

**PLANNING APPROVAL AND****PLANNED UNIT DEVELOPMENT STAFF REPORT Date: March 20, 2003**

**DEVELOPMENT NAME** Midtown Mini Storage, L.L.C. (Patrick Robbins Flynn, Applicant)

**LOCATION** Northeast corner of Old Shell Road and Hyland Avenue

**PRESENT ZONING** B-2, Neighborhood Business

**AREA OF PROPERTY** .9± Acres

**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.

**REMARKS** The applicant is requesting Planning Approval to allow mini storage facilities in a B-2 district, and Planned Unit Development approval to construct three buildings on one lot.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

As illustrated on the Vicinity Map, the area is a mixture of R-1, B-2 and B-3 zoning. Additionally there are numerous nonconforming uses, including a machine shop, in the vicinity, thus the proposed use could be considered in harmony with the surrounding development.

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.

In terms of site plan, as Planning Approval and Planned Unit Development are both site plan specific, there are several issues to address. First, this type of facility is typically fenced and gated; however, within the front 25-feet, a privacy fence would be prohibited as it could pose visibility problems, especially at the intersection. Additionally, a gate at the entrance, which is on Old Shell Road, would be prohibited as no queuing spaces are provided.

The site provides the single required parking space for the office, as well as adequate circulation within the site. Along the North property line, the site abuts an existing alley, and a six-foot wooden privacy fence is proposed along the alley, buffering the existing residence to the North; however, this fence should be lowered to three feet within 25-feet of the Hyland Avenue property line. It should be noted that where the property directly adjoins the residential development (Northeast corner), an adequate buffer as well as fencing, are provided.

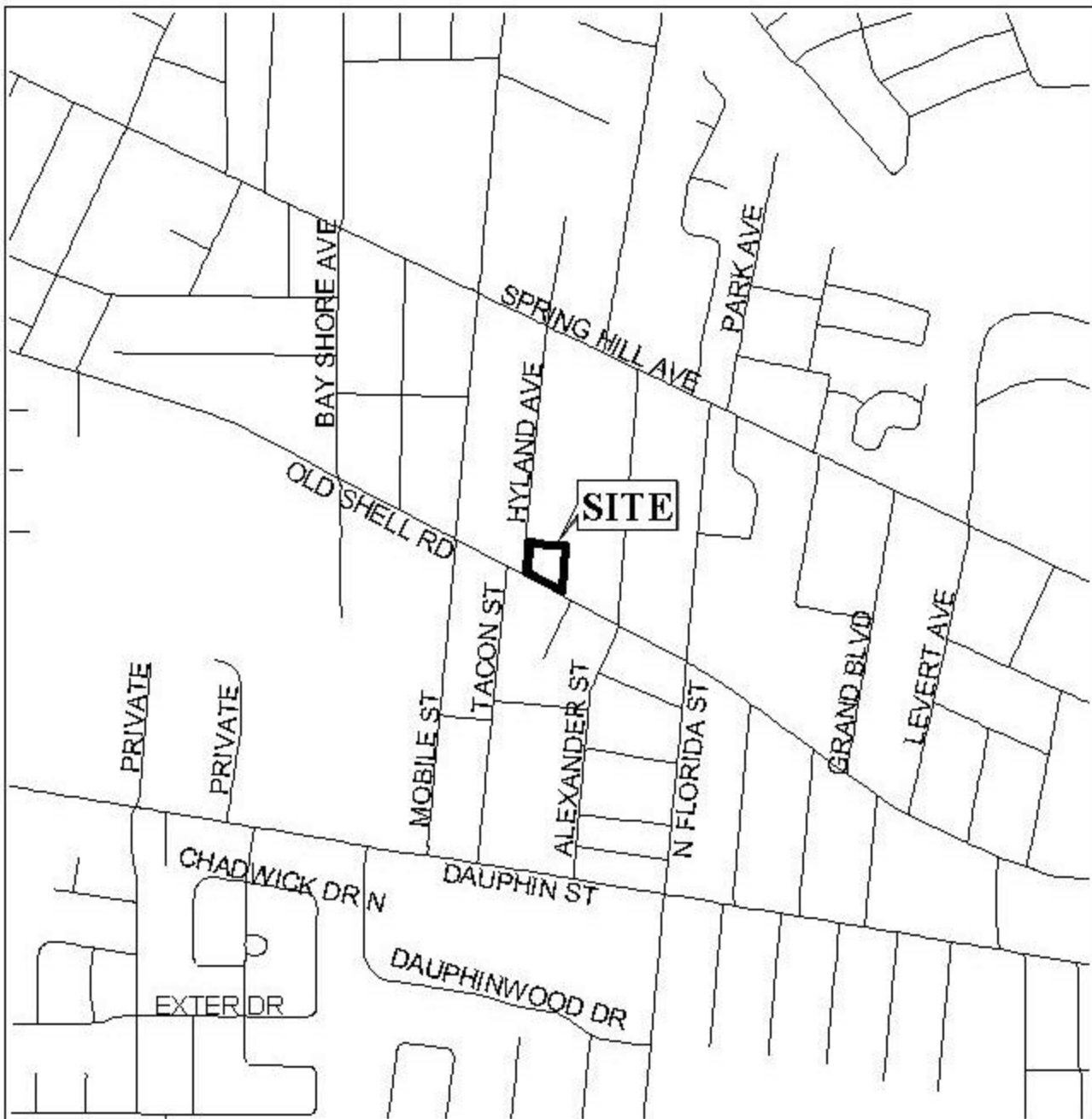
In regard to landscaping and tree plantings, the required landscaping area is illustrated; however, the applicant intends to “bank” the required trees along the alley. Some of these required trees could be planted in the triangular shaped landscape area at the Southeast corner of the site; the balance may be coordinated with and approved by Urban Forestry. It should be noted there is an existing curb cut to Hyland Avenue; this curb cut should be closed with curbing, and back filled as required by City Engineering. Additionally, a sidewalk along Hyland Avenue is not shown but would be required.

