

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: November 16, 2006****DEVELOPMENT NAME**

White Smith Subdivision

SUBDIVISION NAME

White Smith Subdivision

LOCATION

Block bounded by Dauphin Street, South Washington Avenue, Conti Street, and South Scott Street

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

3 Lots / 0.8 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow two single-family residential condominium buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Time schedule not provided

**ENGINEERING
COMMENTS**

Must comply with all storm water 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).

**FIRE DEPARTMENT
COMMENTS**

No comments.

REMARKS

The applicant is requesting Subdivision approval to create three lots, and Planned Unit Development approval to allow two single-family residential condominium buildings on a single building site.

The applicant proposes to renovate an existing historic building into four condominium units, and construct a new building that will contain four condominium units. The proposed residential development is allowed by right in a B-4, General Business District that is outside of the Dauphin Street Overlay.

The subdivision site is partially developed with three buildings, while the remainder of the site is generally paved either with asphalt or the remains of building floors. The only trees appear to exist within the public right-of-way. Half of the subdivision site, and it appears all of the PUD site, are located within the Lower Dauphin Street Historic 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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The subdivision site fronts onto Dauphin Street, Washington Avenue, Conti Street and Scott Street, while the PUD site only fronts onto Dauphin Street and Washington Avenue. All four streets are minor streets with adequate right-of-ways.

Access management is a concern due to the small block sizes within the downtown area, and the potentially congested nature of the immediate area due to the intersection of Dauphin Street with Spring Hill Avenue. There appears to be one curb-cut along Dauphin Street, one along Conti Street, and two along Scott Street. These existing curb-cuts would result in proposed Lot A having one curb-cut (Dauphin), Lot B having one curb-cut (Conti), and Lot C having two (Scott). The site should be limited to the existing number of curb-cuts along each street, and any changes to the size, design and location of the curb-cuts must be approved by Traffic Engineering and, where possible, conform to AASHTO standards.

Normally the Subdivision Regulations require the turning of the property line corners at street intersections to conform with the requirements of Section V.D.6. of the Subdivision Regulations. As compliance with these requirements would result in existing structures to be partially within the public right-of-way, and as the proposed PUD development will fully utilize the corner of the lot proposed at the Dauphin Street, Washington Avenue intersection, a waiver of Section V.D.6. may be appropriate.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not shown on the subdivision plat or site plan. As setbacks are not required in B-4, General Business Districts, the setback line requirement should be waived.

Parking for residential development within the Henry Aaron Loop is not required, however, the site plan depicts 17 parking spaces. It should be pointed out that the two parking spaces nearest the southern property line do not appear to have sufficient area to back out and turn, thus these spaces may prove problematic in actual use.

No trees or landscaping are depicted on the site plan, however compliance to the greatest extent feasible with the tree and landscaping aspect of the Zoning Ordinance will be required. The site plan should be revised to reflect proposed landscaping and any existing or proposed street trees, and compliance with the Zoning Ordinance should be coordinated with Urban Forestry. It should be noted that the urban nature of the site and the allowed 100% site coverage in a B-4 zoning district may make full compliance with the tree and landscaping requirements impossible.

