

Revised

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: October 16, 2003

DEVELOPMENT NAME

Scheuermann Commercial Subdivision

SUBDIVISION NAME

Scheuermann Commercial Subdivision

LOCATION

855 Holcombe Avenue
(Northeast corner of Holcombe Avenue and Halls
Mill Road)

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

.6± Acre / 1 lot

CONTEMPLATED USE

Multiple buildings on a single-building site

**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.

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).

REMARKS

The applicant is requesting Planned Unit Development (PUD) approval to construct a second building on a single building site, and Subdivision approval to consolidate multiple parcels into one lot.

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 site fronts both Halls Mill Road and Holcombe Avenue. The portion of Halls Mill Road adjoining the site is illustrated as Cottage Hill Road—Duval Street on the Major Street Plan, and as such calls for an 80-foot right-of-way. The existing right-of-way is illustrated as 60-feet, thus the dedication of any necessary right-of-way to provide 40-feet from the centerline of Halls Mill Road should be required. It should be noted that with the dedication of right-of-way along Halls Mill Road, an adequate setback would be provided from the new building; the existing building does not comply with the setback requirements of the Ordinance and would be considered a nonconforming structure.

As referenced above, this portion of Halls Mill Road is a major street, and Holcombe Avenue is heavily traveled, thus access management is a concern. Therefore, the site should be limited to one curb cut to Holcombe Avenue and one curb cut to Halls Mill Road, with the size, location and design to be approved by Traffic Engineering. It should also be noted that any unused curb cuts must be closed, curbed, and back-filled with sod. Additionally, the layout of the parking is critical, and should be designed in such a manner as to discourage “cut-thru” traffic; thus the layout should be approved by both Traffic Engineering and Urban Development staff, prior to the issuance of any permits for the site.

In regard to the parking lot, according to the site plan, the area contains existing areas of broken asphalt, all parking areas should be resurfaced, and any areas containing broken asphalt that will not be used for parking or maneuvering should be removed and landscaped. As this is a PUD and a new building is proposed, full compliance with the landscaping and tree planting requirements of the Ordinance, should be required.

In terms of parking, the proposed two-way drive to Halls Mill Road is only 22 ½ feet wide, and must be increased to 24-feet to allow two-way traffic. Additionally, the proposed overall building area on the site is roughly 4,000 square feet, and thus would require a minimum of 13 parking spaces for general office and retail uses; only nine parking spaces are shown. Whereas PUD approval is site plan specific, this application should be heldover to allow the applicant to submit a revised site plan that addresses the parking issues.

With a limitation of curb cuts, the subdivision plat will meet the minimum requirements of the Subdivision Regulations. However, the Subdivision should be heldover to allow the Commission to consider both applications simultaneously.

RECOMMENDATION

Planned Unit Development: based upon the preceding, this application is recommended for holdover until the Commission's November 6th meeting, to allow the applicant to submit a revised site plan which addresses the parking concerns such as adequate driveway width, required number of spaces, and removal of broken asphalt and gravel. This information must be submitted by October 24th for consideration at the Commission's November 6th meeting.

Subdivision: based upon the preceding, this application is recommended for holdover until the Commission's November 6th meeting, so that it may be considered with the accompanying PUD.

