

PUD & SUBDIVISION STAFF REPORT

Date: February 3, 2005

DEVELOPMENT NAME

Mobile Fence Company Subdivision

SUBDIVISION NAME

Mobile Fence Company Subdivision

LOCATION

4308 Halls Mill Road
(North side of Halls Mill Road, 120'± West of the
North terminus of Riviere du Chein Road)

CITY COUNCIL
DISTRICT

District 4

PRESENT ZONING

R-1, Single-Family Residential (B-3 pending)
B-3, Community Business

AREA OF PROPERTY

1.3+ Acres 2 Lots

CONTEMPLATED USE

Multiple buildings on a single building site

TIME SCHEDULE

Immediate

ENGINEERING COMMENTS

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

<u>COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
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URBAN FORESTRY COMMENTS

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). Full compliance with the landscaping and tree ordinance to be coordinated with Urban Forestry.

REMARKS

REMARKS The applicant is proposing the resubdivision of two existing metes and bounds parcels, incorporating the rear portion of one parcel into the adjacent parcel; and the addition of a second building on one of the two “new” lots. Subdivision approval is required to allow the reconfiguration of the existing parcels; and PUD approval is required to allow the second building on a single building site.

There have been several previous applications relating to this site that should be taken into consideration. A subdivision application was submitted in December 2001, and was withdrawn after the staff recommendation was published. Conditions recommended by the staff at that time included dedication of sufficient right-of-way along Halls Mill Road to provide 35' from centerline, a limitation on the number of curb cuts, and a requirement for the completion of the rezoning process. No further action was taken.

In October 2003 a pre-move permit (to allow a structure to be moved onto the site) was denied due to improper zoning, subdivision and PUD issues. In December 2003 an investigation found that the structure had been moved onto the site without the requisite permits and approvals. After several months of working with the applicant, an Administrative PUD application was submitted. After explanation to the applicant that the one application was insufficient, the application was withdrawn. Several more months passed with no applications being submitted. A citation was ultimately issued.

The applicant has now submitted the needed PUD and Subdivision applications – the rezoning application was recommended for approval by the Planning Commission with the following conditions: dedication of sufficient right-of-way to provide 35' from centerline of Halls Mill Road, submission of the necessary PUD and Subdivision applications; completion of the subdivision process prior to the issuance of any permits; and full compliance with all municipal codes and ordinances. The rezoning application is now pending before the City Council.

The applications now before the Planning Commission do not provide for the dedication as required by all previous approvals and recommendations; nor is provision for compliance with parking, access, or landscaping and tree planting requirements shown. It has been the practice of the Commission to require at least some level of compliance with codes and ordinances when granting requests for Planned Unit Development, especially as relate to access, parking, and landscaping and tree plantings.

In this instance, access to the site is via a continuous curb cut running the entire frontage of the property, with parking that backs into the Halls Mill Road right-of-way. As stated above, Halls Mill Road is a collector street; and thus, access management and traffic are of concern. Therefore, requiring the parking and circulation be reconfigured to eliminate parking that backs into the right-of-way and limiting the site to one curb cut, with the size location and design to be approved by the Traffic Engineering Department, would be appropriate.