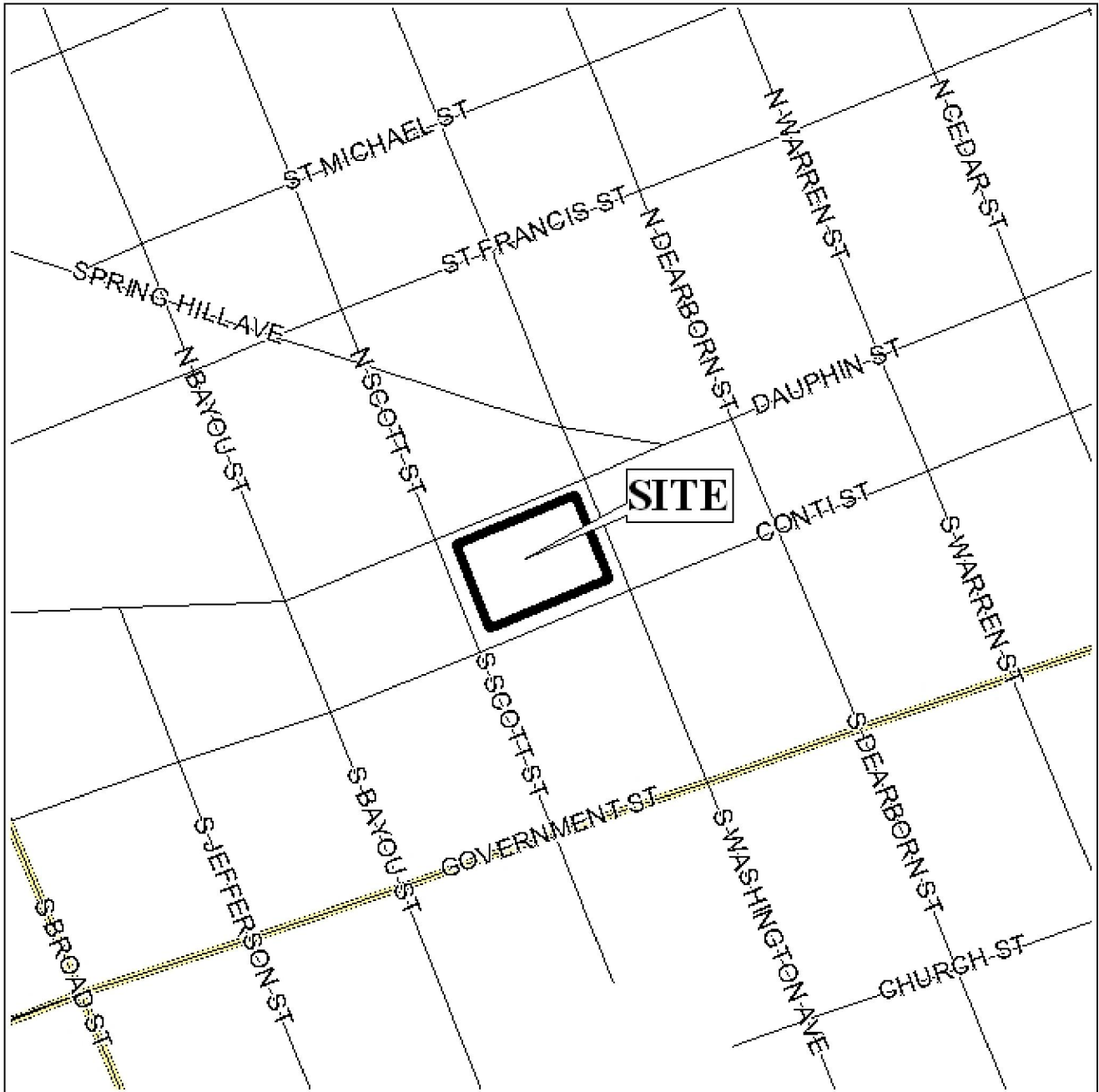
There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

RECOMMENDATION

Planned Unit Development: Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) revision of the site plan to depict compliance, to the greatest extent feasible, with the tree and landscaping requirements of the Zoning Ordinance, to be coordinated with Urban Forestry; 2) revision of the site plan to depict any existing or proposed street trees, with proposed street trees to be coordinated with Urban Forestry; 3) depiction of any dumpster or waste container storage location on the site plan; 4) approval of Traffic Engineering regarding the size, design and location of the curb-cut onto Dauphin Street; 5) placement of a note on the site plan stating that PUD approval is site plan specific, and requires Planning Commission approval for changes to the approved site plan; 6) provision of a revised site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat; 7) completion of the Subdivision process; and 8) full compliance, to the greatest extent possible, with all other municipal codes and ordinances.

