

PLANNED UNIT DEVELOPMENT STAFF REPORT

Date: June 5, 2003

DEVELOPMENT NAME Old Shell Commercial Park

LOCATION 3309 Old Shell Road
(South side of Old Shell Road, 30'± East of I-65 Service Road North)

PRESENT ZONING B-3, Community Business

AREA OF PROPERTY 1.42± Acres

CONTEMPLATED USE Multiple buildings on a single-building site consisting of multiple lots with shared access.

TIME SCHEDULE FOR DEVELOPMENT 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.

REMARKS The applicant is requesting PUD approval to allow multiple buildings on a single lot of record.

The site has been the subject of previous PUD and Subdivision applications, one of which was similar to the request now before the Commission by providing access via an easement through an existing strip development; and the second (most recent) which proposed access through the site's existing Old Shell Road frontage. Neither request is valid because conditions of approval were not met and the approvals have since expired.

The applicant has now removed a manufactured structure (one of several structures on the site) and replaced it with a new manufactured structure that is approximately two times as large as the previous one and is in a different location. This work was done without benefit of any permits or approvals.

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.

As stated above, access to the site is via an easement across an existing strip development and the plan indicates that the drive actually crosses another property, neither of which are included or shown on the site plan. In order for proper review of the overall property and to ensure that there is adequate access, parking etc., a comprehensive site plan illustrating all properties involved should be submitted.

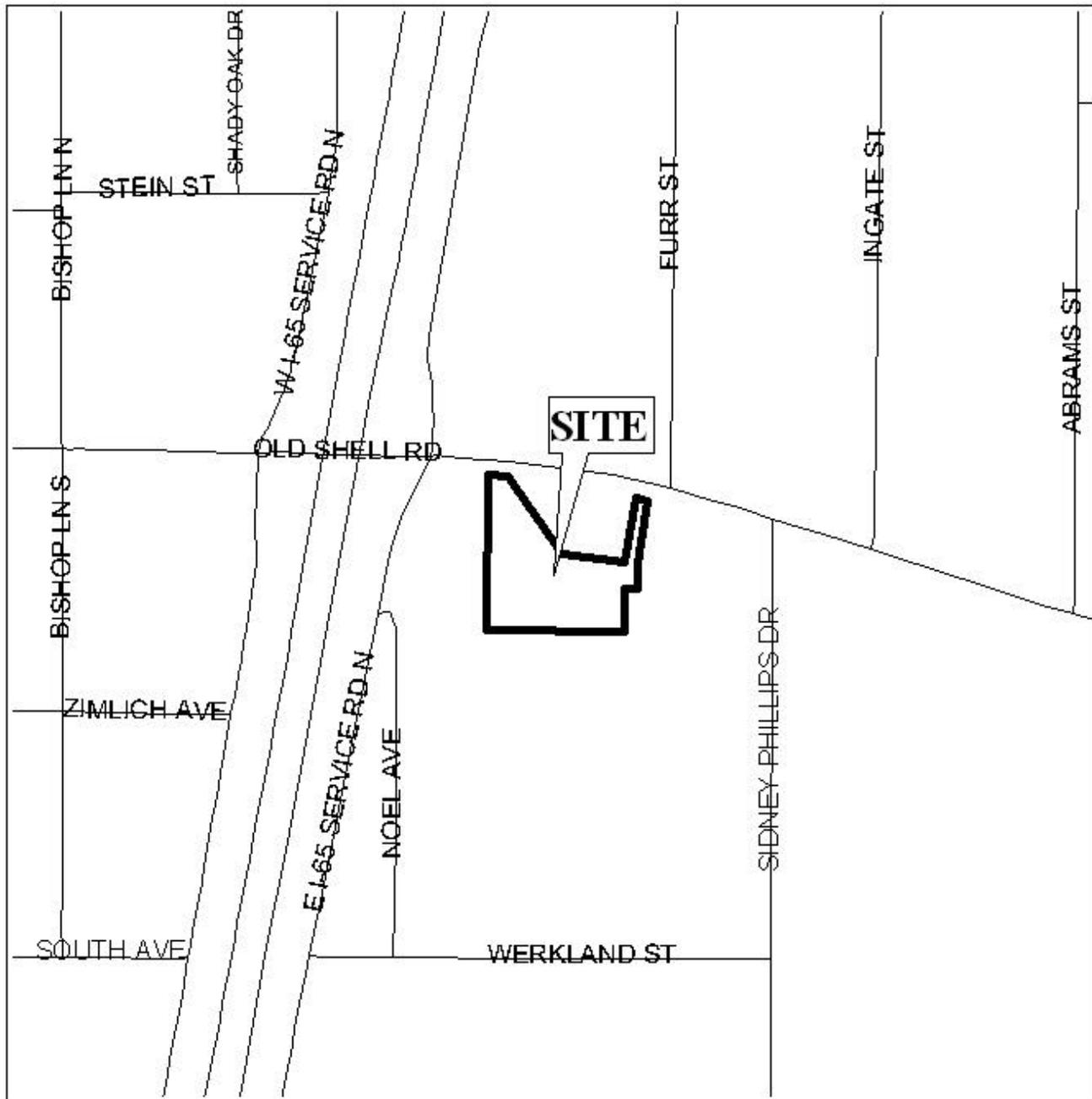
The applicant has submitted a revised site plan that illustrates the building location on the adjacent property. However, no information regarding parking and circulation on the site was illustrated. Therefore, it is not possible to determine if adequate circulation and access within the overall PUD are provided. The applicant's engineer was made aware of this discrepancy.