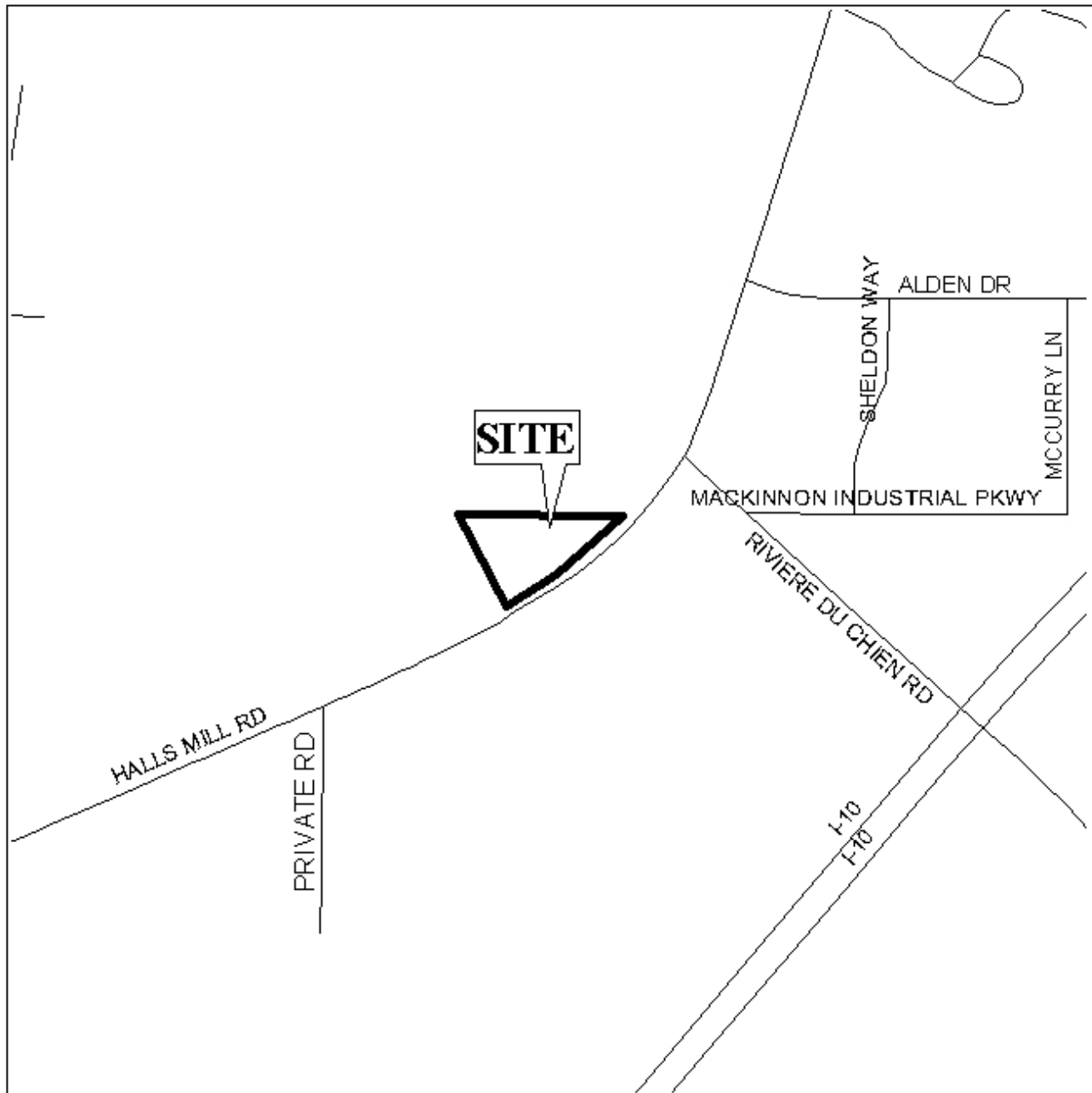
The elimination of the continuous curb cut would also serve to provide landscaped areas in which trees could be planted – thereby providing some level of compliance with the landscaping and tree planting requirements of the Ordinance.

RECOMMENDATION **Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 35' from centerline of Halls Mill Road; 2) elimination of the continuous curb cut, with the new

curb cut (one) to be approved by the Traffic Engineering Department; 3) reconfiguration of parking facilities to prohibit vehicles from backing into the right-of-way; 4) the provision and landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance, to the greatest degree practicable, to be coordinated with Urban Forestry; and 5) full compliance with all municipal codes and ordinances

Subdivision: with minor modifications the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 35' from centerline of Halls Mill Road; 2) elimination of the continuous curb cut, with the new curb cut (one) to be approved by the Traffic Engineering Department; and 3) placement of a note on the final plat stating that Lot 1 is limited to one curb cut, size, location and design to be approved by the Traffic Engineering Department.

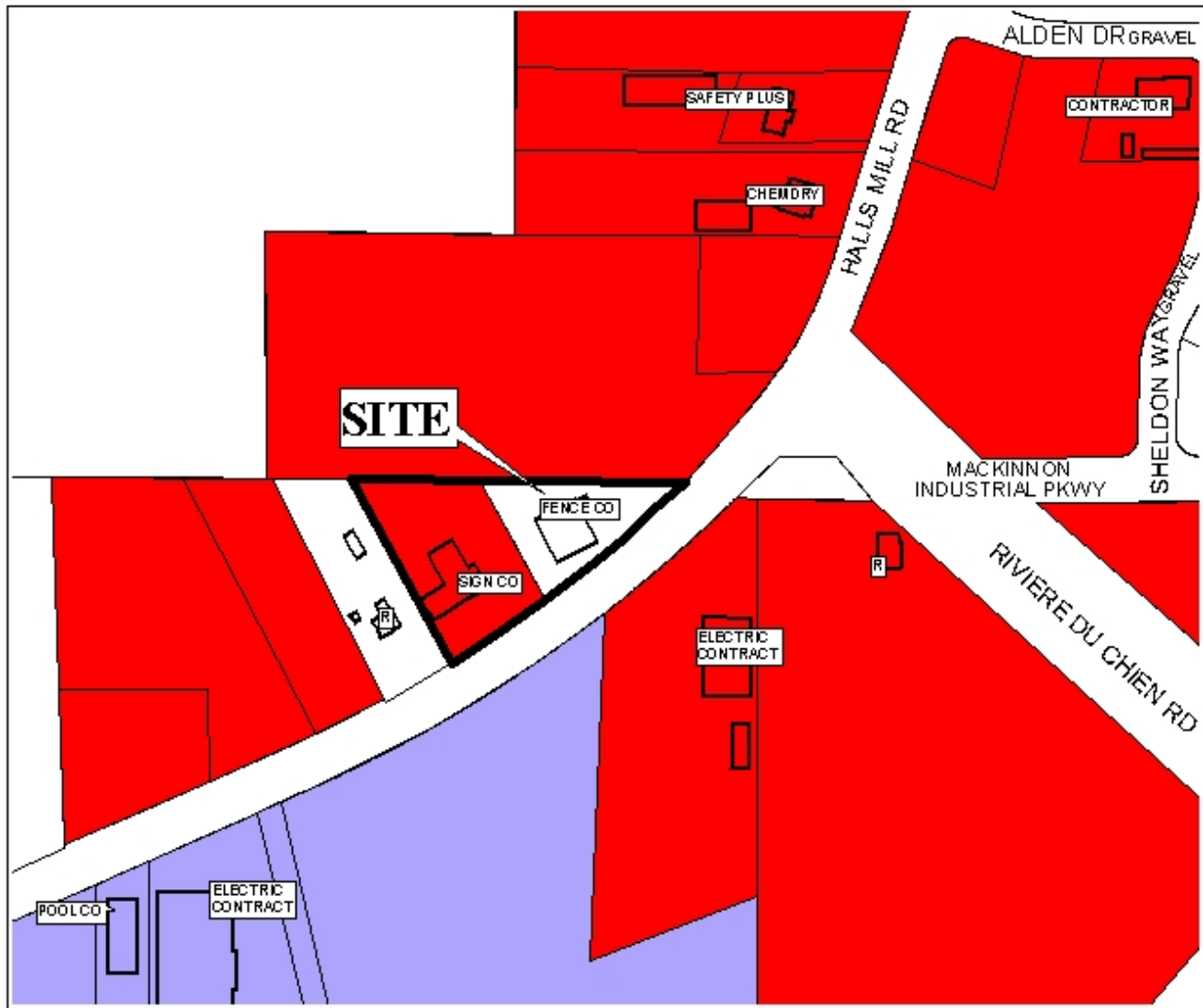
LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE February 3, 2005
APPLICANT Mobile Fence Company Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



