

**PLANNED UNIT DEVELOPMENT &
SIDEWALK WAIVER STAFF REPORT****Date: June 15, 2006****DEVELOPMENT NAME**Joel Ridley
(Burt Williams Construction, Agent)**LOCATION**3700 Demetropolis Road
(West side of Demetropolis Road, 2/10 mile± south
of Government Boulevard)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

4.0± acres

CONTEMPLATED USE

with shared parking.

To allow multiple buildings on a single building site

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**Engineering recommends waiver. The existing
COM ROW is not conducive to construction of pedestrian safe sidewalk.

Due to the non-standard ROW, the developer's engineer must confirm that the COM drainage system can handle the increased and/or concentrated storm water discharge from the detention/drainage system without damaging the COM ROW or causing traffic hazards. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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).

Installation of sidewalk to city standards will have a negative impact to the root system of the 20" Water Oak Tree located half on the right of way and development site.

REMARKS

The applicant is requesting approval for a Planned Unit Development, to allow multiple buildings on a single building site, and a waiver of the sidewalk requirements along Demetropolis Road.

The site fronts Demetropolis Road, which has a 70-foot right-of-way, which complies with the Major Street Plan as a connector street.

The site received Subdivision approval to create one-lot of record from a large undeveloped parcel. The site is presently undeveloped; however, as multiple buildings and shared parking are proposed, Planned Unit Development approval is required.

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.

As proposed the site plan illustrates two buildings, the building (10,952 square-feet) to the rear of the site will be used as warehouse space, and the main warehouse building (26,417 square-feet) will have 6 full time warehouse employees and approximately 4,800 square-feet for retail/office use. The site plan illustrates parking spaces in excess of the minimum requirements (18 parking spaces) for the buildings shown, and the circulation plan appears to meet the requirements of the Zoning Ordinance.

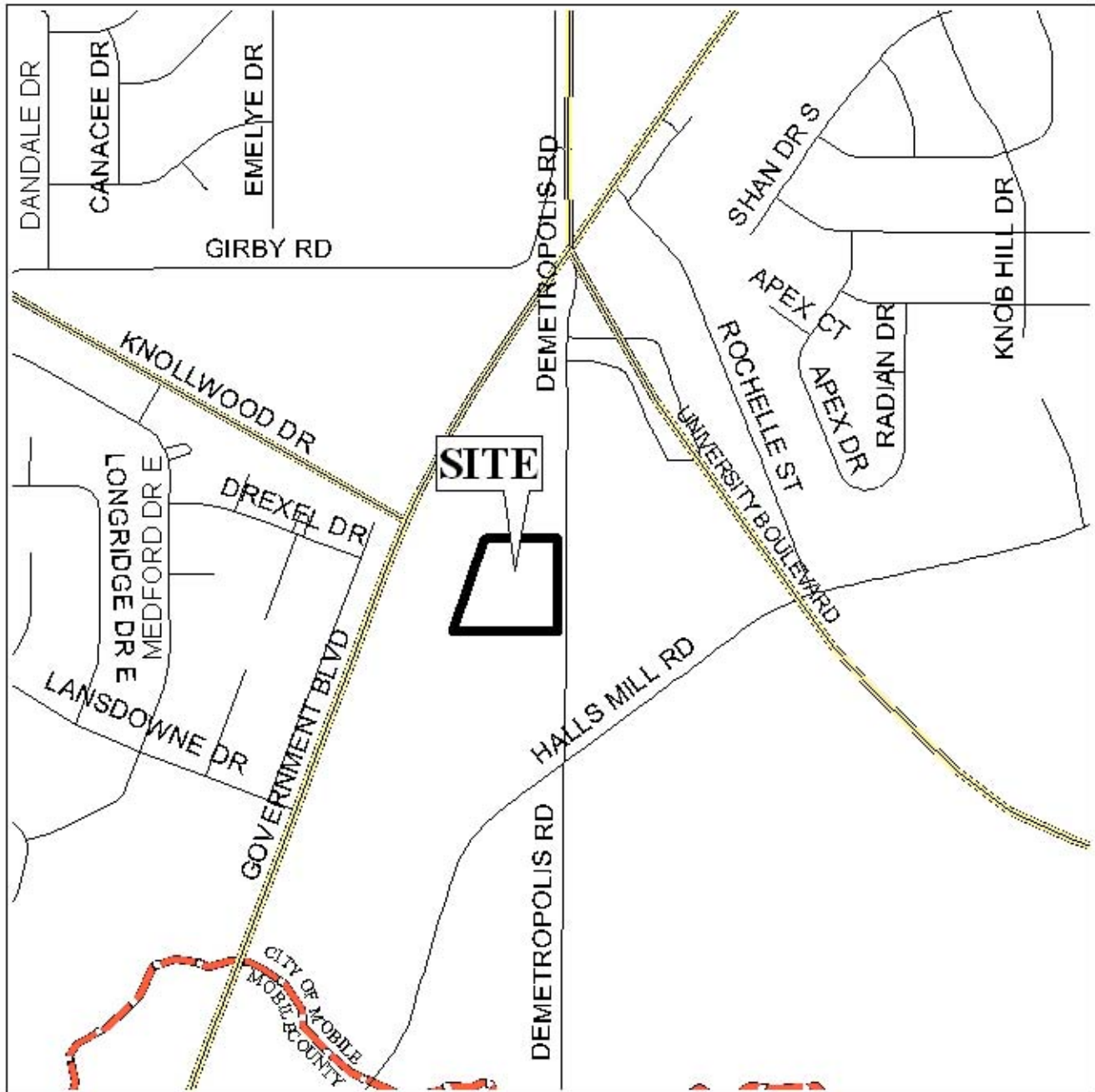
Regarding the Sidewalk Waiver request, the applicant states that a steeply sloping ditch between the property line and the paved road and a 54-inch Live Oak located on the front property line would prohibit construction of a sidewalk to city standards. This statement is supported by the cross-section provided, and City Engineering and Urban Forestry have recommended the waiver.

