

**REZONING, PUD &
SUBDIVISION STAFF REPORT****Date: March 1, 2007****APPLICANT NAME**

Greeno Properties North II, LTD.

SUBDIVISION NAME

West Airport Boulevard Center Subdivision

LOCATION6575 Airport Boulevard
(South side of Airport Boulevard, 675'+ East of
Providence Hospital Drive)**CITY COUNCIL
DISTRICT**

Council District 6

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

3 Lots / 19.8+ Acres

CONTEMPLATED USERezoning from B-3, Community Business District
(with conditions) to B-3, Community Business District, to allow a retail shopping center.
Planned Unit Development Approval to allow shared access between three building sites**TIME SCHEDULE
FOR DEVELOPMENT**

Begin January 2008. Completion January 2009

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, size, location, and design to be
approved by Traffic Engineering and conform to AASHTO standards. Any changes to
Airport Boulevard are subject to final approval by Traffic Engineering.**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). Full compliance with
landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban
Forestry.

Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal.

REMARKS

The applicant is requesting Subdivision Approval, Rezoning, and Planned Unit Development Approval to allow development of the site as a retail shopping center consisting of three lots with shared access.

The site, which is currently zoned B-3, was rezoned in 2005 with several conditions as follow:

- 1) development limited to the accompanying PUD;
- 2) provision of an 8' privacy fence along the South and East property lines, where the site abuts residential properties;
- 3) the provision of a 10' buffer planting strip, or an 8' wooden privacy fence beginning at the southwest corner and extending northwardly along the west property line for approximately 200' where the site adjoins the residential facility to the west; and
- 4) full compliance with all municipal codes and ordinances.

The applicant is requesting rezoning to remove conditions placed on the original rezoning, specifically conditions 1 & 2.

The previously approved plan consisted of four lots containing a total of seven buildings (two out parcels with one building each, two large, primary lots with five buildings in a specific configuration, and three points of access to Airport Boulevard.). As the original PUD has expired, the condition limiting the site to that specific PUD plan could be rendering the site potentially undevelopable.

Additionally, the site is adjacent to an existing B-3 district.

Condition number 2 required the provision of an 8' privacy fence along the South and East property lines, where the site abuts residential properties. The applicant is proposing a landscaped buffer adjacent to the South, East and West property lines, then a 6' screen wall, then additional landscaping. The buffer as proposed exceeds the buffering that would have been provided under condition 2, and is in compliance with or exceeds condition 3.

The site fronts Airport Boulevard, a major street as illustrated on the Major Street Plan component of the Comprehensive Plan, and has an existing right-of-way in compliance with the plan. The Traffic Engineer has reviewed the proposal and has been in contact with the developer regarding potential improvements to Airport Boulevard. Those improvements include the revision of median cuts and addition of turn lanes, signalization of the access road and Airport Boulevard (and the service road access across Airport Boulevard), as well as synchronization of signals for a specified section of

Airport Boulevard. The Traffic Engineer has stated an opinion that such improvements should enhance the traffic flow on Airport Boulevard.

The plan now before the Commission proposes three lots, with only two points of access to Airport Boulevard. The proposed development on Lot 1 consists of one building containing 121,340 square feet and provides 561 parking spaces. The previous plan for the two primary lots (approximately the same area as Lot 1) proposed 265,700 square feet with 1,108 parking spaces.

Planned Unit Development approval is required to allow shared access and circulation across lots.

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.

Given the reduction in building numbers and size, along with the reduction in numbers of parking spaces and access points, the proposed development could be considered less intense than that of the previously approved plan.

The plan does not depict proposed development on the two out parcels. It is, however, understood that access to those out parcels will be limited to the access drives as shown on the site plan submitted, with no additional curb cuts to Airport Boulevard. Therefore, if these applications are approved, submission and approval of Administrative PUD applications would be appropriate for the out parcels as they are developed. The Administrative PUD approval would ensure review of the circulation pattern and connection to the access drives within the development.

The Urban Forester has requested that two large (60") live oaks location on the North and South ends of Lot 1 be given preservation status. This means that any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Additionally, any 24" (DBH) and larger live oaks will require permitting from Urban Forestry prior to pruning and/or removal.

RECOMMENDATION

SUBDIVISION: Based on the preceding, the application is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the development is limited to a

maximum of two access points to Airport Boulevard, size, location and design to be approved by the Traffic Engineering Department; 2) placement of a note on the final plat stating Lots 2 & 3 are denied direct access to Airport Boulevard; and 3) placement of a note on the final plat stating that Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal.

REZONING Based on the preceding, the application is recommended for approval subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal; 3) any changes to Airport Boulevard are subject to final approval by Traffic Engineering; and 4) full compliance with all municipal codes and ordinances.

PUD Based on the preceding, the application is recommended for approval subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal; 3) any changes to Airport Boulevard are subject to final approval by Traffic Engineering; and 4) full compliance with all municipal codes and ordinances.

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