

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: July 15, 2004****NAME**

Professional Associates Subdivision

LOCATION801 South University Boulevard
(Northeast corner of University Boulevard and Georgian Drive)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

5± Acres 4 Lots

CONTEMPLATED USE

Shared access and parking

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate/Existing

**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.

**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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing the subdivision of an existing commercial development consisting of four single-story masonry buildings and associated parking facilities into four lots (one for each office facility) and a common area (which will contain all parking and access).

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.

A similar request was approved by the Commission in 1991 with the following conditions: 1) dedication of a radius at the intersection of University Boulevard and Georgian Avenue, exact size to be determined by the City Engineering and Traffic Engineering Departments; 2) documents establishing a property owners association and specifying the responsibility and method of maintenance of all common areas be prepared and recorded in Probate Court (documents to be reviewed and approved by the Commission's attorney prior to recording); 3) relocation of the driveway to Georgian Avenue, as recommended by the Traffic Engineering Department, size, location and design to be approved by the Traffic Engineering Department; 4) relocation of the signs located in the right-of-way onto private property (proper permitting required); 5) compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with the Urban Forester; and 7) full compliance with all municipal codes and ordinances.

The applicant is requesting reconsideration, and elimination of conditions 1 & 3 (dedication of a radius and relocation of the curb cut to Georgian Avenue).

As stated above, the purpose of the applications is to subdivide the site into four lots (one for each existing building) with the parking area as common area with common ownership. Initially, no noticeable change is proposed – simply the creation of separate lots to allow the building owner to also own the land. The site development has existed in this configuration for a number of years.

There are no immediate plans to redevelop the properties; therefore, as PUD approval is site plan specific, a new PUD will be needed if redevelopment does occur in the future. Any necessary reconfiguration of parking and access can be addressed at that time.

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 instance, there are numerous trees located on the site (and adjacent in the right-of-way). However, the plan submitted does not provide information relating to the amount of existing landscaped area or numbers and types of trees located within the site. Therefore, coordination with the Urban Forester to achieve compliance would be appropriate.

Another point that can be addressed through the PUD relates to signage. Presently there is a sign on Georgian Avenue that is located in the right-of-way. The Zoning Ordinance requires that all signs be located on private property. While the sign has been in the right-of-way for a number of years, it should have already been relocated regardless of any conditions of approval.

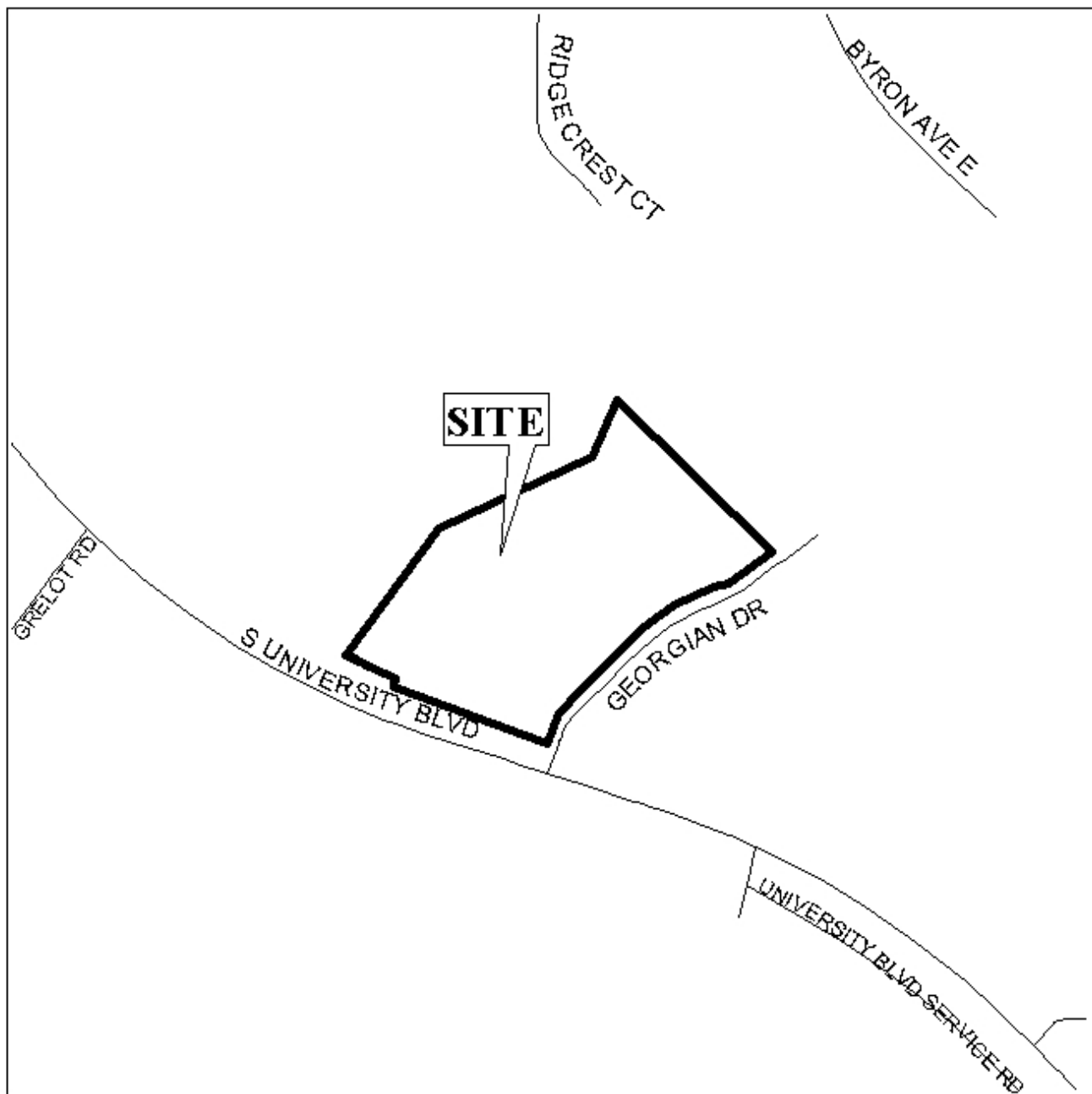
RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) documents establishing a property owners association and specifying the responsibility and