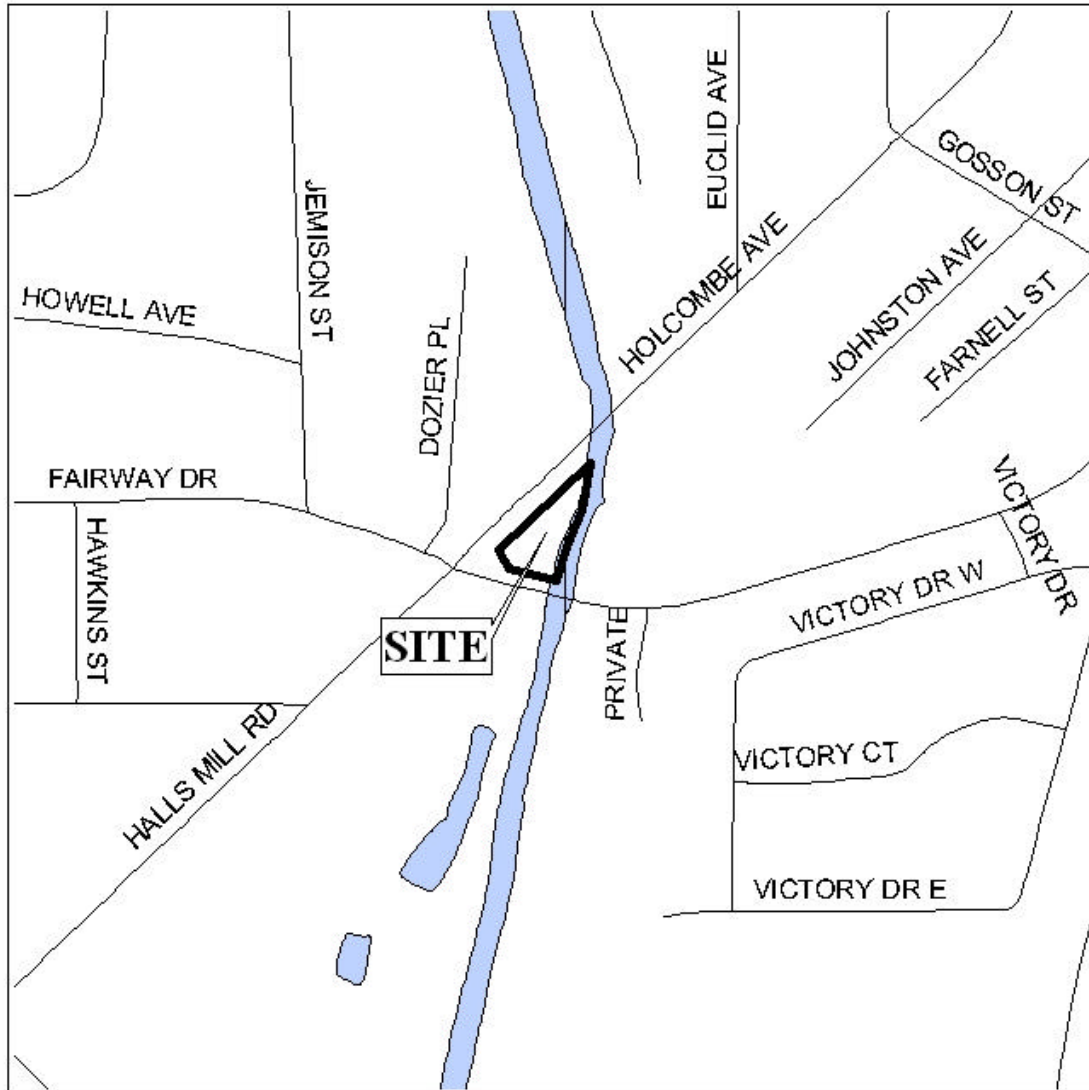
Revised for the November 6th meeting:

The applicant submitted a revised plan illustrating 14 parking spaces; however, the five southernmost spaces do not have adequate maneuvering area. The Zoning Ordinance states that all maneuvering must be contained within the site, and be exclusive of the required drive(s); thus inadequate parking is proposed.

Planned Unit Development: *Based upon the preceding, this application is recommended for denial.*

Subdivision: *Based upon the preceding, this application is recommended for approval subject to the following condition: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Holcombe Avenue and one curb cut to Halls Mill Road, with the size, location and design to be approved by Traffic Engineering*