Subdivision: With waivers of Section V.D.6. and V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions: 1) The site should be limited to the existing number of curb-cuts along each street [Lot A - one curb-cut (Dauphin Street), Lot B - one curb-cut (Conti Street), and Lot C - two curb-cuts (Scott Street)], with any changes to the size, design and location of the curb-cuts to be approved by Traffic Engineering and, where possible, conform to AASHTO standards; 2) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 3) provision of a revised PUD site plan to the Planning Section of Urban Development, prior to the signing and recording of the final plat; and 4) full compliance, to the greatest extent possible, with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 24 & 25 DATE November 16, 2006

APPLICANT White Smith Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Offices, apartments, and retail are to the north of the site, a record studio and lounge are to the east, retail to the west, and a school to the south.

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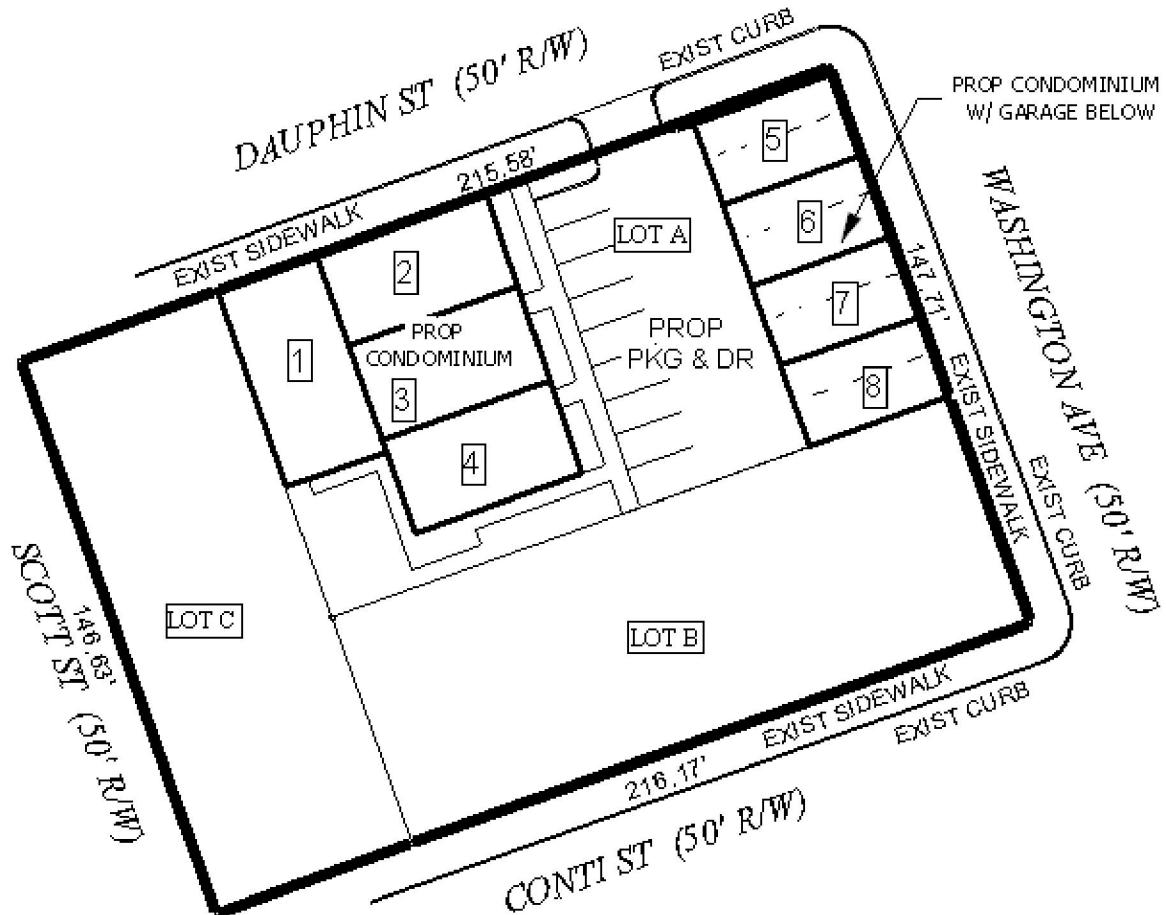
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LEGEND

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 proposed condominiums, parking, existing sidewalks, and curbs.

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