

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: October 16, 2008****DEVELOPMENT NAME**

Volunteers of America Southeast

**LOCATION**6460 Zeigler Boulevard  
(North side of Zeigler Boulevard, 375'± East of Athey Road)**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-2, Buffer Business District

**AREA OF PROPERTY**

7.9± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow four buildings on a single building site.

**TIME SCHEDULE**

Immediate

**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, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

**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 Planned Unit Development approval to allow four buildings on a single building site.

The subject is currently undeveloped and heavily wooded. The applicant intends to construct four one-story brick assisted living apartment buildings (allowed by right in a B-2 Zoning District), along with associated parking. The applicant states that construction will begin upon

approval and completed within one year. The Planned Unit Development application is required for multiple buildings on a single building site.

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. It should be noted that PUD approval is site plan specific, thus a new PUD application will be required prior to any future changes to the site.

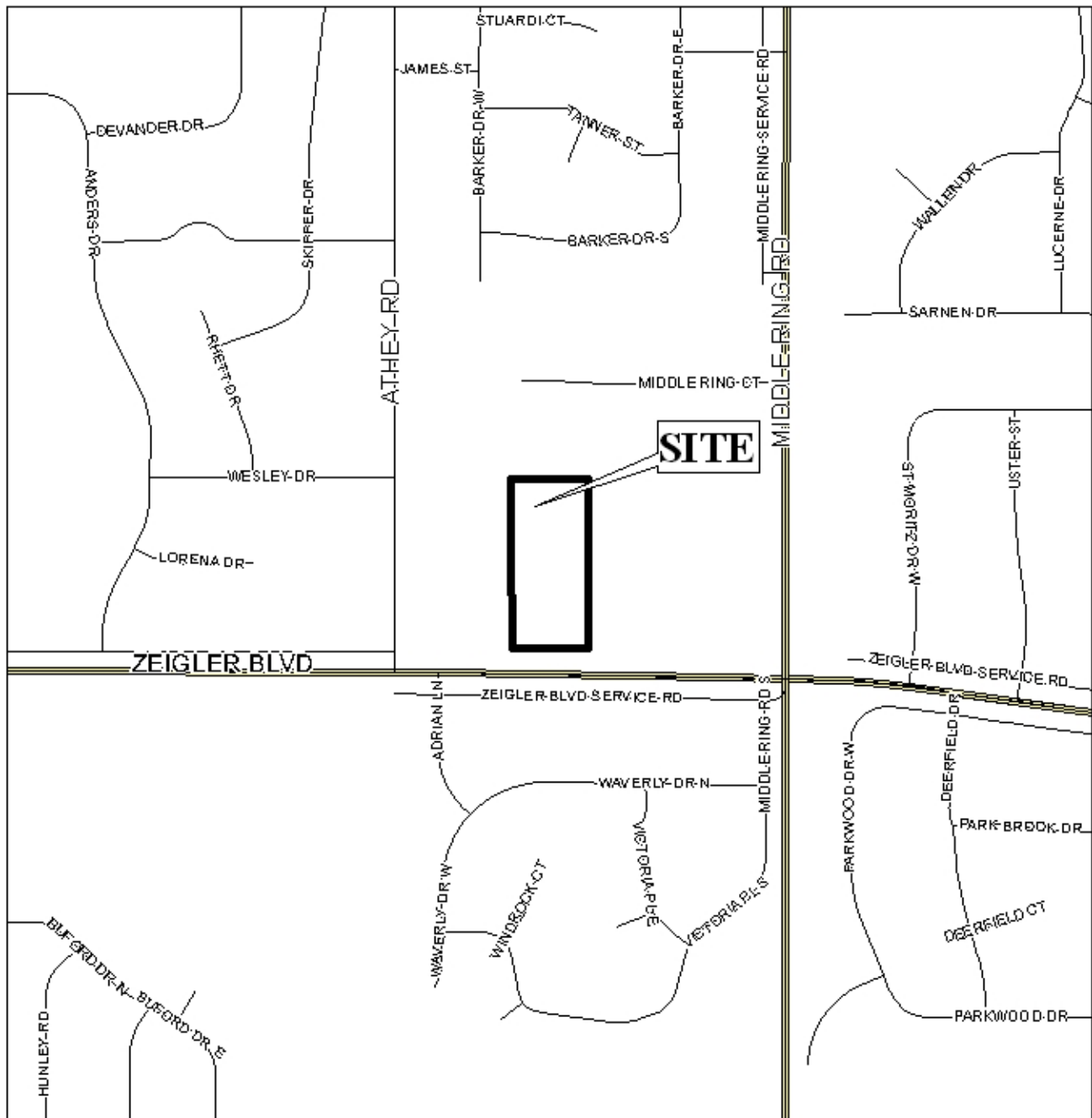
The site plan illustrates four multi-unit buildings (15 units total), along with 27 parking spaces (only 10 are required) and adequate landscaping and trees. However, it is bounded to the East by residentially zoned property. The applicant should revise the site plan to provide a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the property abuts residentially zoned property. A note should also be placed on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable.