Also, a site visit found a sign for the site in question located on the adjacent strip center property. While the sign appears to be located in the access easement, it is on a separate property and is thus an off-premise sign. Additionally, with this sign there are multiple signs on the strip center property. With a combined street frontage of less than 500', the overall site would not be allowed multiple signs. Additionally, the sign was erected without a permit.

RECOMMENDATION

Based on the preceding, it is recommended that this application be held over until August 7th, revised plan must be submitted by July 14th.

LOCATOR MAP



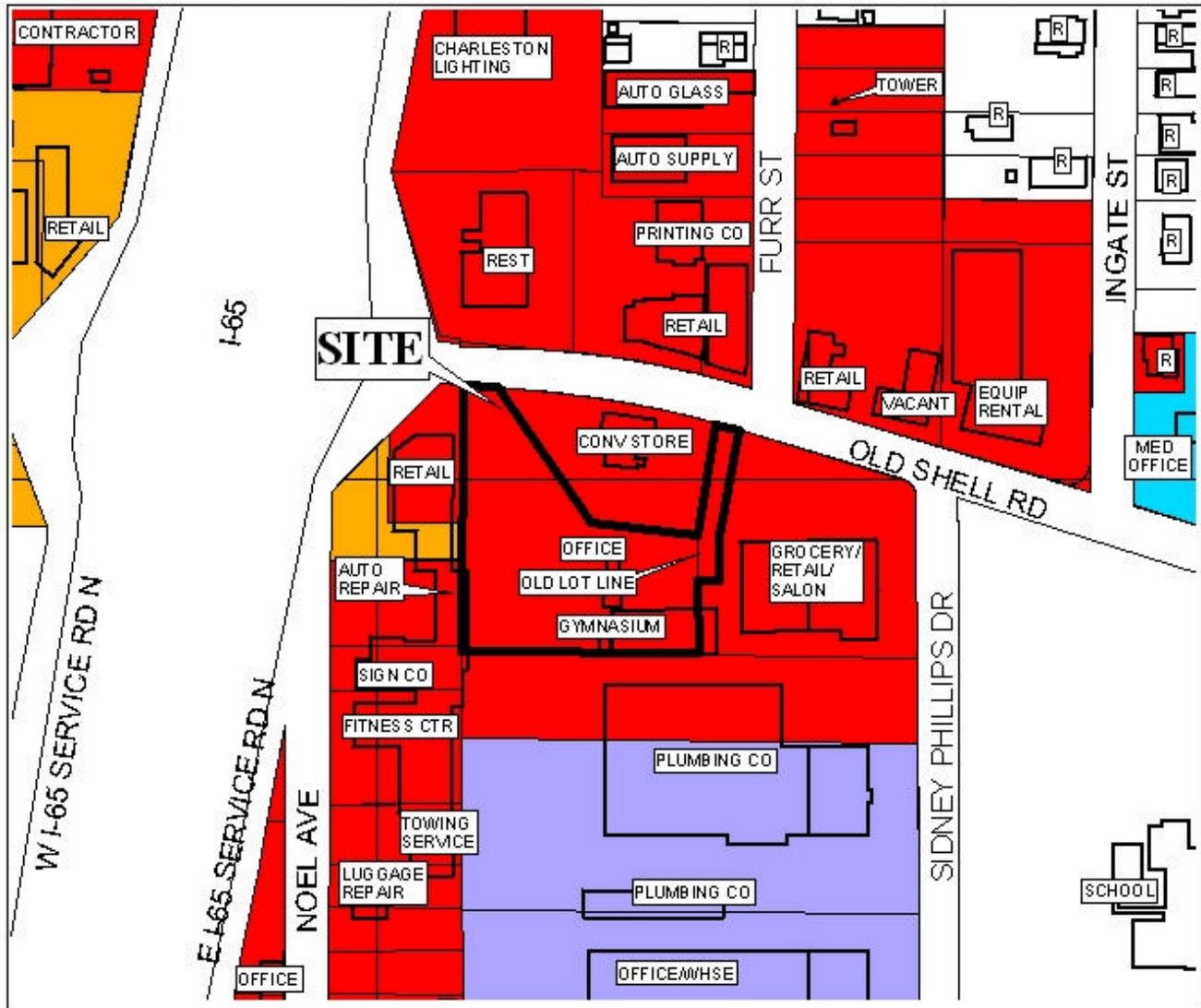
APPLICATION NUMBER 7 DATE June 5, 2003

APPLICANT Old Shell Commercial Park