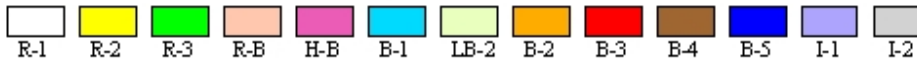
The site is surrounded with miscellaneous businesses, with vacant property located to the North.

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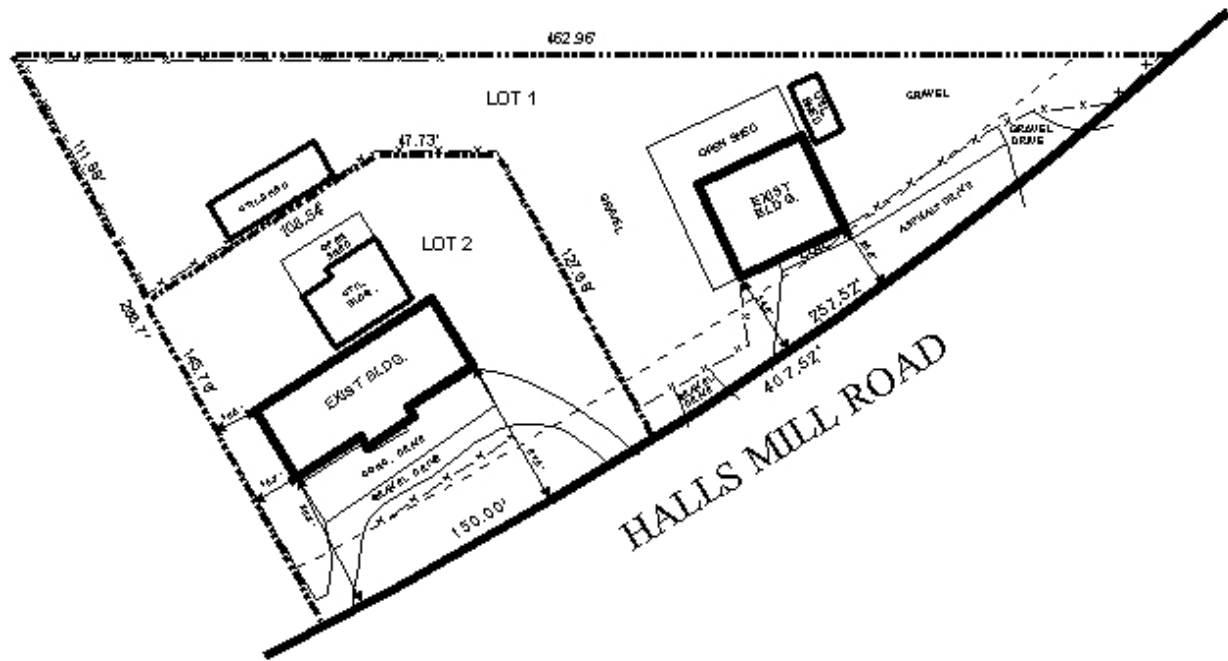
APPLICANT Mobile Fence Company Subdivision

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LEGEND



SITE PLAN



The site is located on the North side of Halls Mill Road, 120' West of the North terminus of Riviere du Chien Road. The plan illustrates the existing structures and drives.

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