

PLANNING APPROVAL STAFF REPORT**Date: January 4, 2006****NAME**Hall-McCormick & Associates, PC
Aimee McCormick, Agent**LOCATION**3100 Cottage Hill Road
(North Side of Cottage Hill Road, 540'± West of Bel Air Boulevard)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

4.8± Acres

CONTEMPLATED USE

Planning Approval to allow a 120-student Technical College in a B-1, Buffer Business District

TIME SCHEDULE

Begin Immediately Upon Approval

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. 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, 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.

REMARKS

The applicant is seeking Planning Approval to allow a 120-student Technical College in a B-1 District. The Zoning Ordinance allows a Business School or Technical College in B-1 districts with Planning Approval, and in B-2 or B-3 districts by right.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

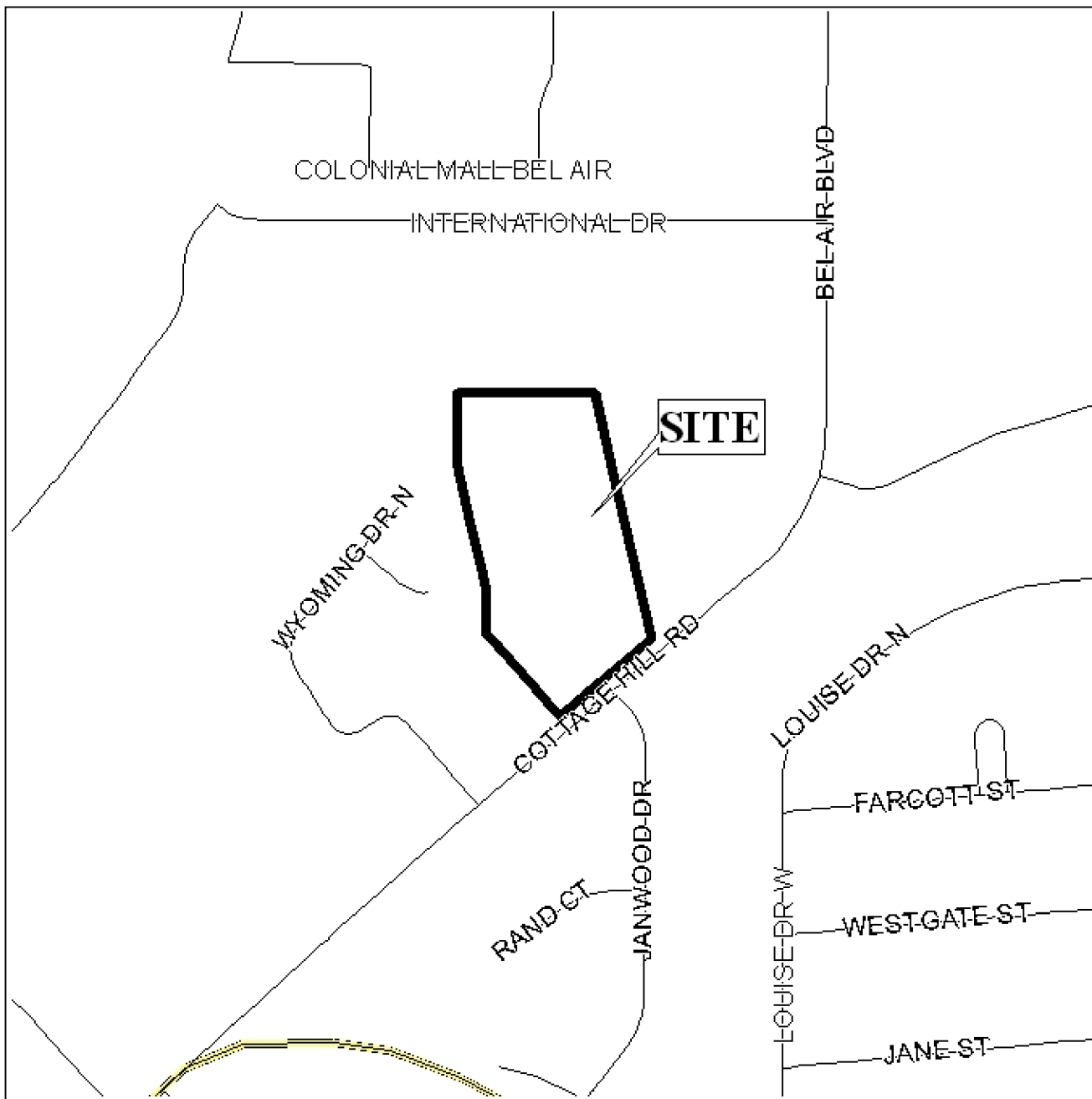
The applicant proposes the use of Building 3 (approximately 18,000 sq.ft.) of a 30+ year old, five building office complex as the Technical School. All improvements will be interior renovations to accommodate classrooms, offices and computer labs.

As the development is existing, the only review required is of the use and its compatibility with the remainder of the development and surrounding properties. With 12 teaching stations, and a maximum of 120 students, ample parking appears to be provided in the overall complex. Given the commercial uses to the North and West, the church to the East and a major street to the South, a predominately technology oriented technical school would seem compatible.