RECOMMENDATION

Planned Unit Development: Based on the preceding, this application is recommended for approval, subject to the following conditions: 1) full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry; and 2) full compliance with all municipal codes and ordinances.

Sidewalk Waiver: Based on the preceding, this application is recommended for approval.

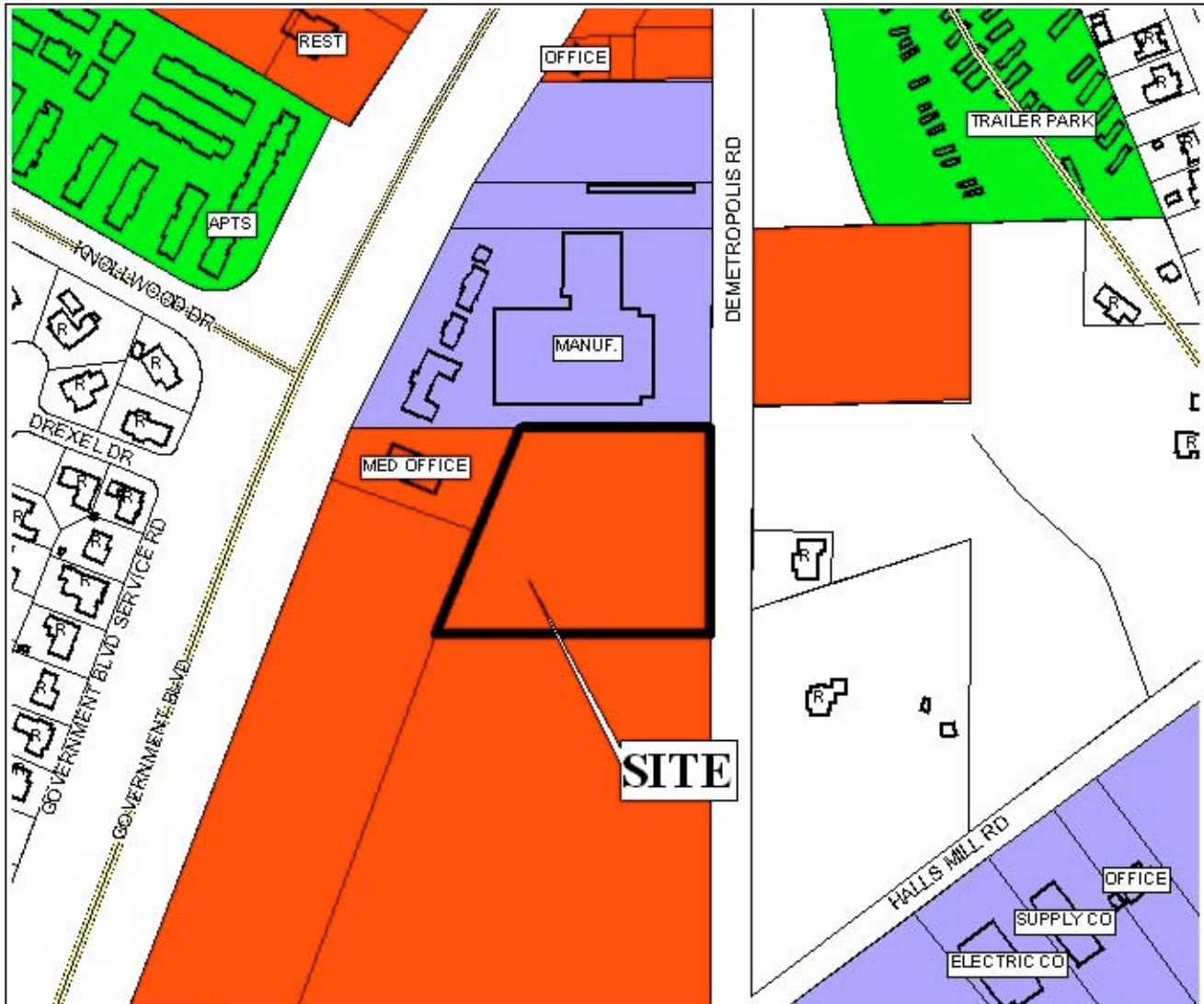
LOCATOR MAP



APPLICATION NUMBER 21 & 22 DATE June 15, 2006
APPLICANT Joel Ridley (Burt Williams Construction, Agent)
