

**REZONING &
PUD STAFF REPORT****Date: September 2, 2004****APPLICANT NAME**

Marie D. Devery

DEVELOPMENT NAME

Saad Healthcare

LOCATION**Rezoning:** Landlocked parcel adjacent to the East side of 1515 University Boulevard**PUD:** 1515 University Boulevard (East side of University Boulevard, 560'± South of Boulevard Executive Park, and Landlocked parcel adjacent to the East side of 1515 University Boulevard)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONINGRezoning Site R-1, Single-Family Residential
PUD Site B-3, Community Business**PROPOSED ZONING**

Rezoning Site B-1, Buffer Business

AREA OF PROPERTY**Rezoning:** ?± Acres**PUD:** ? Acres**CONTEMPLATED USE**

Rezoning: Additional Parking for an Existing Medical Supply Distributorship.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**PUD:** To Allow Shared Access and Shared Parking Between Two Building Sites.**TIME SCHEDULE**

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 (City Code Chapters 57 and 64 and State Act 61-929). Site to meet full compliance with landscaping and tree plantings.

REMARKS

The applicant is proposing the expansion of parking facilities for an existing medical supply distributorship. The proposed parking facilities will be located on an adjacent landlocked property which is currently zoned R-1, Single-Family Residential. Rezoning is required to allow development of the landlocked parcel as a parking lot.

Typically, parking facilities for a specific use require the same zoning classification as the use, and correspond with the zoning classification of the property on which the use is located. However, in this particular instance, B-3 would be an intense classification to extend this depth from a major street and into a residentially zoned area.

Further, the parcel proposed for rezoning is landlocked, with no viable access except through the adjacent commercial property to University Boulevard. Therefore, given the unique existing conditions and property configuration, B-1 zoning with Planned Unit Development Approval to allow the parking on a separate lot with shared access would be an appropriate alternative.

The rezoning site is surrounded by residential properties on the majority of three sides, therefore adequate buffering should be provided. Given the size of the proposed facility, lighting will be required. To screen the adjacent residential properties a 20'-25' natural buffer should be maintained, with a 6' privacy fence along the property line. As the proposed development is a parking facility, there is some flexibility with regard to the exact location which would allow the buffering described above.

The rezoning site is a metes and bounds parcel. The applicant has indicated that the parcel predates the subdivision regulations and is therefore a legal lot of record. Documentation should be submitted to establish the parcel as a legal lot of record, or the submission of a subdivision application will be required prior to the issuance of any permits.