RECOMMENDATION
approval

Based upon the preceding, the request is recommended for

LOCATOR MAP

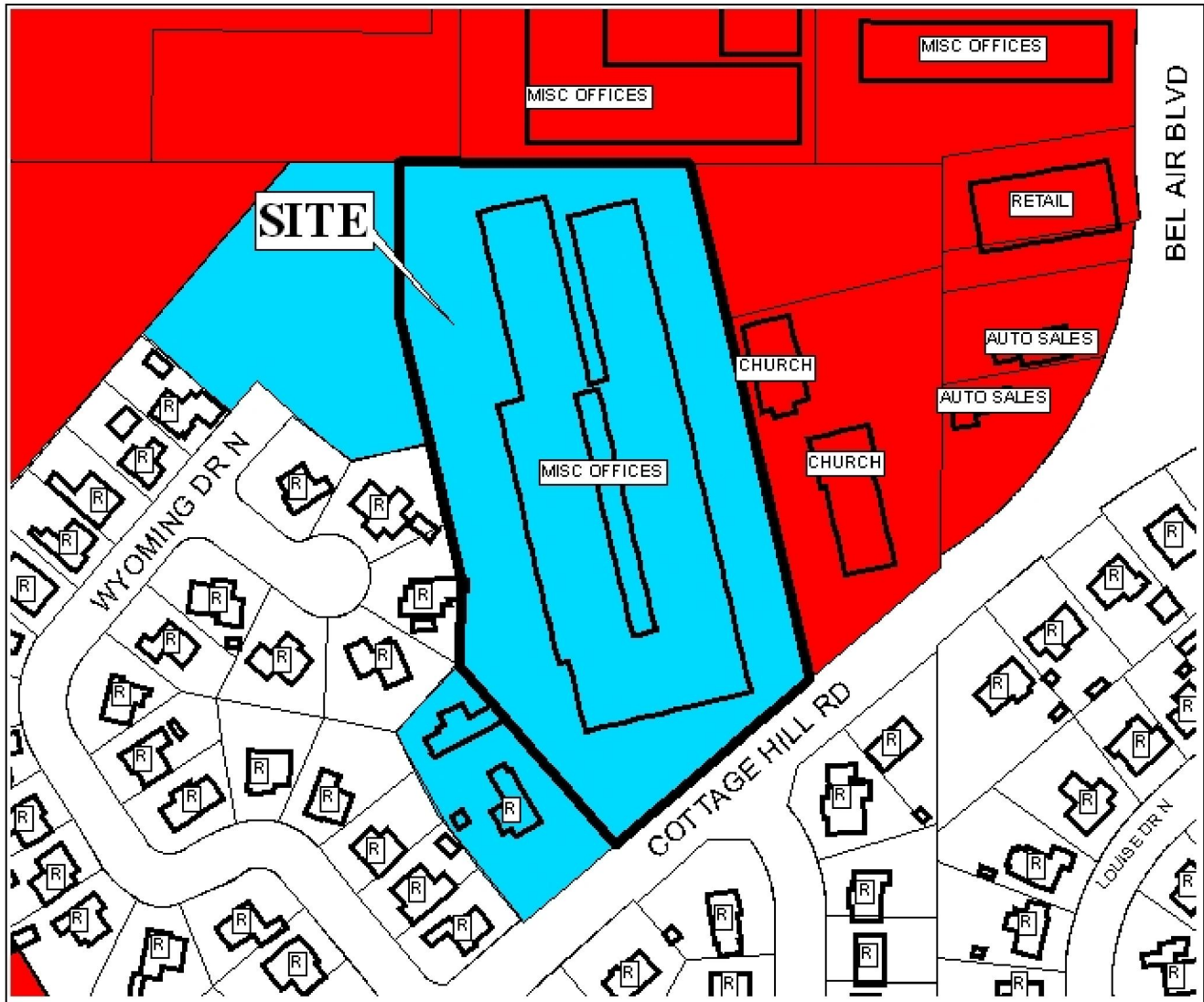


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REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the north and east of the site.
Single-family residential units are located to the west and south
of the site.

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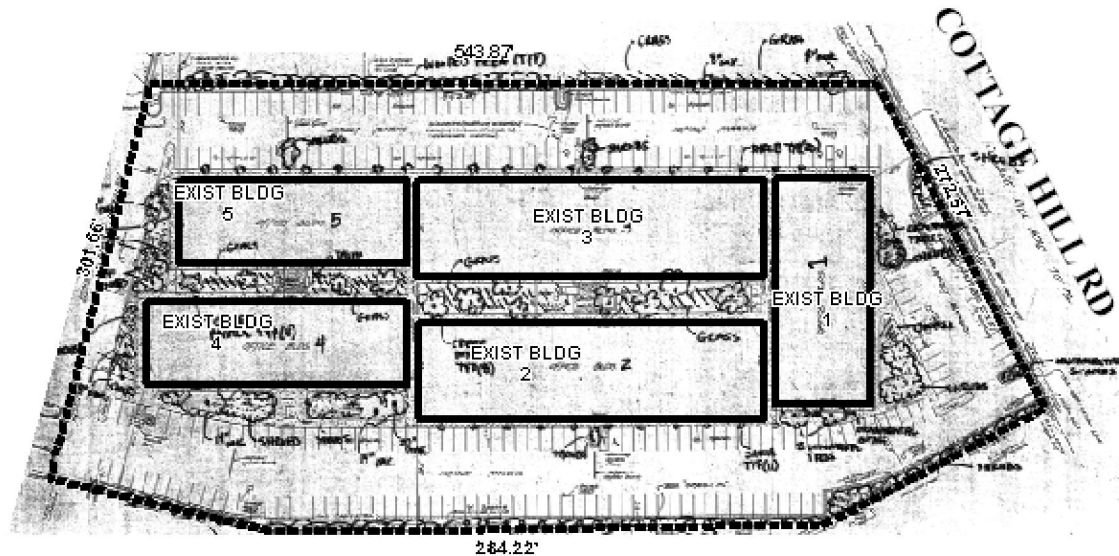
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LEGEND

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 plan illustrates the existing buildings and parking

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