

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: April 17, 2008**

<u>DEVELOPMENT NAME</u>	Downtown Investment Properties (Watson Realty, Agent)
<u>LOCATION</u>	3741, 3751, and 3761 Joy Springs Drive (South side of Joy Springs Drive, 225'+ West of Lakeside Drive)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	B-3, Community Business District
<u>AREA OF PROPERTY</u>	3 Lots / 3.7 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow shared access between three building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	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.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>FIRE DEPARTMENT COMMENTS</u>	All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.
<u>REMARKS</u>	The applicant is requesting Planned Unit Development approval to allow shared access between three building sites.

The application was specifically required by the Subdivision approval granted by the Planning Commission at its April 3, 2008 meeting. The original intent of the Subdivision application was to move a property line to allow the placement of a dumpster.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site is developed with three buildings that share a common driveway and curb-cut onto Joy Springs Drive. The common driveway is actually part of Lot B, and the two smaller lots are allowed access (the two smaller lots do have frontage onto Joy Springs Drive but no curb-cuts). As the site is already developed, and as no expansion of any building is requested (only a dumpster is proposed), it appears that there will be no adverse effects from the PUD.

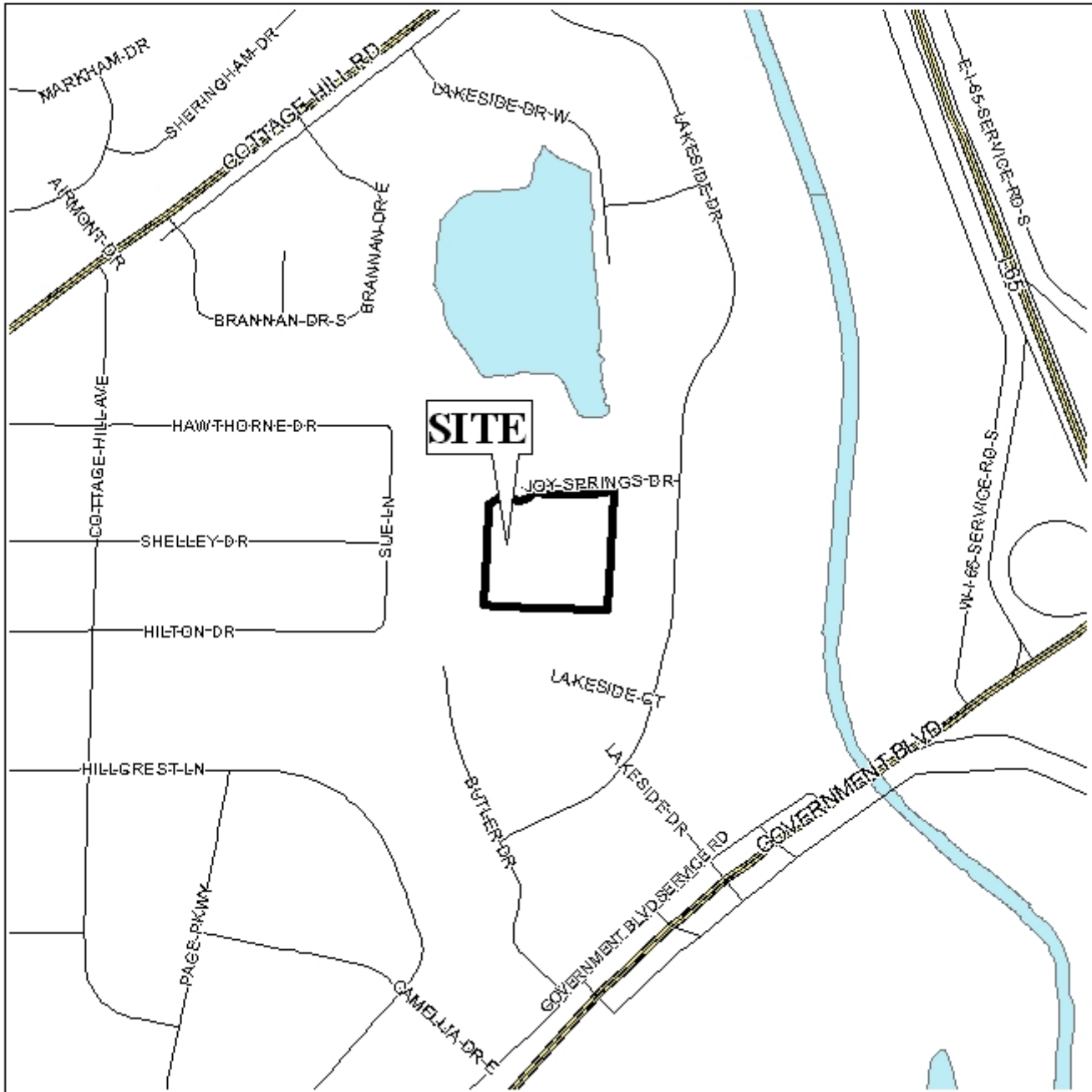
It should be pointed out that Lot B also connects to the lots South of the site, thus an Administrative PUD will be required if any of the lots part of this application, or any of the lots to the South of the site, fronting Lakeside Court, contemplate site changes.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Completion of the Subdivision process; and
- 2) Provision of applications for Administrative PUDs for any future changes to this site, and potentially for any of the sites fronting Lakeside Court that connect to this site, prior to the application for any future building-related permits.