### **RECOMMENDATION:**

**Planned Unit Development:** Based on the preceding, this application is recommended for approval, subject to the following conditions:

- 1) provision of a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the property abuts residentially zoned property;
- 2) placement of a note on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable; and
- 3) submission of a revised PUD site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.

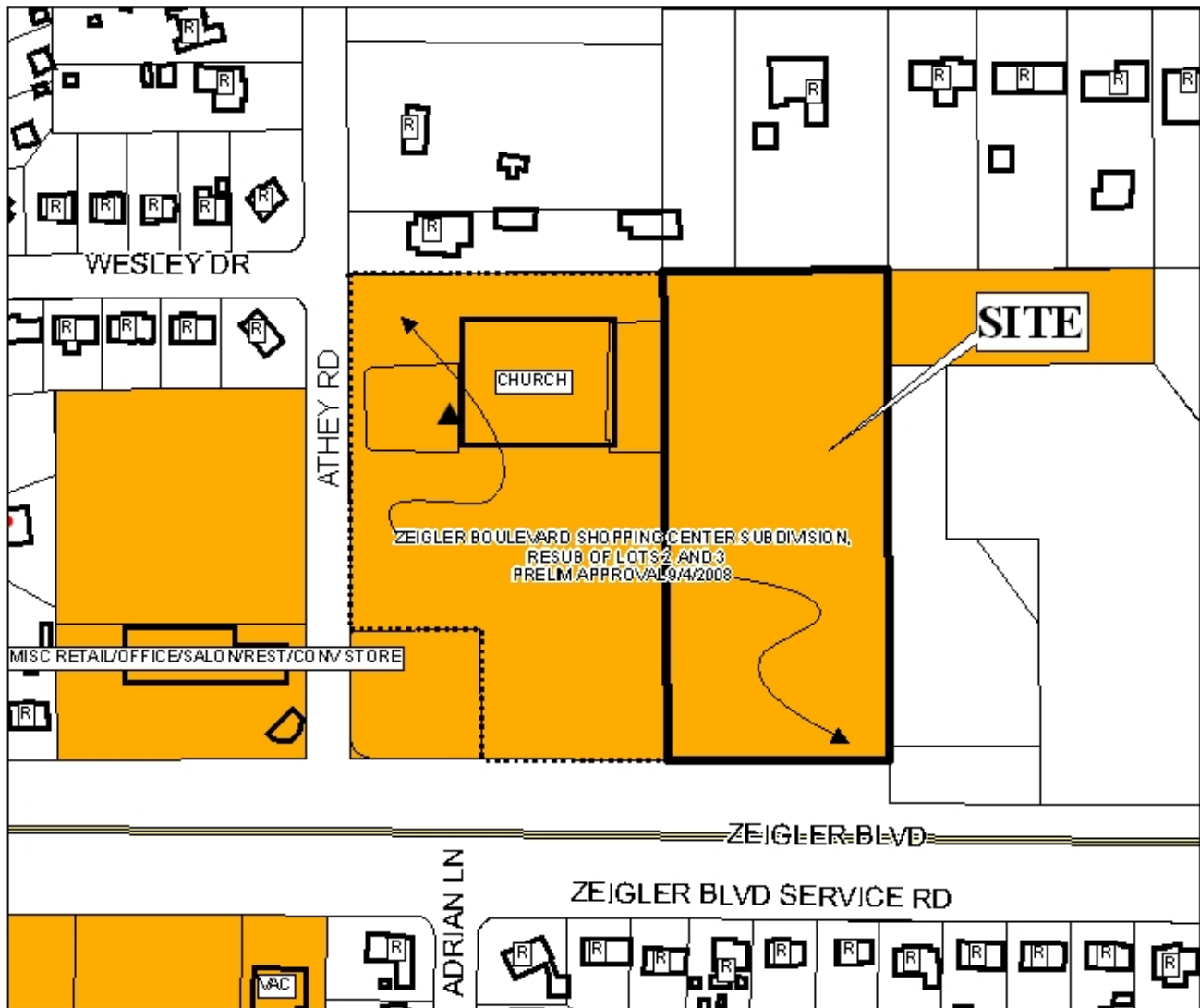
