

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: April 5, 2007****DEVELOPMENT NAME**

Spectronics Addition

LOCATION1206 Montlimar Drive
(West side of Montlimar Drive, 320'± South of Montlimar Plaza Drive)**SUBDIVISION NAME**

Montlimar Office Park

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1.45 acres ±

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access and parking between two commercial building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided

ENGINEERING**COMMENTS**

If using existing detention facility, verify the functionality and capacity and that the site was intended to tie to the existing pond. 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.

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

FIRE DEPARTMENT**COMMENTS**

No comments.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access and parking between two commercial building sites.

The applicant intends to construct a multi-tenant retail building with a shared driveway between adjacent lots. The Northern portion of the site, Lot 2 of Montlimar Office Park, is already developed with a 7,600 square foot building and 16 parking spaces. A new 7,500 square foot building with 16 parking spaces is proposed for the Southern portion of the site, Lot 3 of Montlimar Office Park. The applicant states that 3,800 square feet of the new building will be used for retail space, and that the remainder of the building, 3,700 square feet, will be used as “warehouse” space for the retail uses.

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. It should be noted that PUD approval is site plan specific, thus a new PUD application will be required prior to any future changes to the site.

The site fronts Montlimar Drive, a minor street with adequate right-of-way. The existing development has one curb-cut, and a new curb-cut is proposed for the new development.

The PUD aspect of this application is the proposed driveway linking the two sites at the rear. The existing building has an 18-foot wide driveway linking a parking area in front of the building with a parking area behind the building. The width of the driveway does not meet the minimum standards for two-way traffic. The applicant proposes that the new development provide a driveway of the same width, and that the two rear parking areas be linked by a 20-foot wide drive. As all proposed circulation will be inadequate for two-way circulation, the site plan should be revised to depict one-way circulation to and through the rear portion of site.

It appears that the site has adequate room to provide a double-loaded 90 degree parking area behind the building, and this arrangement may result in more parking with a reduced paving area. Also, the site might benefit from allowing circulation across the front parking areas, although the existing parking area at the front of the existing building may not have adequate width to support this.

As the applicant is requesting a PUD, information regarding the landscaping of the existing site should be provided. If the existing site is not in conformance with the requirements of the Zoning Ordinance, additional trees and landscape area must be provided in order to bring the site into compliance. The site plan should be revised to provide calculations for the existing portion of the site.

The applicant should also revise the site plan to include information regarding the required parking for the existing development. The applicant should differentiate between the retail square footage and the warehouse area, and the number of warehouse employees for the existing development.

The site abuts residential development to the West. A 10-foot buffer depicted on the site plan should be augmented with the depiction and notation of a 6-foot high wooden privacy fence. A note should also be placed on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable.

The proposed building and parking area will increase the impervious area on the property, thus on-site stormwater detention may be required: the general detention area should be depicted on the site plan, if required.

RECOMMENDATION:

Planned Unit Development: Based on the preceding, the PUD application is recommended for Holdover until the May 3 meeting, with the following revisions due to the Planning Section of Urban Development by April 10th:

- 1) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance for the existing development;
- 2) revision of the site plan to indicate the use in square feet and number of employees for the existing building to ensure that the existing number of parking spaces meets the requirements of the Zoning Ordinance;
- 3) revision of the site plan to depict one-way circulation to and from the rear parking areas;
- 4) depiction of the general location of any required detention;
- 5) depiction and notation of a 6-foot high privacy fence where the site abuts residential uses to the West; and
- 6) placement of a note on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

Revised for the May 3, 2007 meeting:

The revised site plan addresses all of the requested items except # 6, which should be placed as a note on the plat.

Regarding item #3, it is recommended that the directional arrows be placed at the entry and exit locations near the front of each building and at the rear parking areas so that the one-way condition will be more clearly delineated for parking lot users.

