
ORDINANCE NO. O-1112-20

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	RCB Bank
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	CO, Suburban Office Commercial
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1 and PUD South: I-1, Light Industrial District West: I-1 and A-2
LOCATION	Northwest corner of Oakhurst Avenue and Imhoff Road
SIZE	16.44 acres more or less
PURPOSE	Apartment and Office Development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: single-family dwellings East: vacant South: manufacturing plant (computers) West: vacant

SYNOPSIS: The applicant has requested approval of a Planned Unit Development in order to add multi-family uses to the uses allowed under the existing CO, Suburban Office Commercial District. Although the intent of the request is to allow for apartment development, the PUD language permits the site to be used for either multi-family apartments or office uses currently allowed under the existing zoning, as well as the addition of specific "special uses" enumerated under both RM-6 and CO. The site will not be intensely developed, and a large buffer will separate all uses from the abutting single-family homes.

ANALYSIS: The particulars of this PUD include:

1. **USE** The applicant states that multi-family uses will comply with the RM-6, Medium Density Zoning District regulations, and office uses will follow the CO, Suburban Office regulations. Several "special uses" within the RM-6 category have been added, including "church," "child care center" and "convalescent or nursing home." Under the CO category, "mixed building" has been identified as an allowed "special use" which allows two-story mixed use buildings, with apartments above office (or other allowed) use. No special uses have been identified on the Preliminary Site Development Plan,
2. **OPEN SPACE** A specific common area, which includes the detention facility for the entire tract, is proposed north of the large church/office building at the eastern end of the tract, and contains 3.65 acres. PUDs are expected to provide 10-15% open space, which, in this case, calculates to 1.64 - 2.47 acres. The site plan indicates additional undeveloped areas within the apartment complex containing at least 2.86 acres, plus additional open areas throughout the remaining area of approximately 2.7 acres. The open spaces exceed the required minimum.
3. **BUFFERS** The "buffer area" along the north side of this tract is at least 25 feet wide (at the west end) widening to 250 feet at the eastern end. That area is unencumbered by buildings or parking, and will remain open. Berms and hedges will be installed at the northern end of each north-south roadway to minimize any nighttime impact from headlights shining onto the abutting residences.
4. **PARKING** Adequate parking will be provided for each separate use. Parking along the northern roadway has been placed on the south side of that roadway, again to minimize any nighttime impacts from headlights.
5. **SITE PLAN/DESIGN** The apartment units have been oriented east-west to minimize their visual impact. While three-story buildings are allowed, the units at the northern end of each building will be restricted to two stories in height. Those units are shown to be no closer than seventy feet to the rear property line of any nearby residence, with most units much farther away.
6. **PHASES** No phasing plan has been identified. The common area, including the detention pond, must be included in the first phase.

ALTERNATIVES/ISSUES:

- **IMPACTS** The current zoning of the tract is CO, which allows three and a half story buildings. Those buildings could be as close as twenty feet to the rear property line of the abutting single family homes. This PUD has self-imposed a two story limitation for all structures at the north end of the tract, and indicates a minimum separation of seventy-five feet from the north property line. The newly adopted Commercial Lighting Standards requires full cut-off fixtures for this development.
- **TRAFFIC** Most traffic will access Imhoff Avenue, which will be minimally impacted according to the Traffic Engineer. Residential use typically results in lower traffic generation than office use.

- **SITE PLAN** The Site Development Plan is preliminary, and may be modified with a future final plat. Whatever is constructed will comply with the height and setback limitations imposed by the PUD.

OTHER AGENCY COMMENTS:

- **PARK BOARD** The Park Board recommended that a fee in-lieu-of parkland dedication be paid whenever a final plat is submitted.

- **PUBLIC WORKS** The open space area and detention pond have been reviewed, and are adequate to accommodate the anticipated stormwater on this site.

STAFF RECOMMENDATION: This PUD establishes effective safeguards that should minimize adverse impacts on nearby single-family residences. The applicant does propose to keep the ability to develop any legitimate office or related use within the property (which could occur today, without additional controls) while adding the ability to develop a multi-family project on the tract. From a traffic perspective, adding residential uses does not increase any impacts. An apartment complex will provide a visual barrier from the industrial use on Imhoff Road as effectively as an office complex would. The open space that is proposed will provide additional buffering for the residences, while preserving the natural drainage that flows through that area. Staff is able to support this request for a PUD, and recommends approval.

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