### **RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that there be no gate located at the entrance drive; 2) that the six-foot wooden privacy fence, located along the North property line be reduced to three-feet in height within 25-foot of the Hyland Avenue property line; 3) coordination with and approval by Urban Forestry for banking of the required trees along the alleyway; 4) that the existing curb cut to Hyland Avenue be closed and back filled; 5) provision of a sidewalk along Hyland Avenue; and 6) full compliance with all municipal codes and ordinances.

**Planned Unit Development Approval:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that there be no gate located at the entrance drive; 2) that the six-foot wooden privacy fence, located along the North property line be reduced to three-feet in height within 25-foot of the Hyland Avenue property line; 3) coordination with and approval by Urban Forestry for banking of the required trees along the alleyway; 4) that the existing curb cut to Hyland Avenue be closed and back filled; 5) provision of a sidewalk along Hyland Avenue; and 6) full compliance with all municipal codes and ordinances.

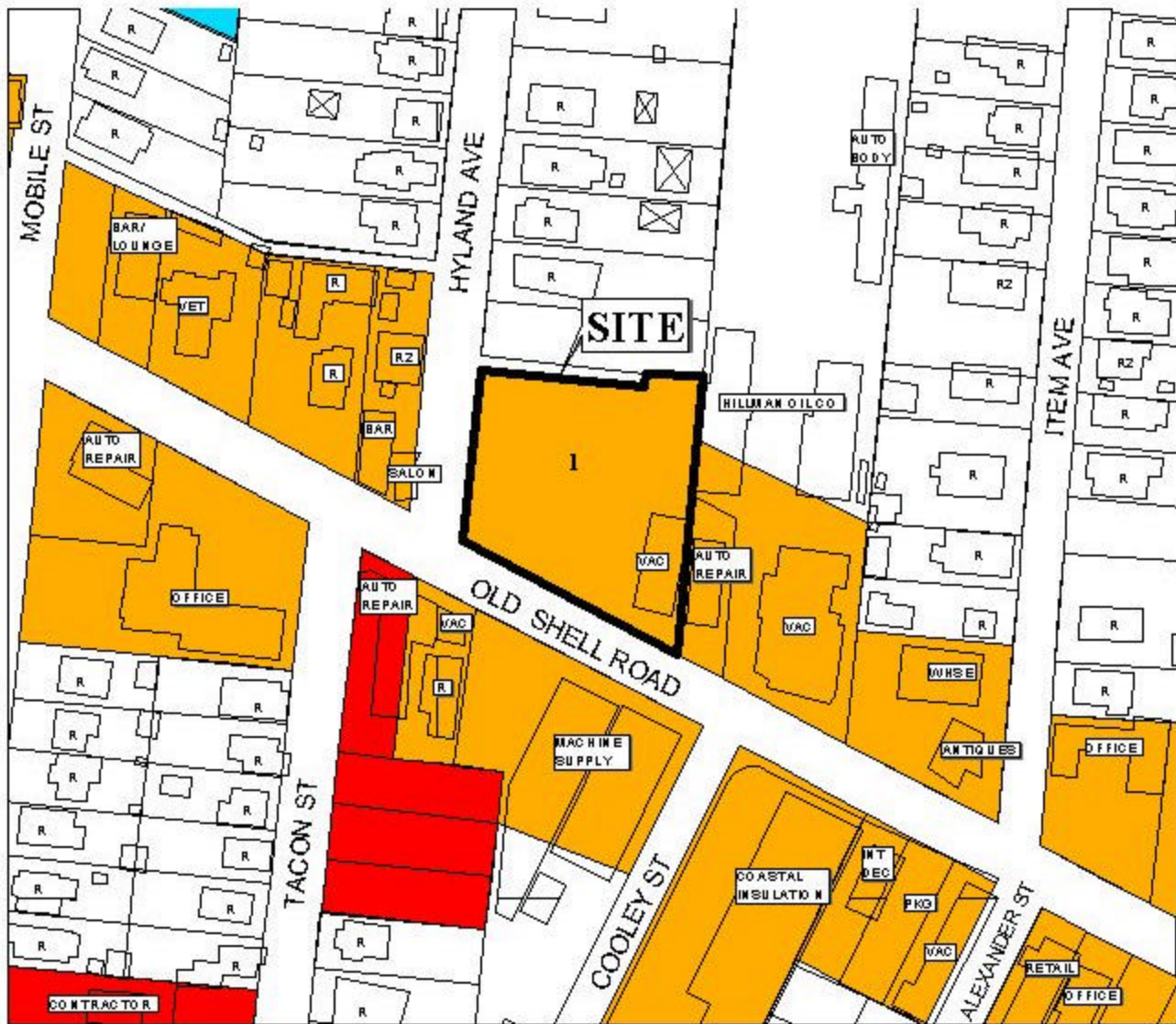
## LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE March 20, 2003  
APPLICANT Patrick Robbins Flynn