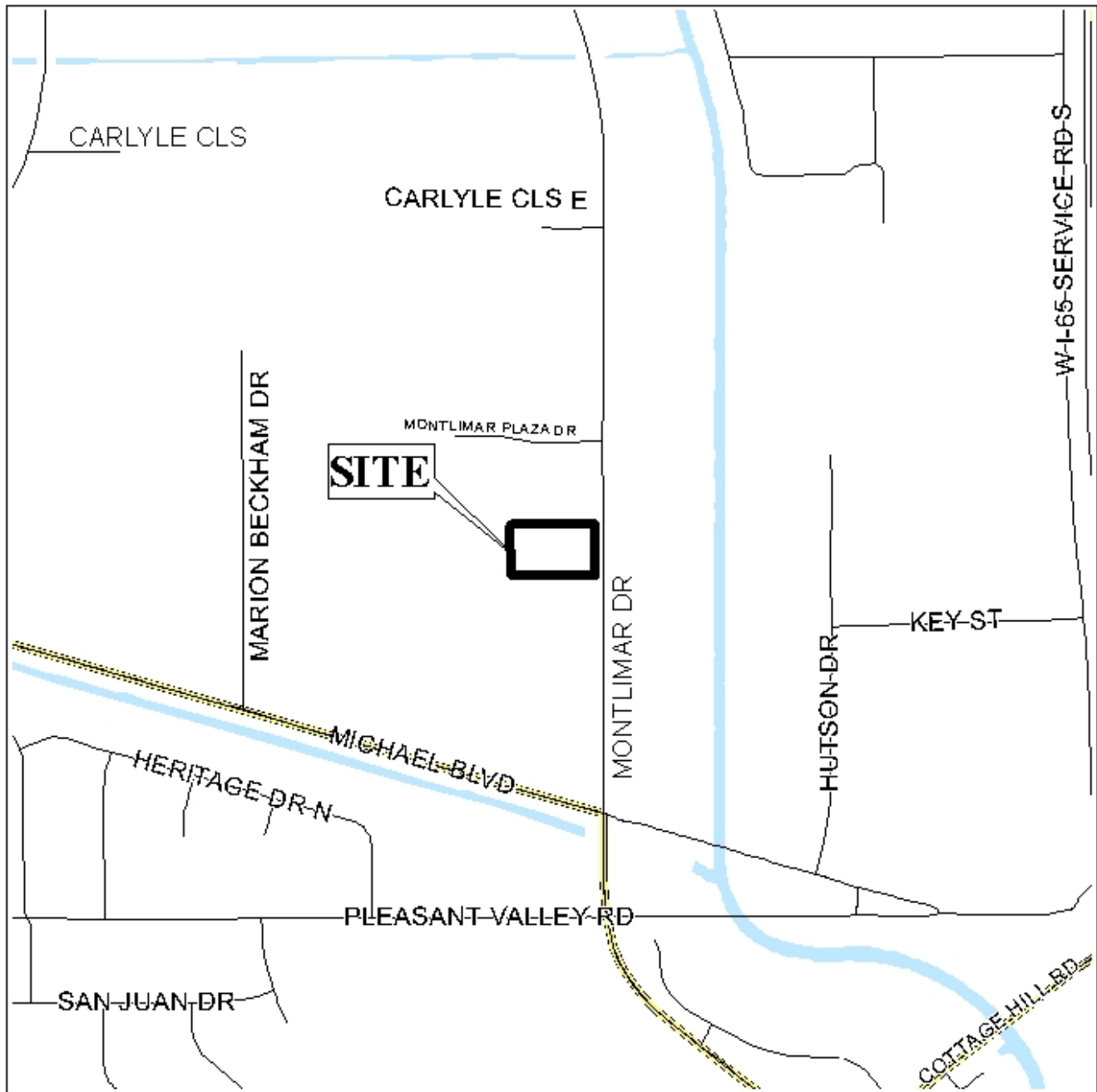
RECOMMENDATION:

Based on the revised site plan, the application is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;

- 2) revision of the one-way arrows to be near the entry and exit locations for the drives leading to and from the rear parking areas;
- 3) full compliance with Engineering comments (*If using existing detention facility, verify the functionality and capacity and that the site was intended to tie to the existing pond. 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.*);
- 4) provision of one (1) copy of the revised site plan to the Planning Section of Urban Development prior to a request for land clearing or building permits; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 3, 2007
APPLICANT Spectronics Addition
REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the north, east, and south of the site. Apartments are located to the west of the site.

APPLICATION NUMBER Holdover DATE May 3, 2007

APPLICANT Spectronics Addition

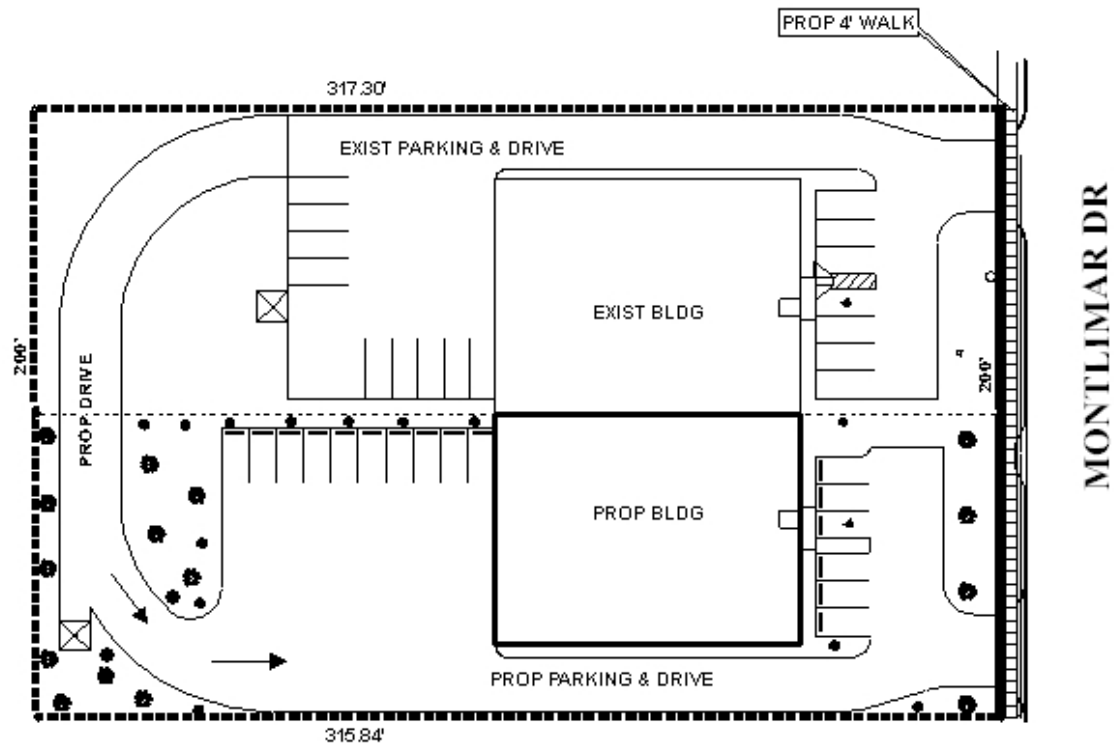
REQUEST Planned Unit Development

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	NTS



SITE PLAN



The site plan illustrates the existing building, parking, proposed building, parking, and drive

APPLICATION NUMBER Holdover DATE May 3, 2007

APPLICANT Spectronics Addition

REQUEST Planned Unit Development



NTS