LOCATOR MAP



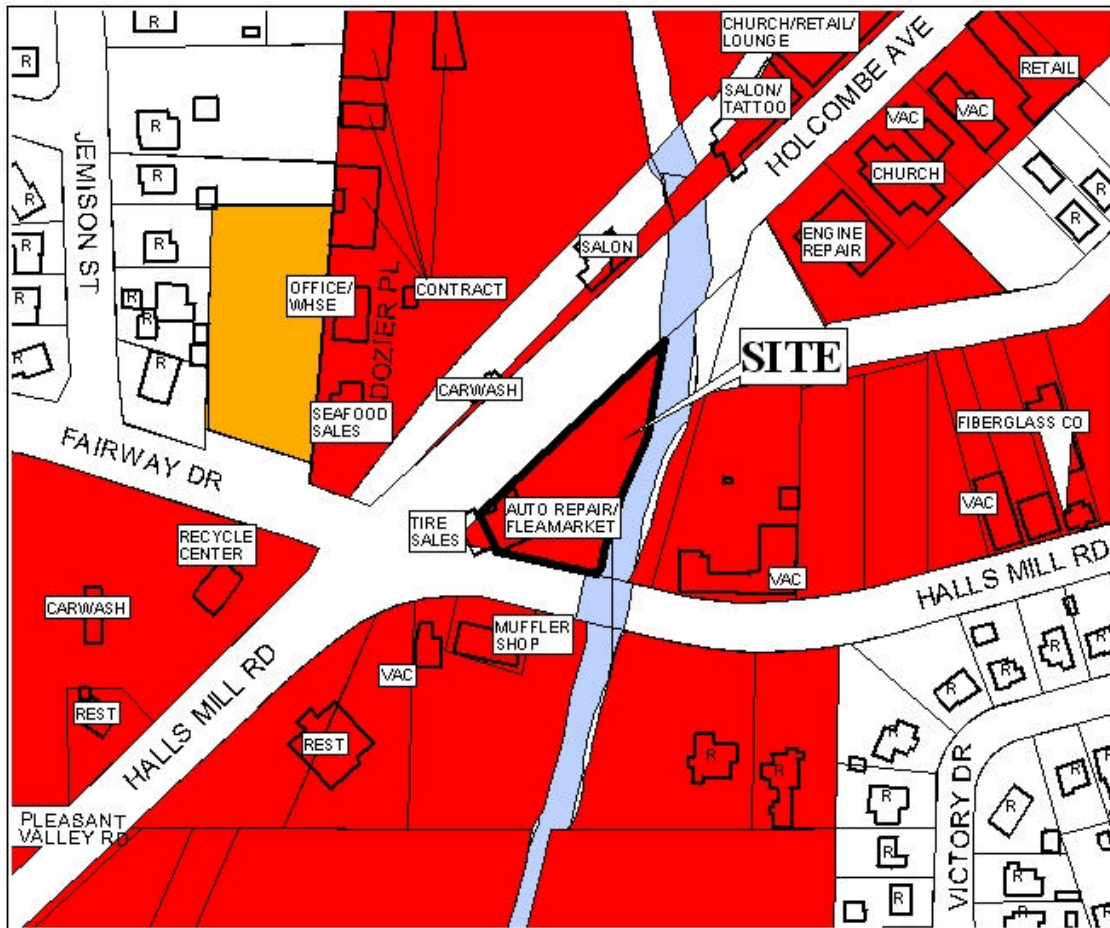
APPLICATION NUMBER 8 & 9 DATE October 16, 2003

APPLICANT Scheuermann Commercial Subdivision

REQUEST PUD, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous businesses, with a single family residential dwelling located to the East.