method of maintenance of all common areas be prepared and recorded in Probate Court (documents to be reviewed and approved by the Commission's attorney prior to recording); 2) relocation of the sign located in the right-of-way onto private property (proper permitting required); 3) compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with the Urban Forester; and 4) full compliance with all municipal codes and ordinances.

Subdivision: based on the preceding, it is recommended that this plat be considered an innovative subdivision and granted Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that maintenance of the common area to be the responsibility of the property owners association) and 2) documents establishing a property owners association and specifying the responsibility and method of maintenance of all common areas be prepared and recorded in Probate Court (documents to be reviewed and approved by the Commission's attorney prior to recording)

LOCATOR MAP



APPLICATION NUMBER 3 & 4 DATE July 15, 2004

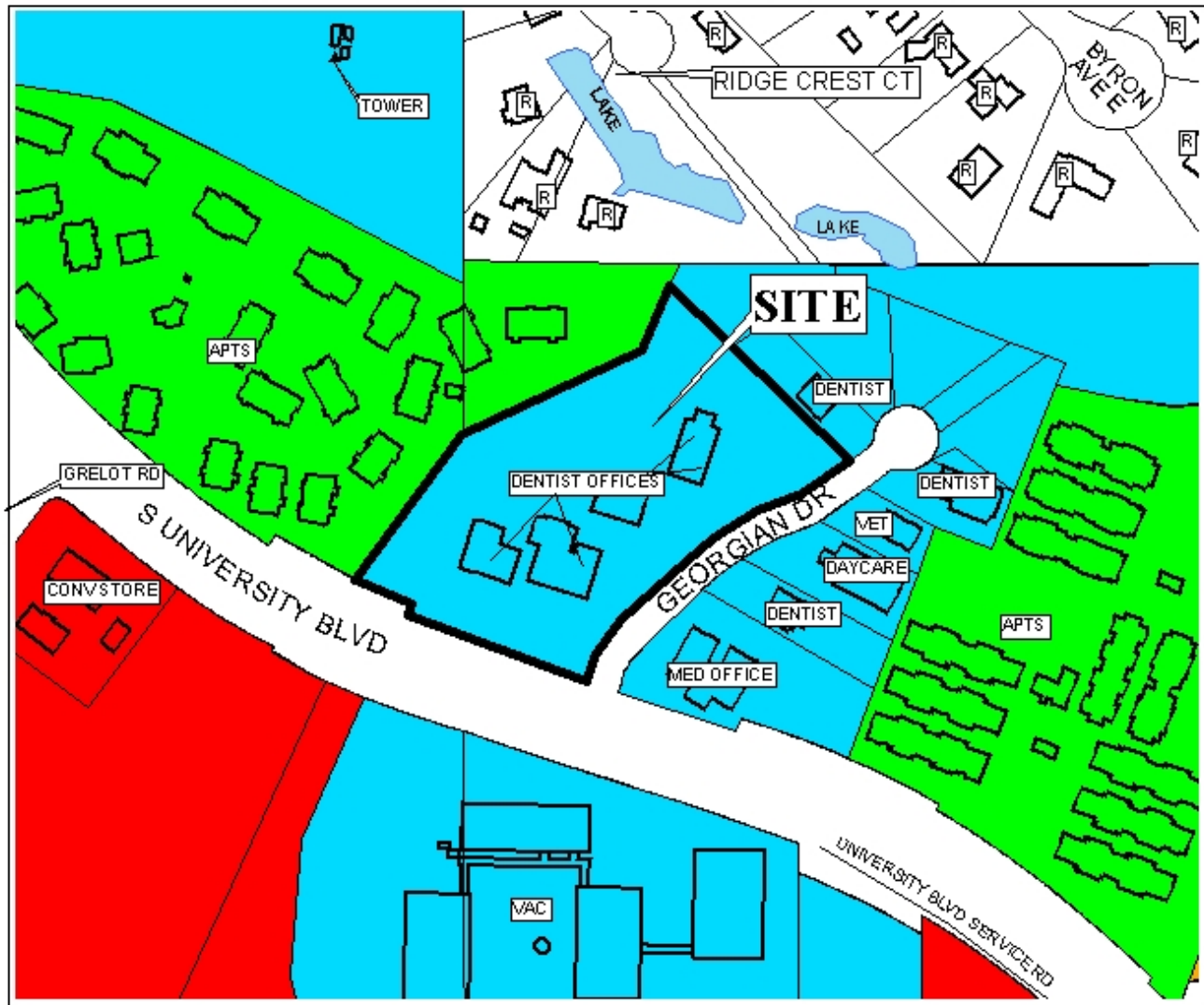
APPLICANT Professional Associates Subdivision

REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Apartments are located to the east and west of the site. Single-family residential units are located to the north of the site. An office park is located to the south of the site.

APPLICATION NUMBER 3 & 4 DATE July 15, 2004

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REQUEST Planned Unit Development, Subdivision

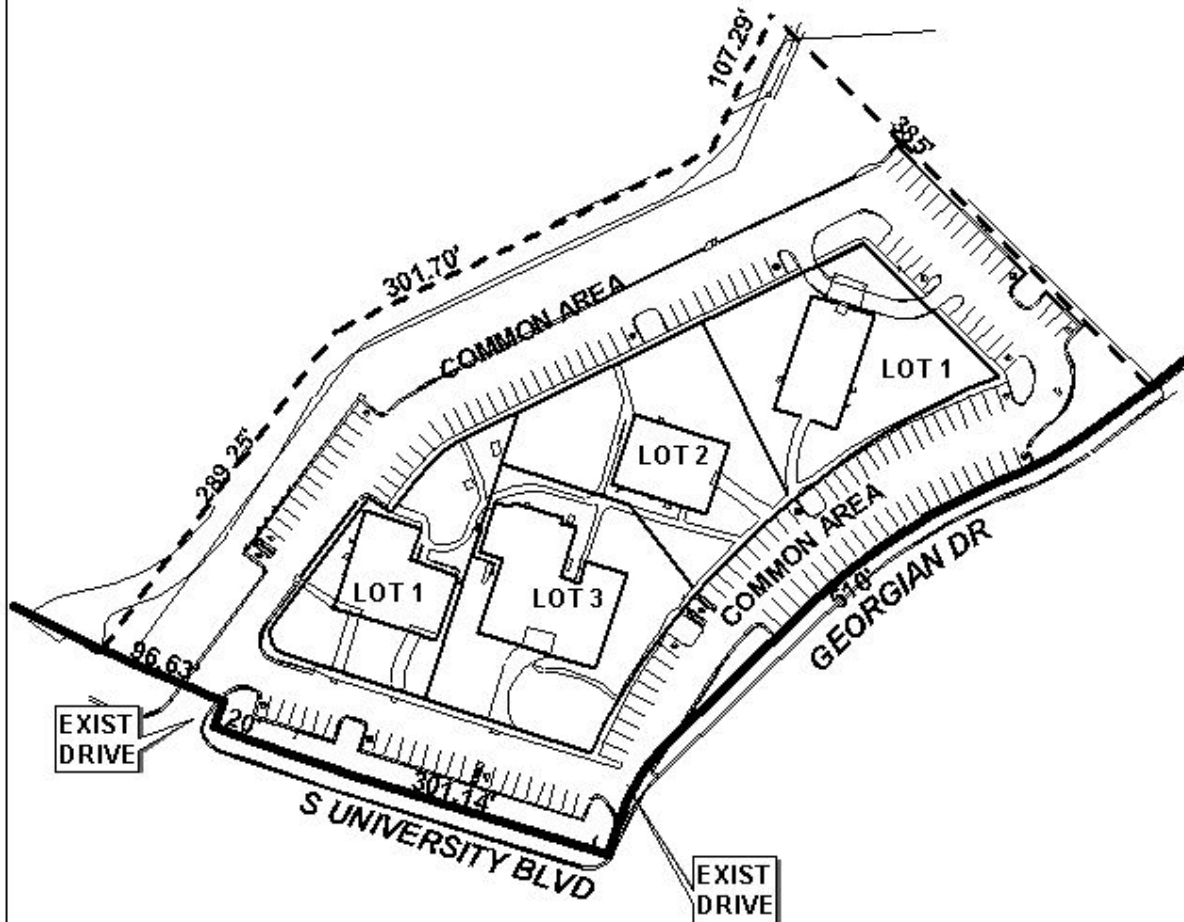
LEGEND

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
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SITE PLAN



East side of South University Boulevard, 100' South of Sunset drive South, the site plan illustrates the existing buildings, setbacks, and trees, along with the proposed parking.

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USE/REQUEST Planned Unit Development, Subdivision



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