RECOMMENDATION

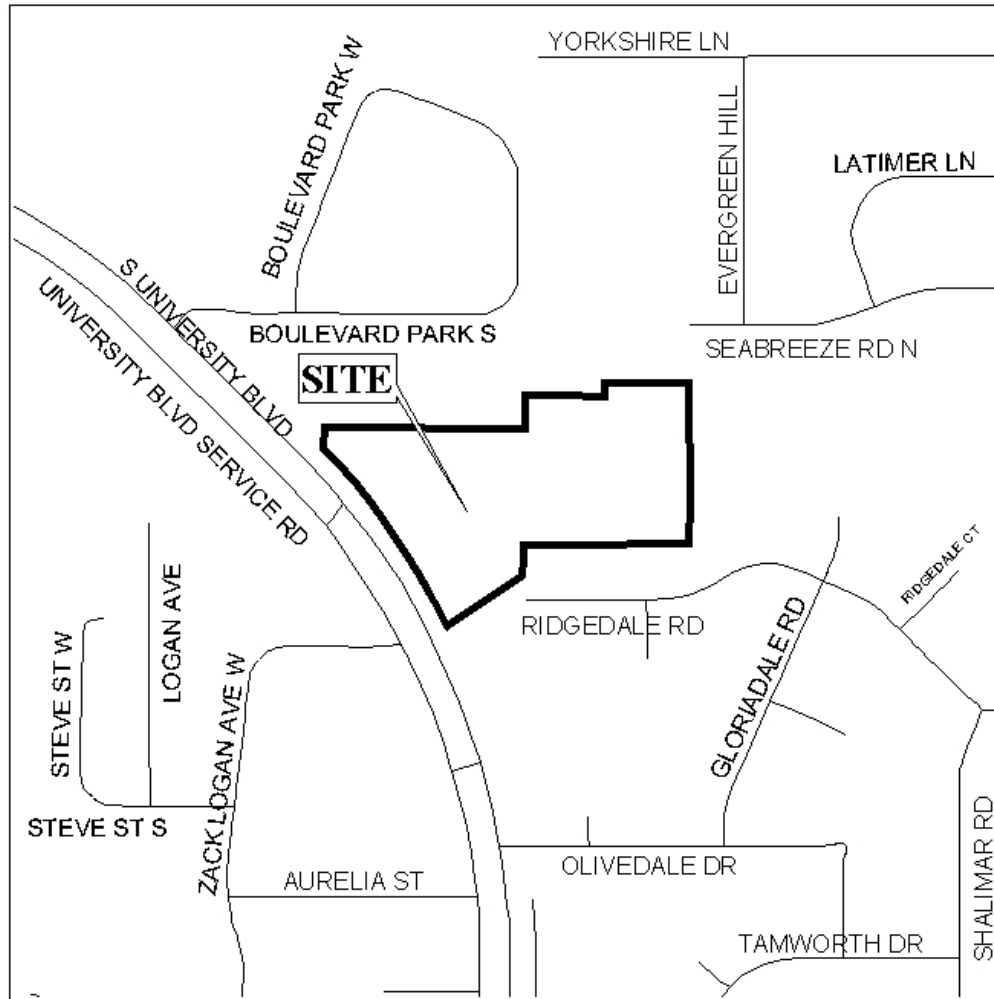
Rezoning: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) development limited to an approved PUD to allow the shared access; 2) submission of documentation to establish the site as a legal lot of record, or submission of a subdivision application prior to the issuance of any permits; and 3) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the rezoning process; 2) provision of a 6' privacy fence along the property lines where the site abuts residentially zoned properties, with a 25' natural buffer which is to remain in a natural state; 3) submission of documentation to establish the site as a legal lot of record, or submission of a subdivision application prior to the issuance of any permits; and 4) full compliance with all municipal codes and ordinances.

Revised for the September 16th meeting:

This application was heldover from the Commission's September 2nd meeting due to the lack of a voting quorum. The applications are still recommended for approval as outlined above.