LOCATOR MAP



APPLICATION NUMBER 30 DATE April 17, 2008

APPLICANT Downtown Investment Properties (Watson Realty, Agent)

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by transitional land use to the east and south
with residential land use to the west.

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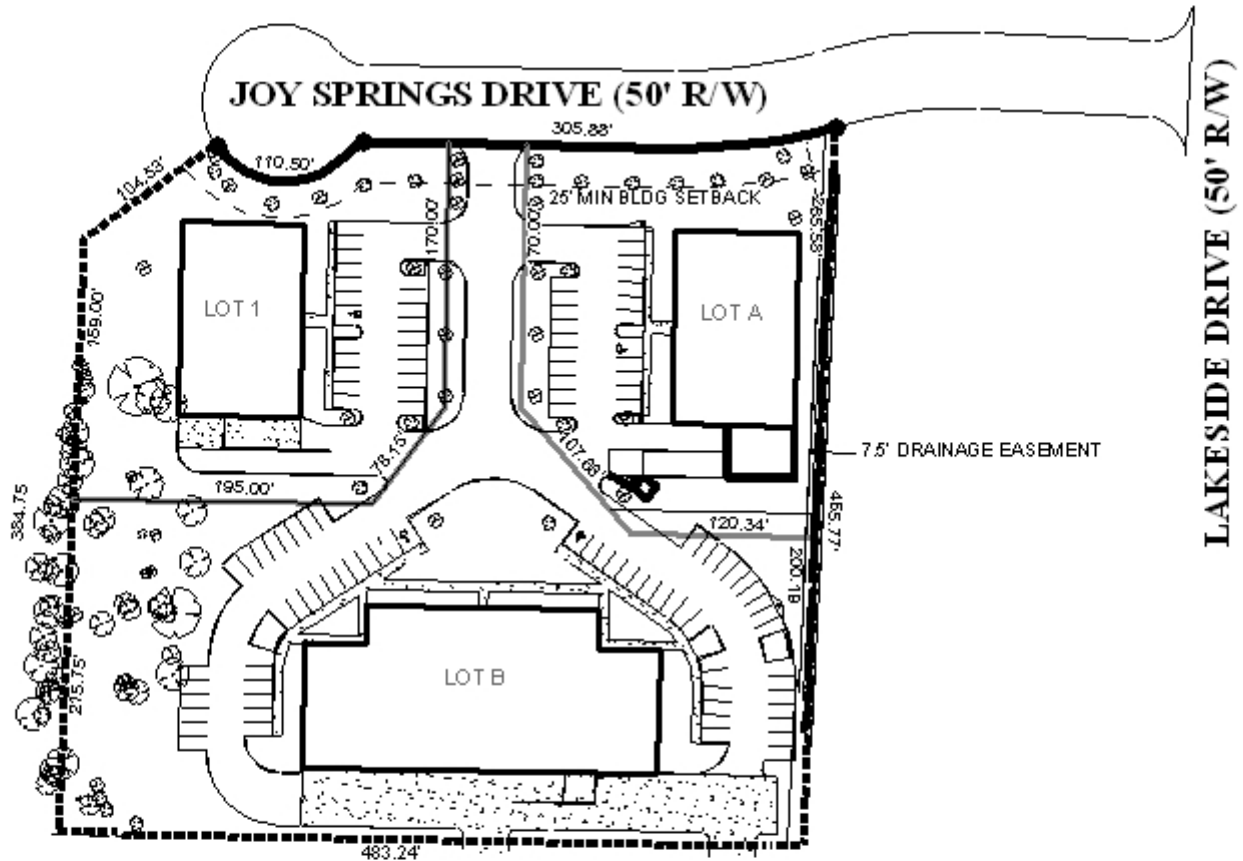
REQUEST Planned Unit Development

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



This site plans illustrates propsed lot configuration and improvements.

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 REQUEST Planned Unit Development



NTS