

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: February 19, 2004**

<u>DEVELOPMENT NAME</u>	Union Planters Subdivision
<u>SUBDIVISION NAME</u>	Union Planters Subdivision
<u>LOCATION</u>	851 East I-65 Service Road South (Southeast corner of East I-65 Service Road South and Airport Boulevard)
<u>PRESENT ZONING</u>	B-3, Community Business
<u>AREA OF PROPERTY</u>	4.2± Acres
<u>CONTEMPLATED USE</u>	Shared access and shared parking between multiple building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</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.
<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>REMARKS</u>	The applicant is requesting Planned Unit Development (PUD) approval to allow shared parking and access between multiple sites, and Subdivision approval to divide one lot into two lots.

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.

The proposed lot line will extend thru an atrium that connects the bank building with the office building. The site plan does not illustrate any new construction or physical changes to the footprints of the existing buildings. It should be noted that any new construction would require a new PUD approval, and compliance with building codes (possible fire wall along the new property line).

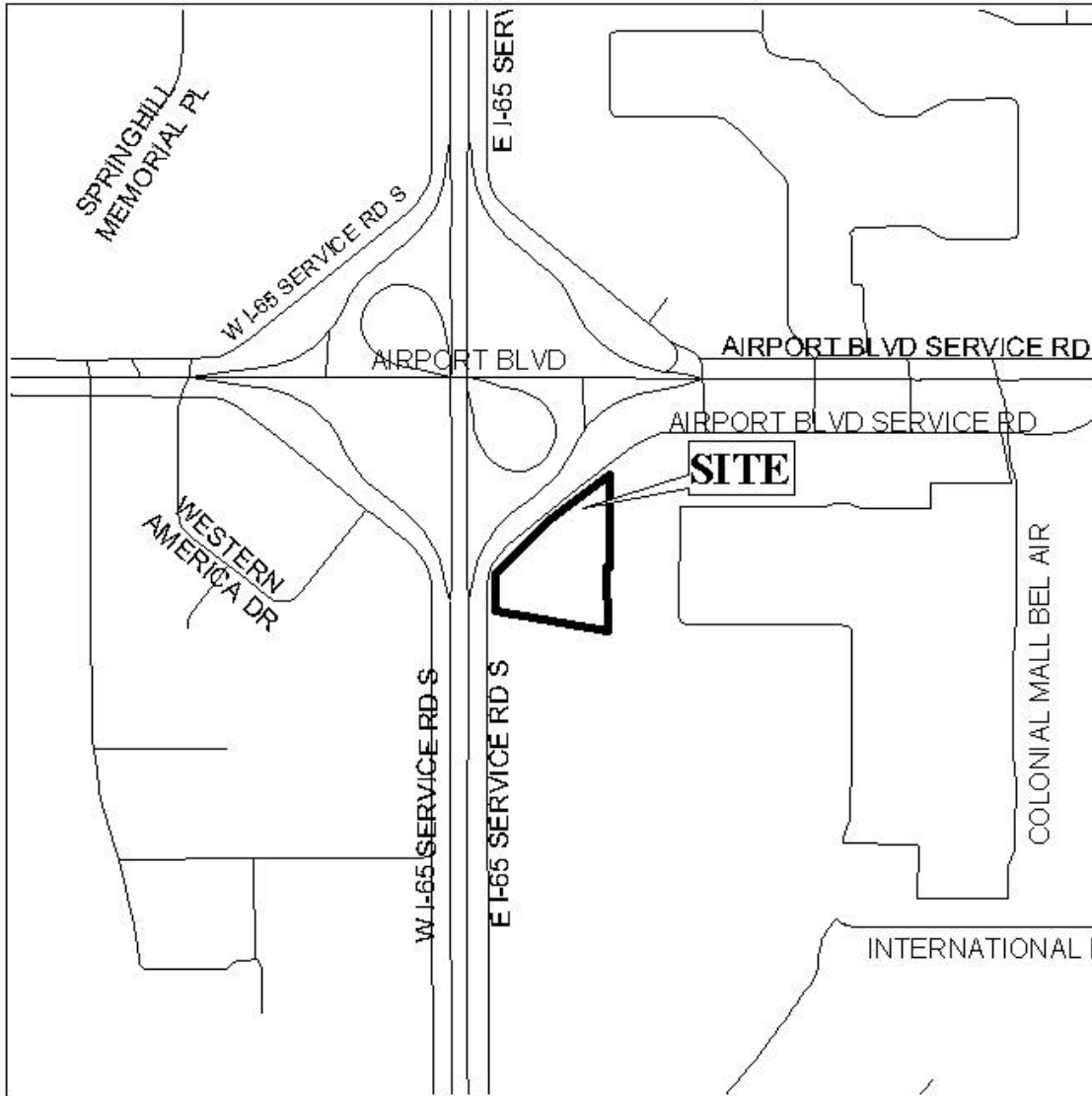
In regard to the proposed subdivision, the site fronts East Beltline Service Road South, a part of Interstate 65, and there is adequate right-of-way in compliance with the Major Street Plan. As no additional construction is proposed, the existing curb cuts should remain as is.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) any new additions will require a new PUD; and 2) full compliance with all municipal codes and ordinances.