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



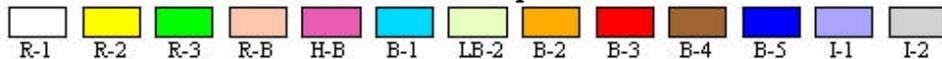
Commercial sites are located to the north, south, and west of the site. A school is located to the east of the site. Single-family, residential units are located to the north and east of the site.

APPLICATION NUMBER 7 DATE June 5, 2003

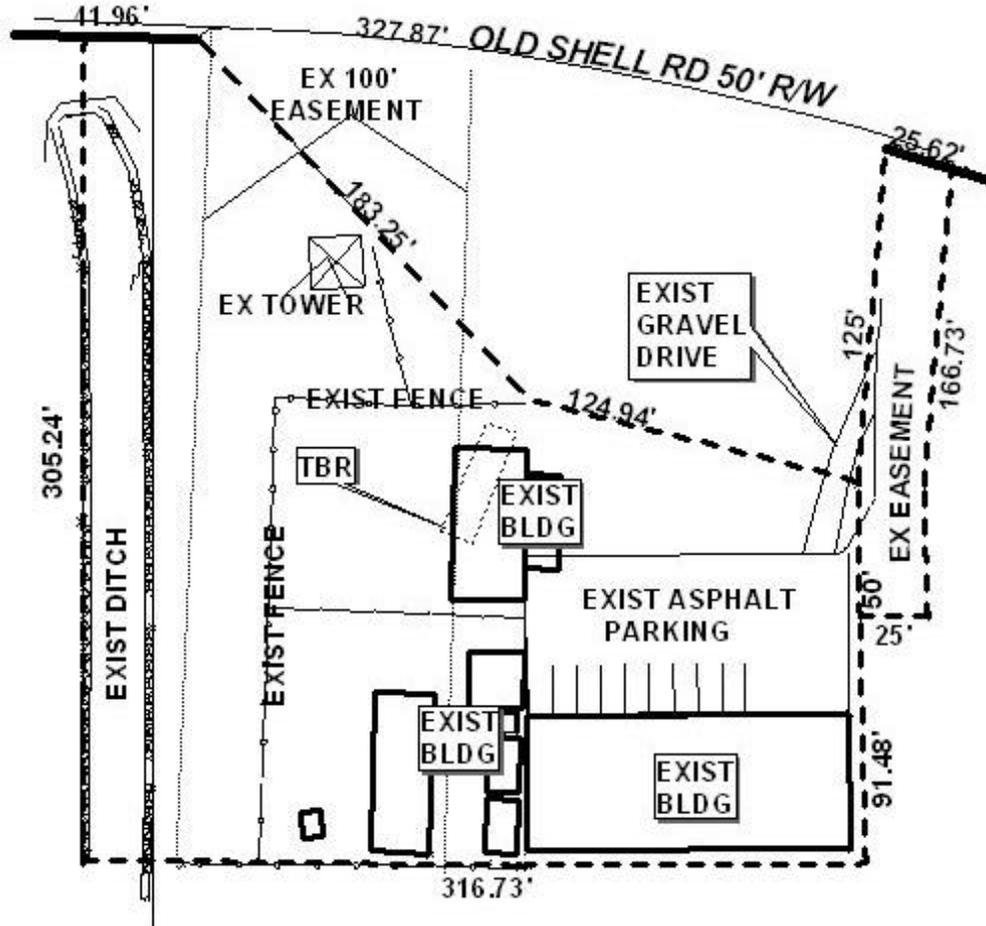
APPLICANT Old Shell Commercial Park

REQUEST Planned Unit Development

LEGEND



SITE PLAN



South side of Old Shell Road, 30' East of I-65 Service Road North, the site plan illustrates the existing drainage, utility, and proposed access easements, existing buildings, parking, and fencing

APPLICATION NUMBER 7 DATE June 5, 2003

APPLICANT Old Shell Commercial Park

USE/REQUEST Planned Unit Development



NTS