PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT Date: February 17, 2005

DEVELOPMENT NAME Harkness Subdivision

SUBDIVISION NAME Harkness Subdivision

LOCATION 1601 East I-65 Service Road South
(East side of I-65 Service Road South, 950'± North of I-65 Commerce Drive)

CITY COUNCIL DISTRICT District 5

PRESENT ZONING B-3, Community Business

AREA OF PROPERTY 2 lots/ 4± acres

CONTEMPLATED USE Multiple buildings on a single-building site with shared parking and access between multiple sites.

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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

REMARKS The applicant is requesting Planned Unit Development (PUD) approval to allow multiple buildings on a single building site and shared parking and access between two sites, as well as Subdivision approval to create two legal lots of record.

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 is currently developed with a party supply and equipment rental company. The applicant proposes to construct a new building with a showroom and warehouse on the proposed Lot 1, and a new warehouse on the eastern end of Lot 2. The development of Lot 1 will require full compliance with the landscaping and tree planting requirements of the Ordinance, as well as the provision of adequate paved parking. Additionally, as Lot 1 will share access with Lot 2, the provision of frontage trees along Lot 2 should be required.

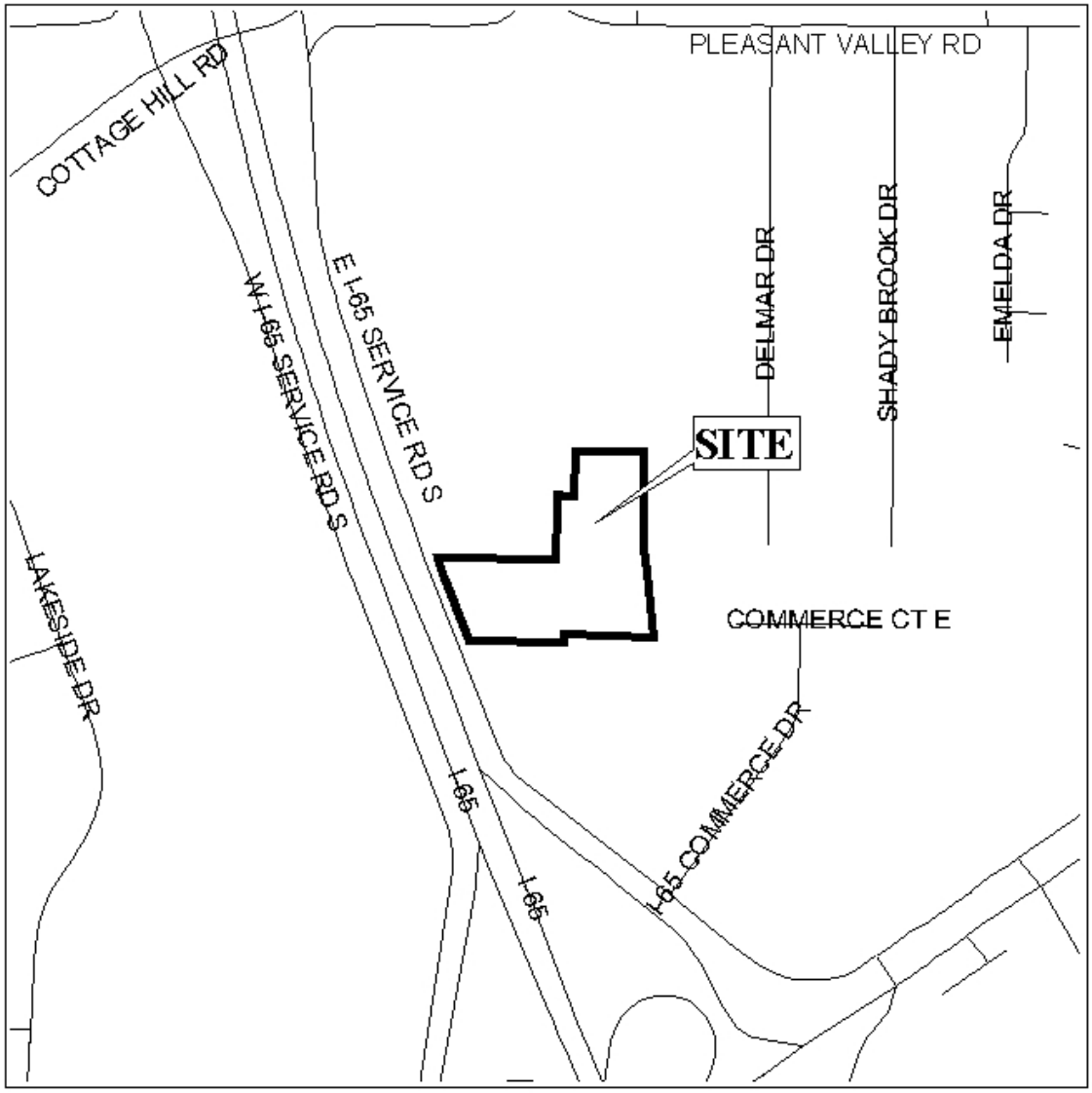
The eastern portion of Lot 2 is currently developed with gravel, and a new warehouse is proposed. It should be noted that any expansion of the heavy equipment rental operation would require the submission of a Planning Approval application. Additionally, in order to ensure adequate access, parking, circulation and the provision proper buffering, etc., the submission and approval of an Administrative PUD application will be required prior to issuance of a permit for the warehouse on Lot 2.