# LOCATOR MAP



APPLICATION NUMBER 26 DATE October 16, 2008  
 APPLICANT Volunteers of America Southeast  
 REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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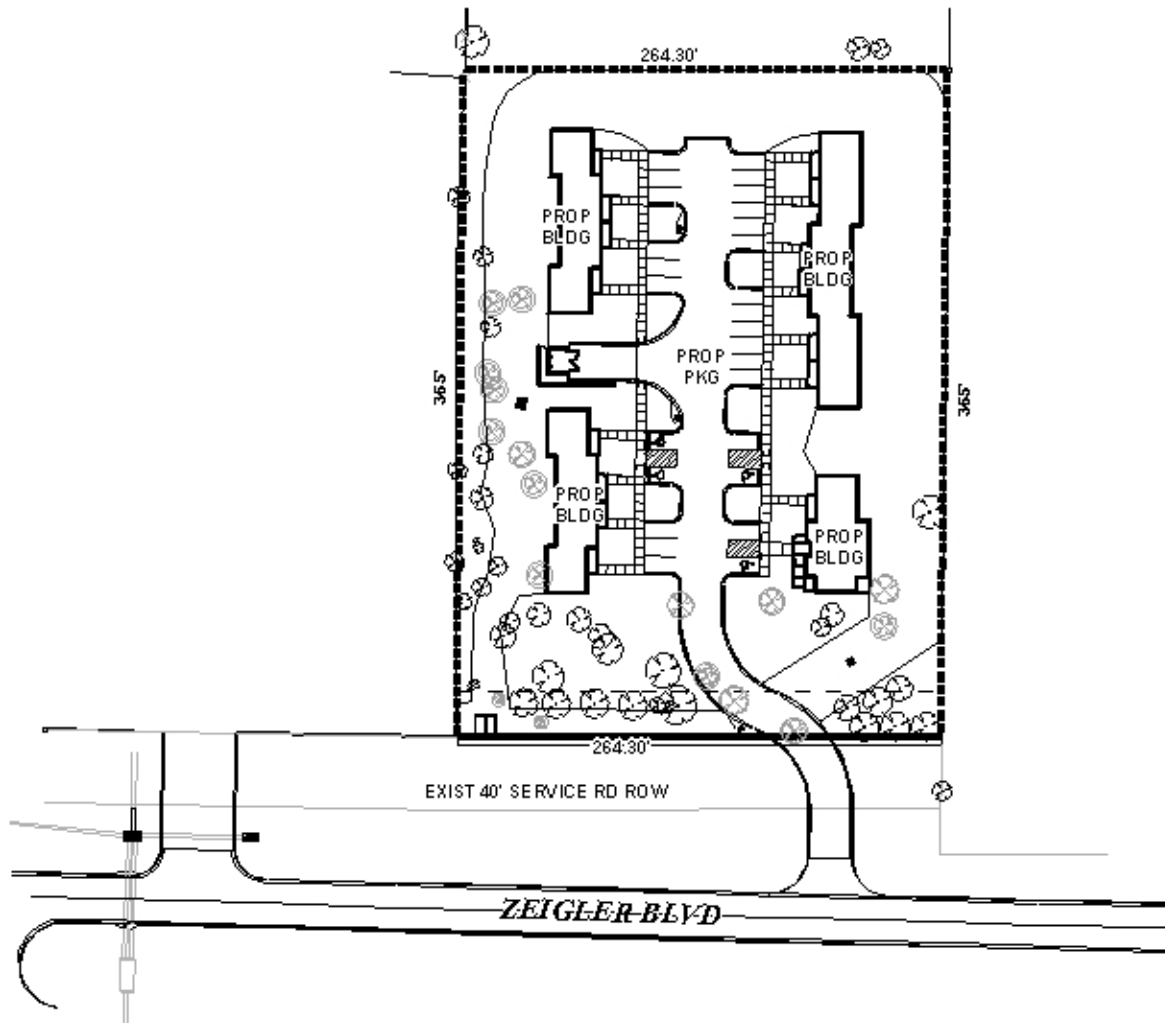
APPLICANT Volunteers of America Southeast

REQUEST Planned Unit Development

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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## SITE PLAN



The site plan illustrates the proposed development

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