

**PUD &
SUBDIVISION STAFF REPORT****Date: June 3, 2004**

<u>DEVELOPMENT NAME</u>	Coastal Builder Subdivision	
<u>SUBDIVISION NAME</u>	Coastal Builder Subdivision	
<u>LOCATION</u>	54 & 56 Midtown Park West (West side of Midtown Park West, 700'± South of Dauphin Street)	
<u>CITY COUNCIL DISTRICT</u>	District 5	
<u>PRESENT ZONING</u>	B-3, Community Business	
<u>AREA OF PROPERTY</u>	1.0± Acre	1 Lot
<u>CONTEMPLATED USE</u>	Multiple Buildings on a Single Building Site with Shared Parking and Access.	
<u>TIME SCHEDULE</u>	Immediate	
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.	
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Widen driveway to twenty-four feet. Eliminate parallel parking to accommodate twenty-four foot aisle width and two-way traffic flows	
<u>URBAN FORESTRY COMMENTS</u>	Property to be brought into full compliance with landscape and tree requirements of the zoning ordinance. Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (City Code Chapters 57 and 64 and State Act 61-929).	
<u>REMARKS</u>	The applicant proposes the combination of two lots of record into a single lot of record, thereby creating a lot with three buildings on it. Subdivision Approval is required to combine multiple lots and PUD approval is required to allow more than one building 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.

Initially, no noticeable change is proposed – simply the removal of a lot line, combining two lots into one. The site development has existed in this configuration for a number of years.

The applicant has future plans to demolish one of the buildings and construct an addition to one of the others. Because PUD approval is site plan specific, an Administrative PUD will be needed to amend the existing PUD prior to the issuance of any permits. Any necessary reconfiguration of parking and access will be addressed at the time of the Administrative PUD application.

Also, it has been the practice of the Commission to require some level of compliance with landscaping and tree plantings, and to require installation of sidewalks when granting applications for PUD approval. In this particular instance, since it is known that future plans include demolition and new construction, which will necessitate an Administrative PUD approval, it would be more appropriate to require compliance at that time.

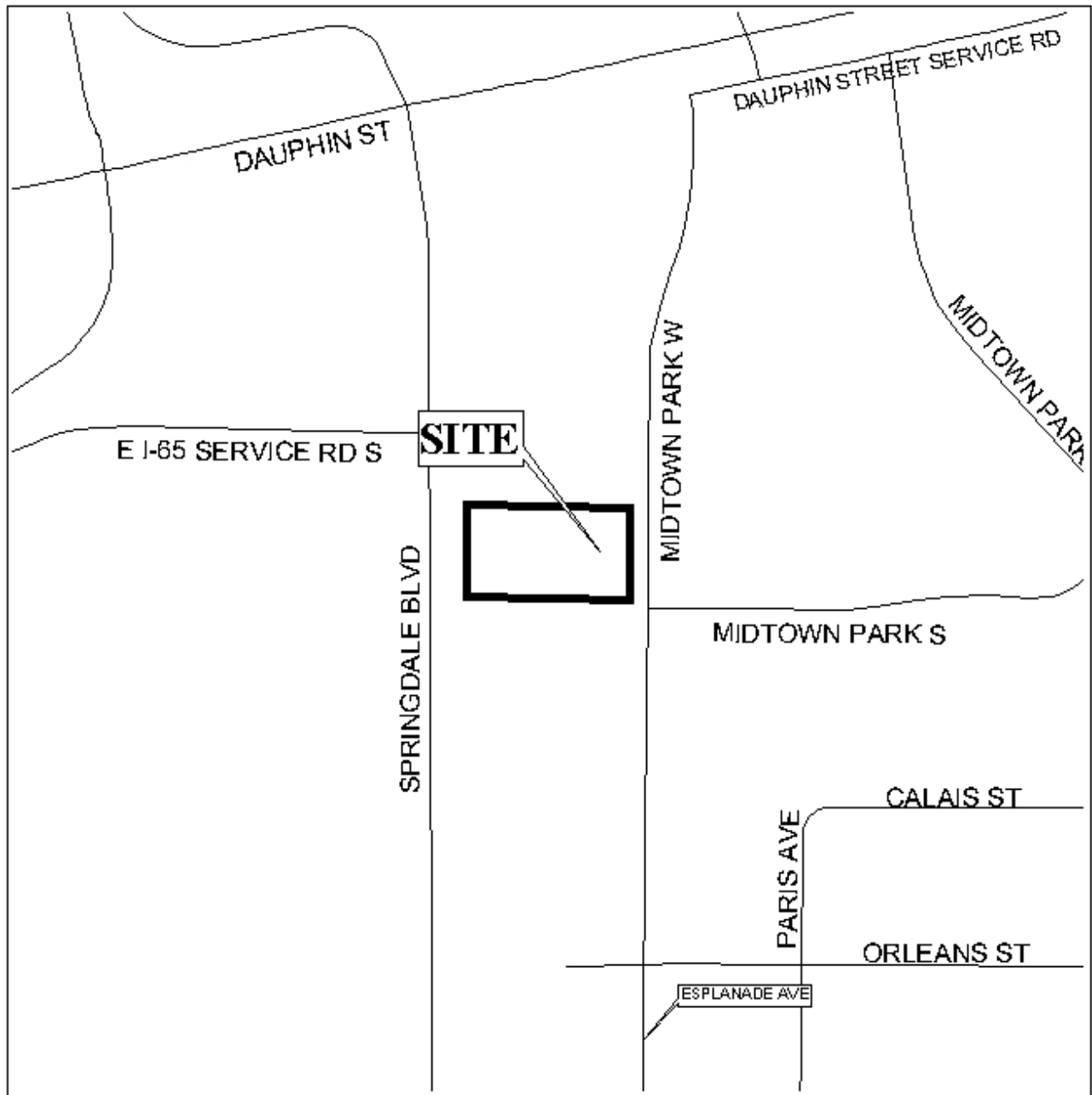
The site is a double-fronting property, with frontage on Midtown Park West and Springdale Boulevard. However, there is a significant drainage ditch located in a drainage easement along the rear of the site, adjacent to Springdale Boulevard. Therefore, a condition denying access to Springdale Boulevard would be appropriate.

