

**PUD &
SUBDIVISION STAFF REPORT****Date: November 18, 2004****DEVELOPMENT NAME**Providence Hospital
Lee Metzger, Agent**SUBDIVISION NAME**

Providence Park Subdivision, unit Six

LOCATION**PUD:** East side of Providence Park Drive East (private street), 290'± South of Airport Boulevard.**Subdivision:** East side of Providence Park Drive East (private street), 290'± South of Airport Boulevard.**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY**PUD:** 3.1± Acres**Subdivision:** 3.1± Acres

1 Lots

CONTEMPLATED USE

Amendment of an approved PUD Master Plan to construct a hotel with shared access via an existing private street.

TIME SCHEDULE

Immediate

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

REMARKS

The applicant is proposing development of a four-story hotel within the overall Providence Hospital campus, thus requiring an amendment to the previously approved PUD Master Plan and a subdivision to create a legal lot of record for the proposed development.

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.

While the proposed development would be generally compatible with the existing PUD, the site plan submitted was not to scale and did not provide sufficient information for full PUD review. In this instance, it would be appropriate to consider the amendment to the PUD Master Plan in concept, and allow the applicant to submit a detailed site plan for Administrative PUD approval after the subdivision process is complete and the final site plan has been developed. Information regarding the number of rooms, parking stall and aisle widths, etc. should be provided at that time.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this amendment to the PUD Master Plan be approved in concept, subject to the following conditions: 1) completion of the subdivision process; and 2) submission of an Administrative PUD application with a detailed site plan and pertinent information regarding the proposed development.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