APPLICATION NUMBER 8 & 9 DATE October 16, 2003

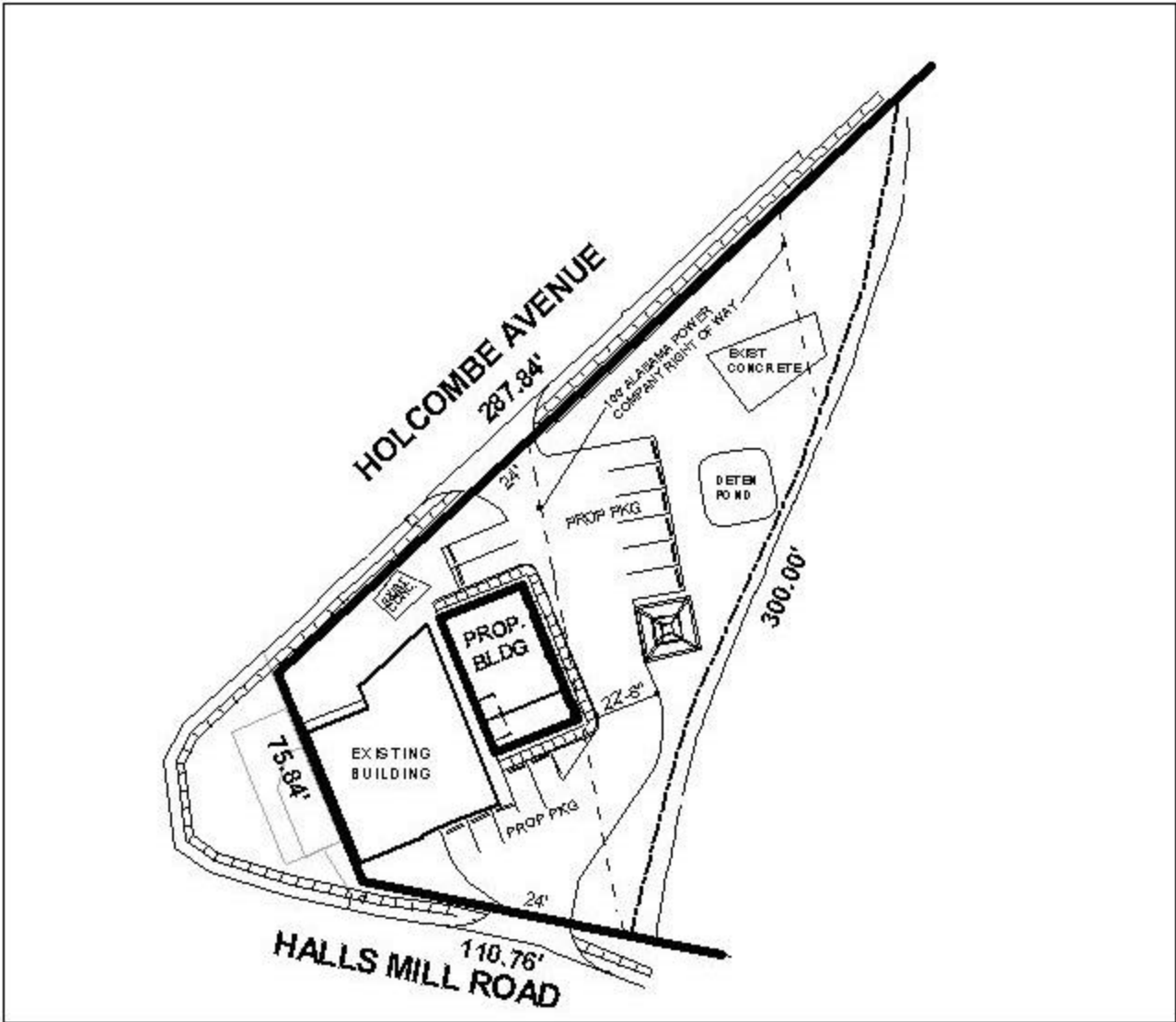
APPLICANT Scheuermann Commercial Subdivision

REQUEST PUD, Subdivision

LEGEND




SITE PLAN




The site is located on the Northeast corner of Holcombe Avenue and Halls Mill Road. The plan illustrates the existing building, along with the proposed building and parking.

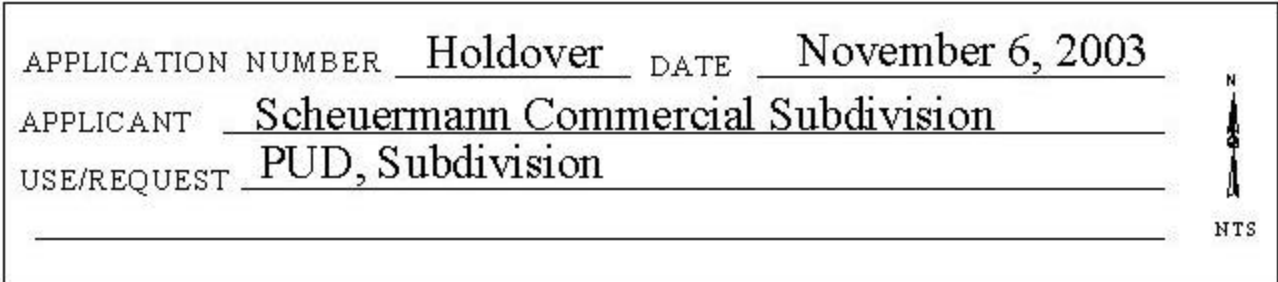
APPLICATION NUMBER Holdover DATE November 6, 2003
 APPLICANT Scheuermann Commercial Subdivision
 USE/REQUEST PUD, Subdivision

APPLICATION NUMBER Holdover DATE November 6, 2003
 APPLICANT Scheuermann Commercial Subdivision
 USE/REQUEST PUD, Subdivision


N

 NTS

APPLICATION NUMBER Holdover DATE November 6, 2003
 APPLICANT Scheuermann Commercial Subdivision
 USE/REQUEST PUD, Subdivision

N

 NTS



APPLICATION NUMBER Holdover DATE November 6, 2003
 APPLICANT Scheuermann Commercial Subdivision
 USE/REQUEST PUD, Subdivision

N

 NTS