

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT STAFF REPORT****Date: July 15, 2004****APPLICANT**

Mobile Housing Board

DEVELOPMENT NAME

Orange Grove Homes

LOCATIONArea bordered by Conception Street, Bloodgood Street,
Joachim Street and Morgan Street**CITY COUNCIL****DISTRICT**

District 2

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

Project Area 3.7± Acres

CONTEMPLATED USE

Community Center and Two Storage Buildings.

**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). The new community center to be developed in full compliance with landscaping and trees.

REMARKS

The applicant is proposing redevelopment of an existing Community Center within an existing multi-family residential development, and reconfiguration of parking to include new parking spaces that back from the site into the Joachim Street right-of-way.

The Zoning Ordinance allows Community centers in residential districts with Planning Approval and requires Planned Unit Development Approval for developments with multiple buildings on a single building site, with specific requirements for residential developments. Approvals for developments such as this are site plan specific; therefore, redevelopment as is proposed requires review and approval by the Planning Commission.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

While the redevelopment of the Community Center appears to comply with the requirements for PUD and Planning Approval, there are several issues relating to the new parking facilities that are of concern.

The first is that the new parking spaces will back from the site into the right-of-way of Joachim Street. The Zoning Ordinance does not allow parking facilities in which vehicles back from the parking space into the right-of-way. Additionally, while this section of Joachim Street primarily serves Orange Grove, it functions as a collector street in the development. Providing parking facilities that back into a collector street would not be considered appropriate.

Another concern is that the area to be converted to parking along Joachim Street is currently "landscaped" area. If these areas are converted to parking, the site will not comply with the landscaping requirements of the Zoning Ordinance.

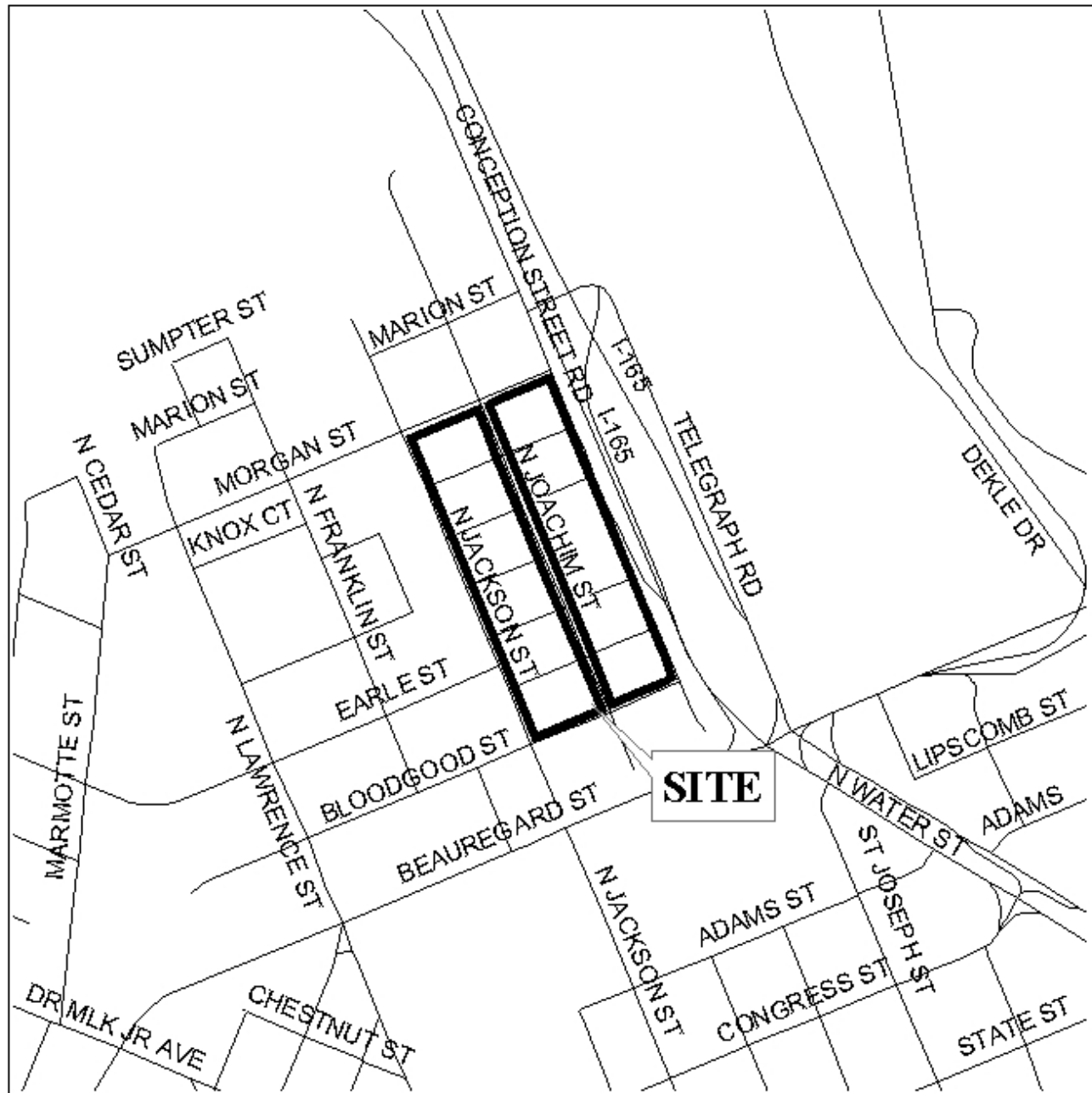
As the site is zoned R-3, Multi-Family Residential, compliance with landscaping and tree planting requirements for the project area is required. In this instance, the project area is the area shown on the site plan, and not the entire Orange Grove Homes development as indicated on the Vicinity Map. Additionally, compliance with the tree protection section of the Zoning Ordinance, which requires permits for the removal of any live oaks 24" in diameter or larger, is also required.

RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) elimination of the proposed head-in parking facilities along Joachim Street; 2) full compliance with landscaping and tree planting requirements for the project area (project area is area shown on site plan); 3) compliance with the tree protection requirements, as required for private property and for public right-of-way; and 4) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) elimination of the proposed head-in parking facilities along Joachim Street; 2) full compliance with landscaping and tree planting requirements for the project area (project area is area shown on site plan); 3) compliance with the tree protection requirements, as required for private property and for public right-of-way; and 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE July 15, 2004
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REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



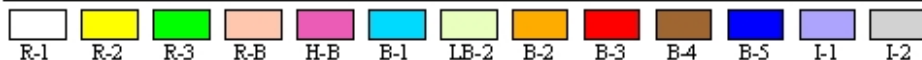
The site is surrounded by multiple family residential dwellings,
with miscellaneous offices to the East.

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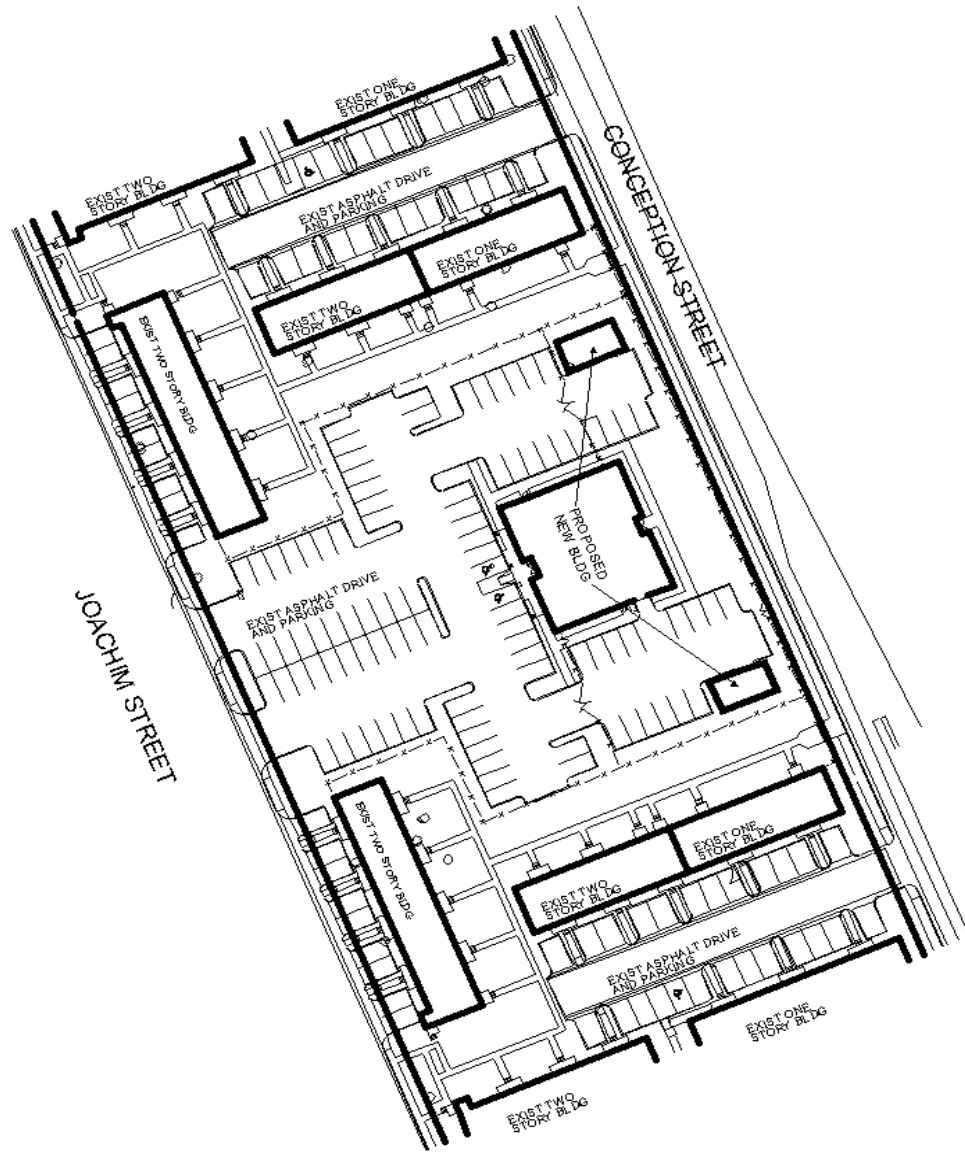
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LEGEND



NTS

SITE PLAN



The site is bordered by Conception Street, Bloodgood Street, Joachim Street, and Morgan Street. The plan illustrates the proposed buildings and parking.

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