In regard to the proposed subdivision, the site fronts Interstate 65, a major street as illustrated on the Major Street Plan, and has an existing right-of-way in compliance with the Plan. However, as a means of access management, the site should be limited to one curb cut, with the location and design to be approved by Traffic Engineering. Additionally, Lot 2 would exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required. The site is extremely deep, thus the waiver may be considered appropriate.

RECOMMENDATION **Planned Unit Development** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1, as well as the provision of frontage trees for Lot 2; 2) provision of adequate paved parking for the existing building, and new showroom and warehouse; 3) the submission and approval of a Planning Approval application if the heavy equipment rental operation is expanded; 4) the submission and approval an Administrative PUD application prior to the issuance of a permit for the warehouse on the eastern portion of Lot 2; and 5) full compliance with all municipal codes and ordinances.

Subdivision The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative 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, with the location and design to be approved by Traffic Engineering.

LOCATOR MAP



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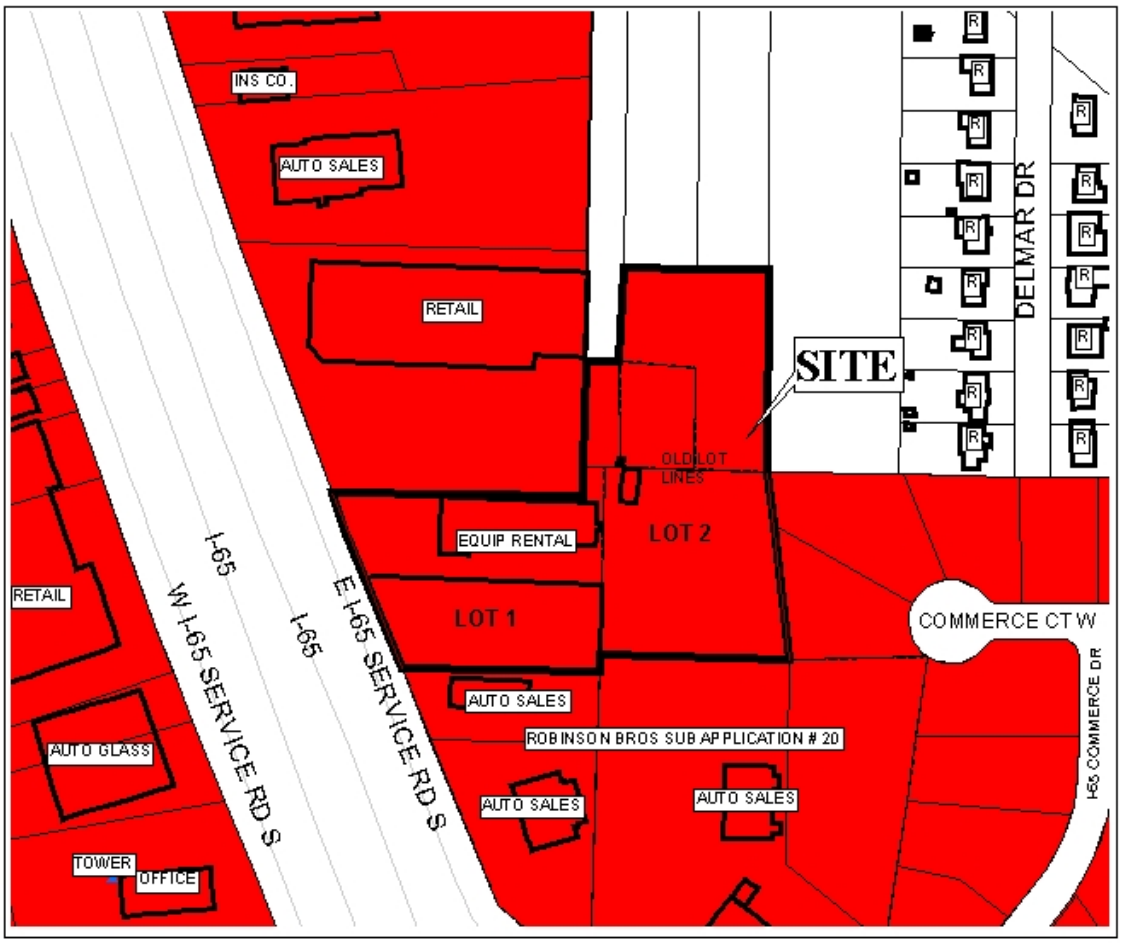
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site adjoins commercial property to the north and south.
Single family residential units are located to the east of the site

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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

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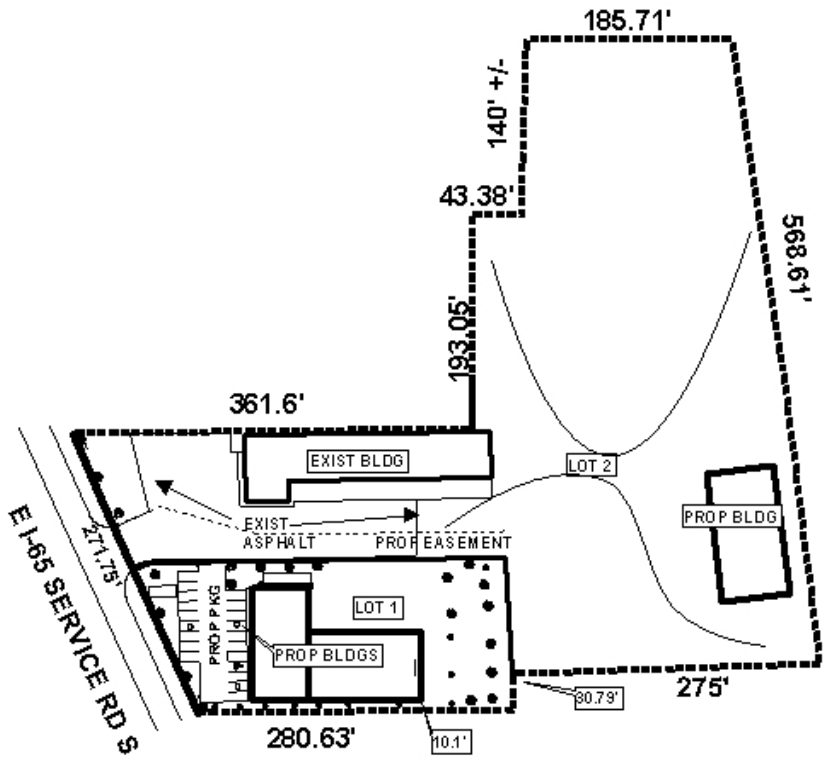
SITE PLAN



The site plan illustrates the existing building along with the proposed buildings, parking, landscaping, and lot configuration

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