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential dwellings are located north of the site.  
To the east, south and west are mixed commercial uses.

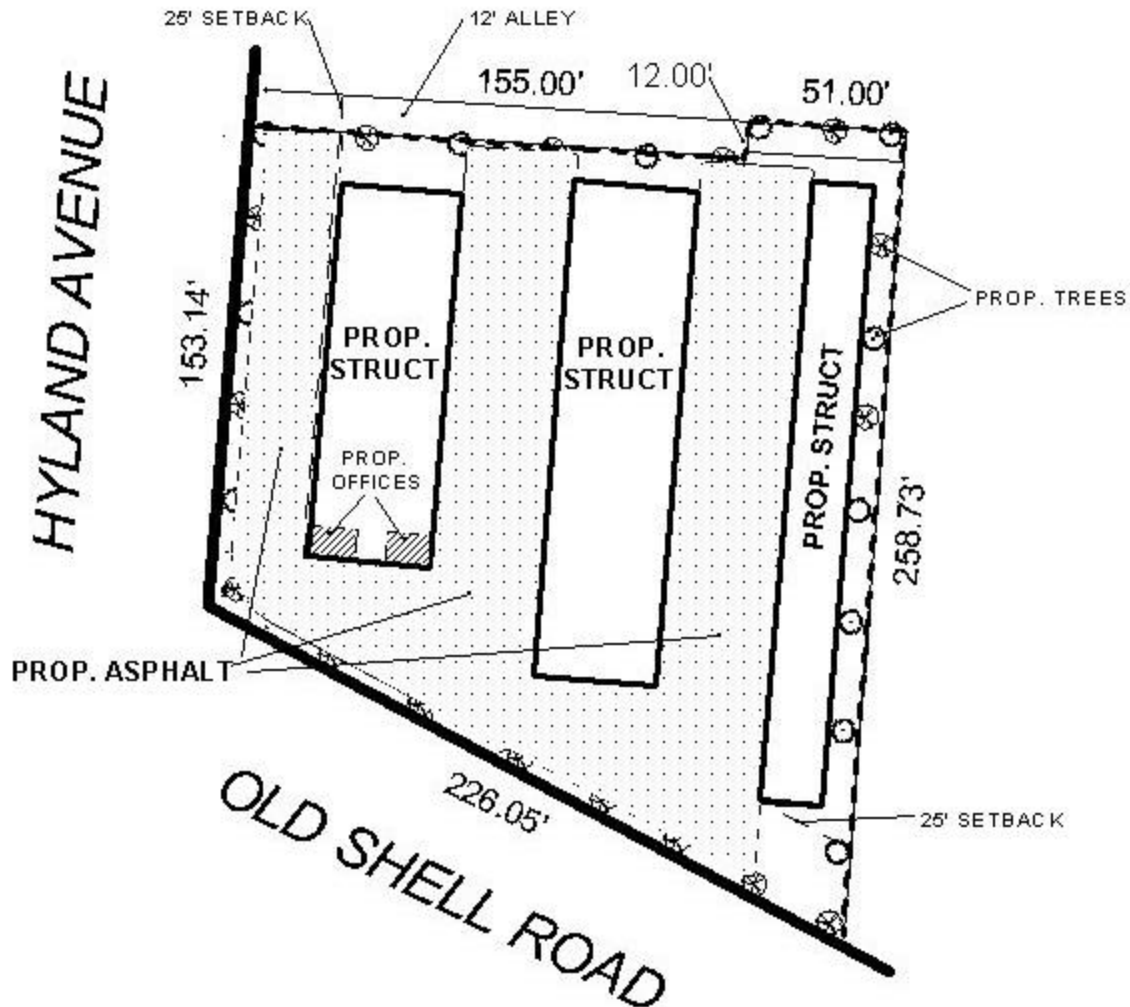
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 REQUEST Planned Unit Development and Planning Approval

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	B-2	B-3	B-4	B-5
								I-1	I-2

NTS

## SITE PLAN



The site is located at the Northeast corner of Old Shell Road and Hyland Avenue. The plan illustrates the existing and proposed structures, fence and pavement.

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