



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek
To: Planning Commission
Date: 9/11/2014
Re: Discussion of potential PUD for NE corner of Auburn and Barclay Circle

Staff has been working with Gary Shapiro of the Ivanhoe Companies for nearly a year in developing concepts for the 15.6 acre parcel, located on the Northeast corner of Auburn and Barclay Circle. This parcel was approved for a Crittenton Hospital Medical Center MRI and Urgent Care facility in the late 90's. Unfortunately, Crittenton did not receive the Certificate of Need for the MRI operation from the state to go forward and put the project on hold.

This site has remained undeveloped with little interest primarily because Crittenton was not inclined to sell. However, that changed about 2 years ago when Crittenton started marketing the site. The parcel is zoned for Office and Master Planned for Office as well.

For the discussion Tuesday evening Mr. Shapiro has provided an overview of the Ivanhoe Companies along with their analysis of this 15.6 acre parcel. Over time Mr. Shapiro and his design team have looked at numerous concepts of different and mixed uses. His reasons to explore other uses are based in their analysis that the office market is saturated and the amount of office that could be built on a 15.6 acre parcel would overwhelm the area of Barclay Circle that is predominantly small "boutique" medical-related offices.

Section 5 of the proposal lists several of the alternatives evaluated by the Ivanhoe Companies. What they are proposing is a townhome development, for ownership, that employs many of the principles of "place-making and walkability". Furthering their design theme is the use of on-street parking done by insets off the 2 lanes of travel on Barclay. This is not proposed for Auburn Road. The on-street parking will serve as a traffic calming component as well and provide guest/visitor parking. Each unit is served with a sidewalk in the front and 2-car garage accessed from the rear. As stated in the report they are working to secure usage of the retention area to the north for the development of a pathway amenity around the retention basin and access to Hampton Circle.

Staff recommended that the applicant meet with the Planning Commission for the onset discussion to gain input and guidance. The applicant has also requested contact names for the HOA officers of the Edenshire neighborhood that abuts the site in the northeast.

The means to accomplish this is the use of a Planned Unit Development process. Citing 3 of the Purpose and Applicable Regulations from the Zoning Ordinance (Sec. 138-7.100):

- C. The PUD option permits flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design layout; to achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel(s) in question; and to provide appropriate housing, employment, service and shopping opportunities.

- D. It is further intended that the PUD option may be used to permit nonresidential uses of residentially zoned areas; to permit residential uses of nonresidential zoned areas; to permit densities or lot sizes that are different from the applicable district(s) and to permit the mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare.
- E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

And one final anecdotal note: When Maureen first heard of this potential townhome development she said, "Good, now I'll be able to tell those folks that call where one is!" Maureen informed me she sometimes receives a couple of calls a week for a townhome development.

Thank you.

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