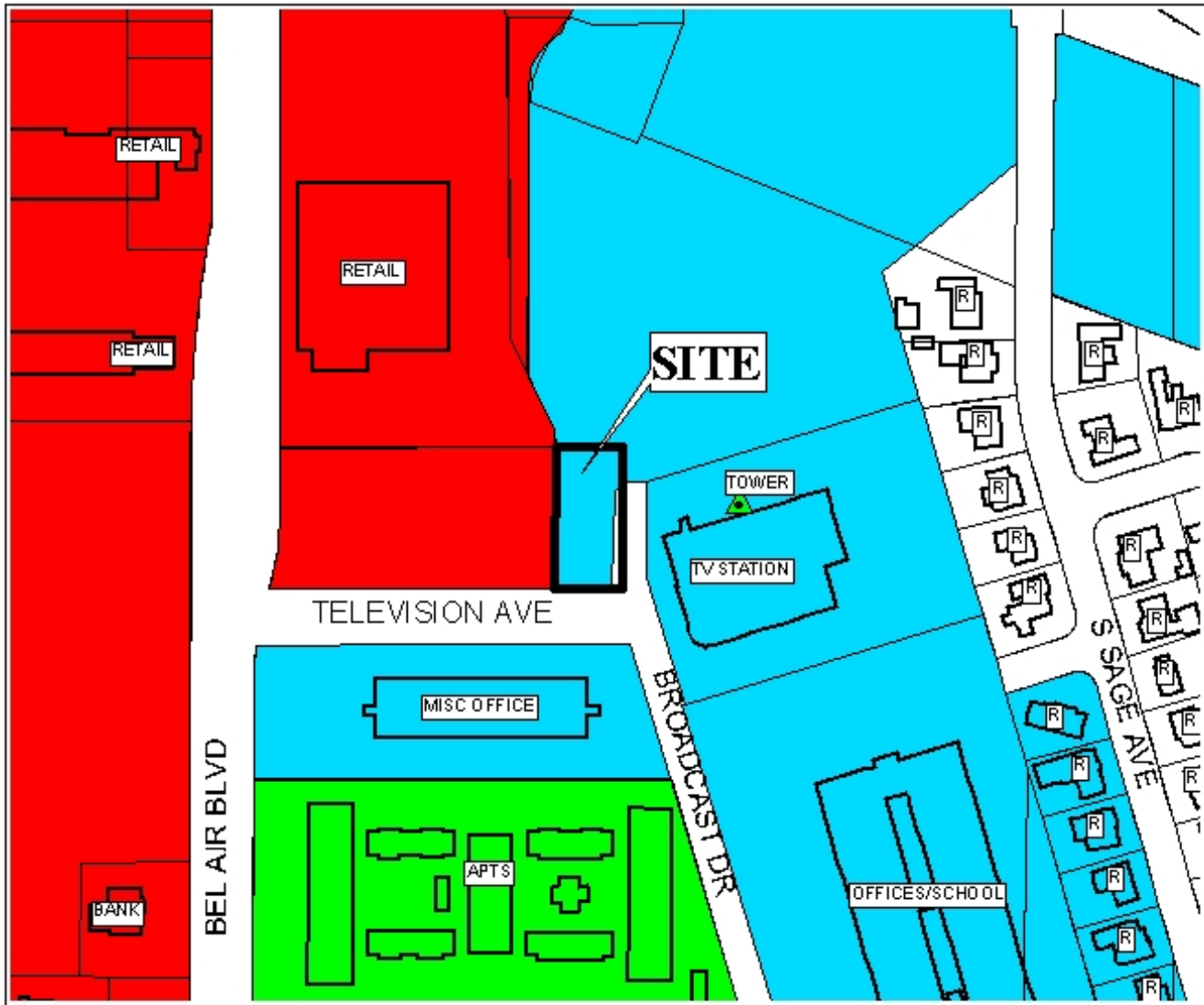
APPLICATION NUMBER 3 & 4 DATE May 5, 2005

APPLICANT D.E.C. Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is retail and vacant property; to the East and South are miscellaneous offices. Located to the West of the site is vacant property.

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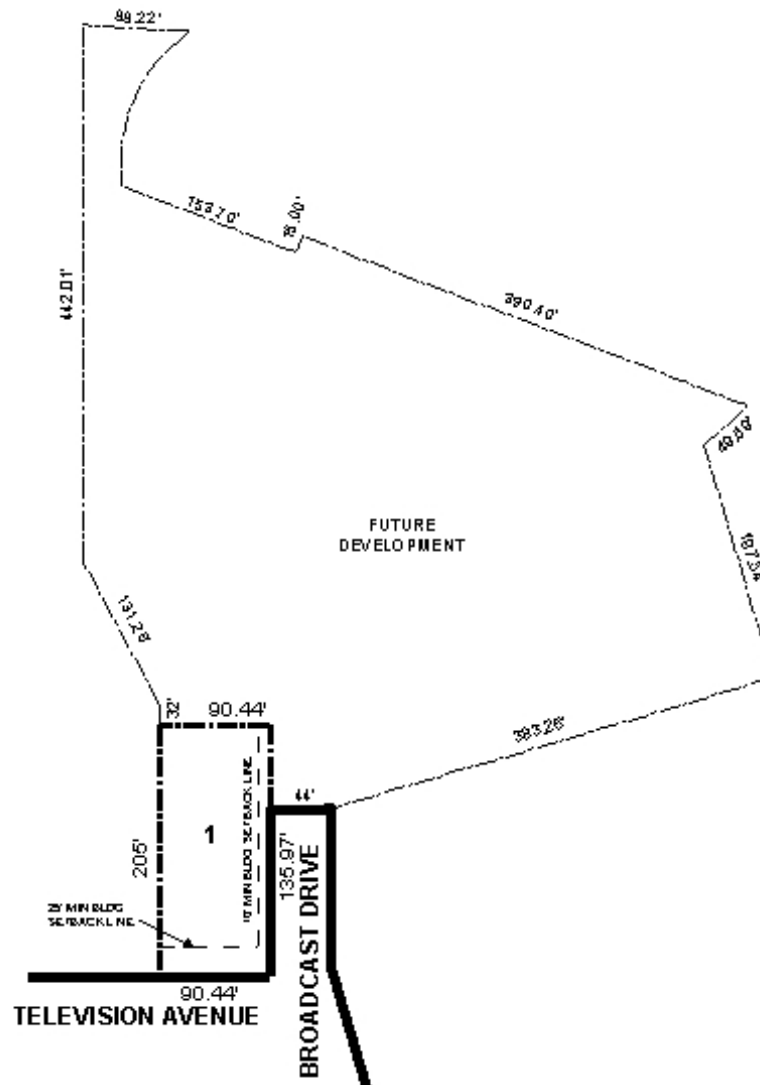
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LEGEND

R-1	R-2	R-3	R-B	H-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 is located on the Northwest corner of Television Avenue and Broadcast Drive. The plan illustrates the proposed lot and setbacks.

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