LOCATOR MAP



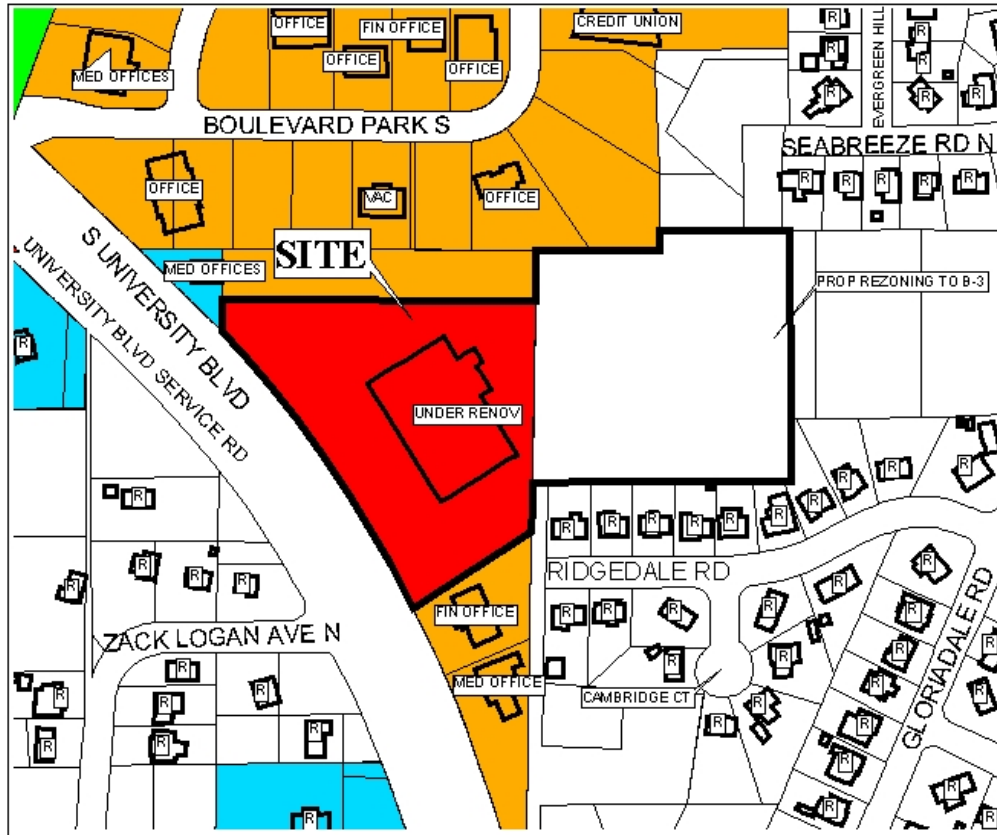
APPLICATION NUMBER 4 & 5 DATE September 2, 2004

APPLICANT Marie D. Devery

REQUEST Rezoning from R-1 to B-1, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Offices are located to the north of the site. Single-family residential units are located to the south and west of the site.

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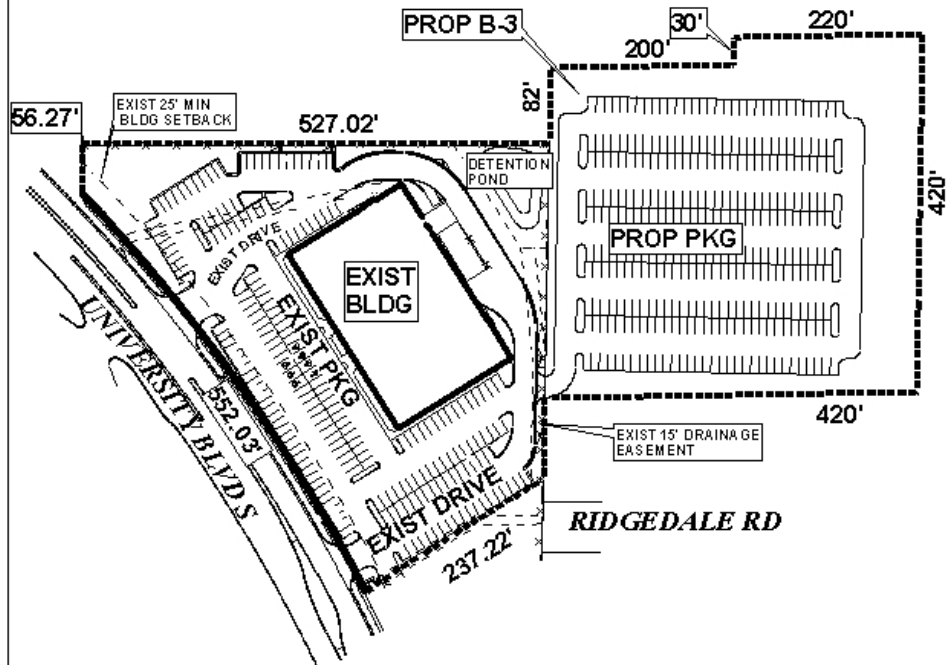
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LEGEND

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
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SITE PLAN



The site plan illustrates the existing building and parking configuration along with the proposed parking and proposed area to be rezoned.

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 NTS