REQUEST Sidewalk Waiver, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and West of the site are miscellaneous businesses; to the East are single family residential dwellings. Located to the South of the site is vacant property.

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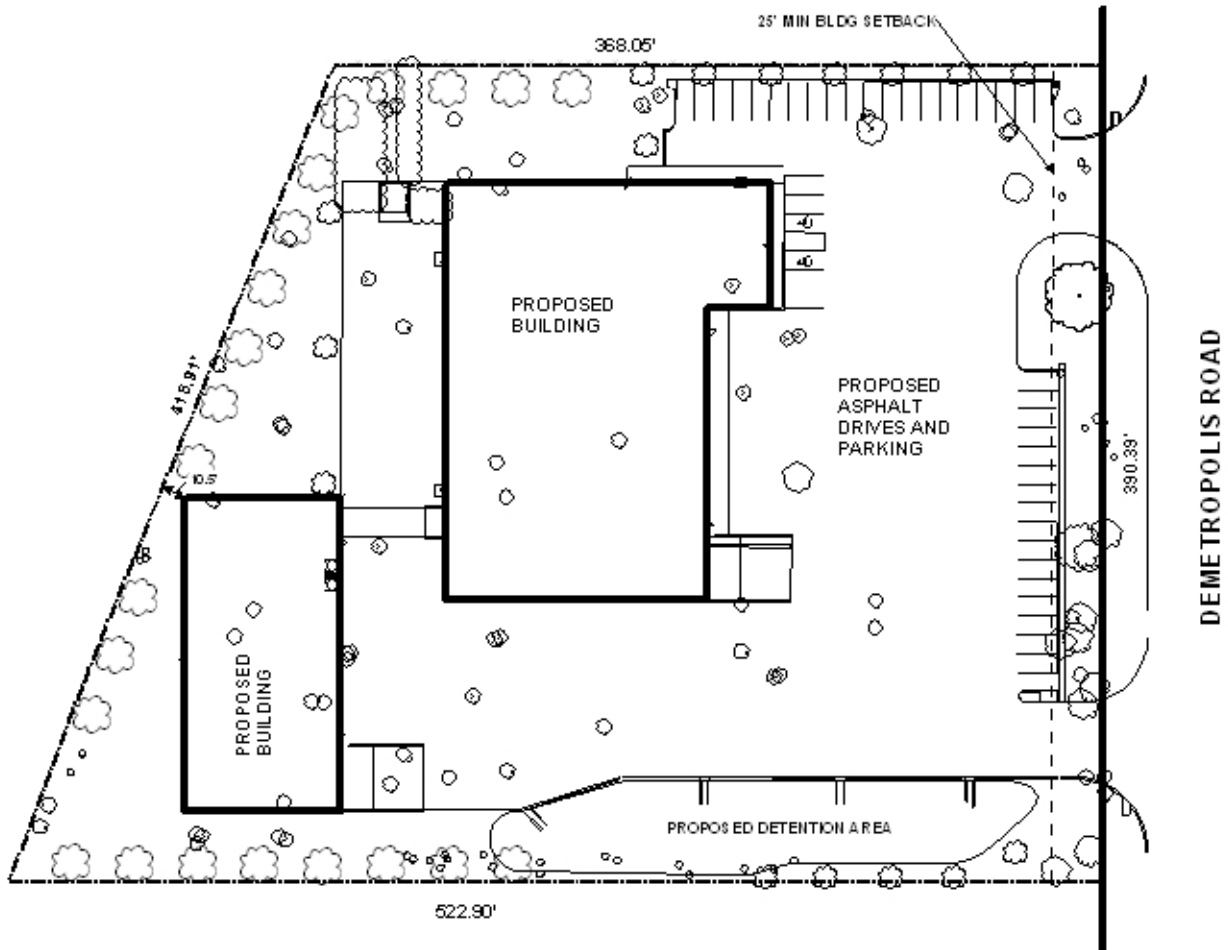
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LEGEND

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

SITE PLAN



The site is located on the West side of Demetropolis Road, 2/10 mile South of Government Boulevard. The plan illustrates the proposed buildings and parking.

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