Subdivision: Based upon the preceding, this application is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 8 & 9 DATE February 19, 2004

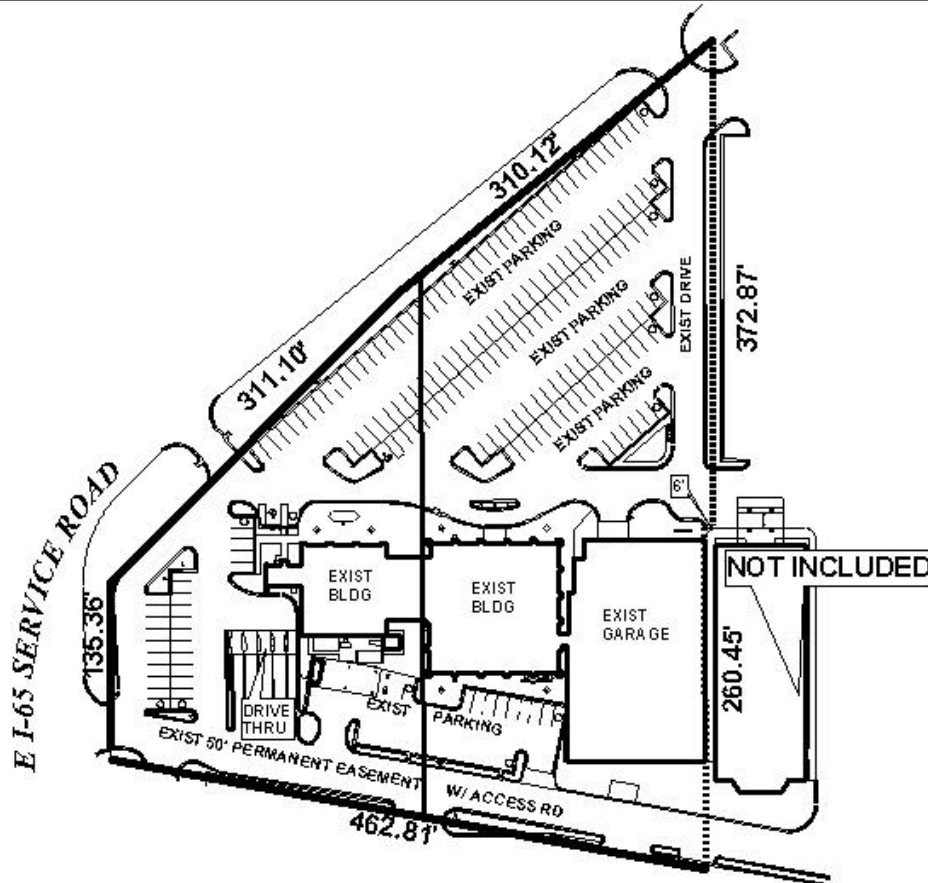
APPLICANT Union Planters Subdivision

REQUEST Planned Unit Development, Subdivision



NTS

SITE PLAN



The site plan illustrates the proposed lot subdivision
along with the existing parking spaces and drives.

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