The plat meets the minimum requirements of the Subdivision Regulations.

RECOMMENDATION **Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following condition: 1) any significant changes to the site development will necessitate an application for Administrative PUD.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of a note on the final plat stating that there shall be no curb cuts to Springdale Boulevard.

LOCATOR MAP



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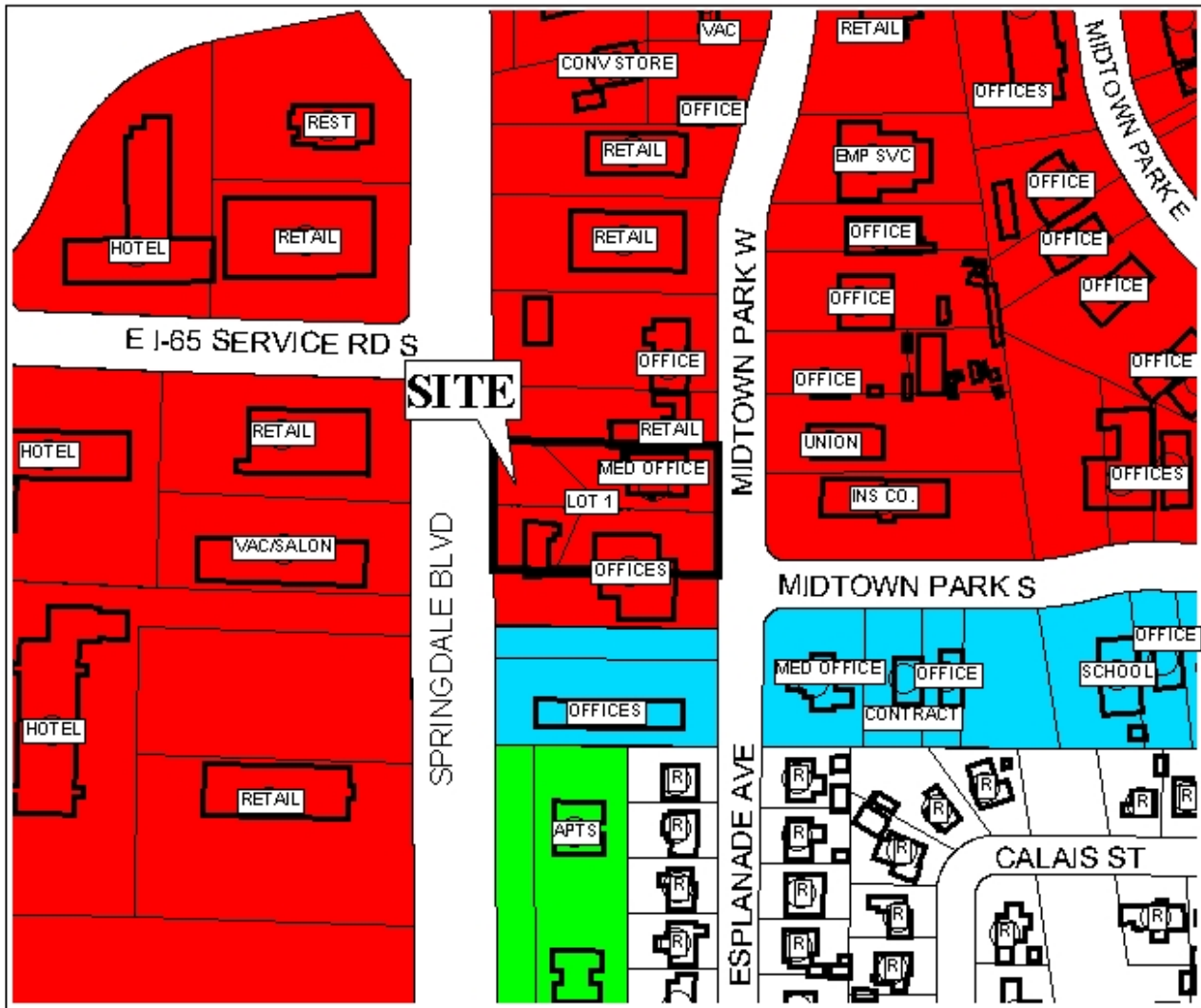
APPLICANT Coastal Builder Subdivision

REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial sites. Apartments and single-family residential units are located to the south of the site.

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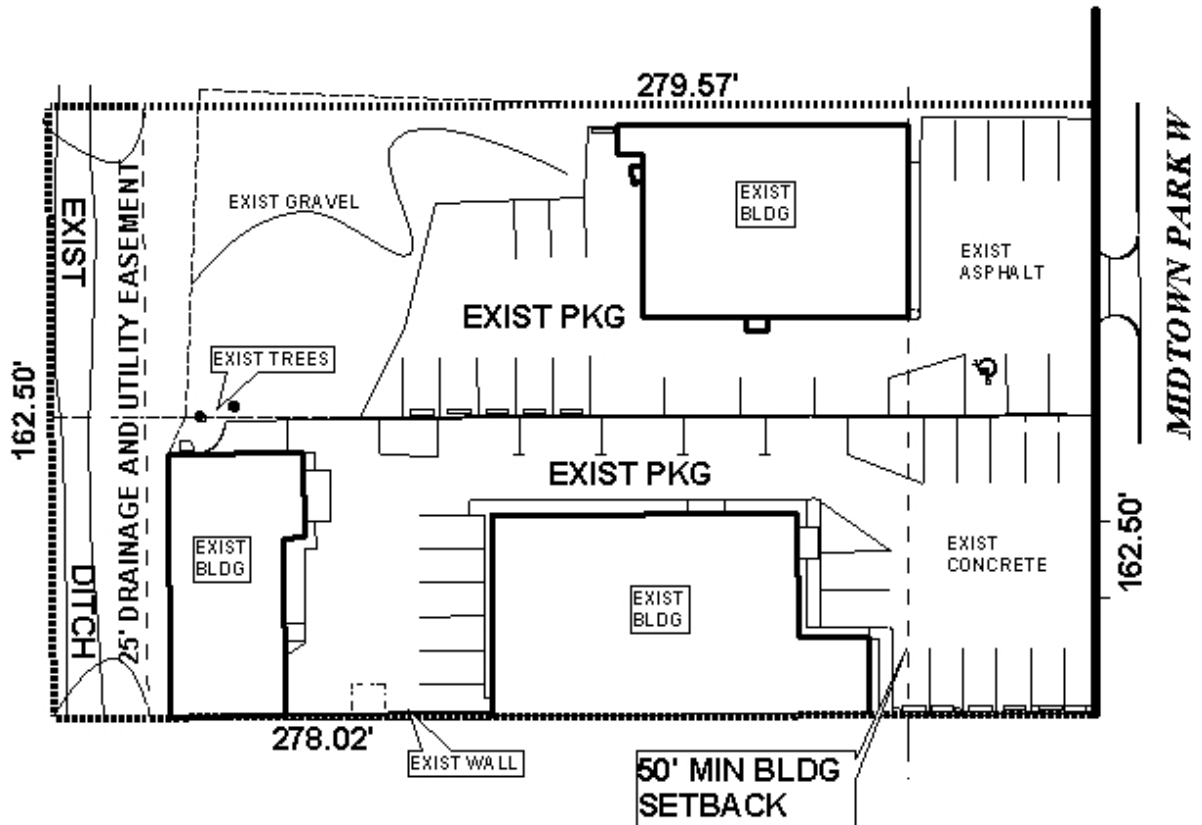
LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site plan illustrates the existing buildings, parking, surfaces, fencing, and easements.

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