PUD19/02
by T&J Land Company, LLC
(Continued and Revised from May 18, 2020)
Original Application Received July 25, 2019

Meetings:

• Planning Commission Meeting – September 16, 2019
  Action: Continued

• Planning Commission Meeting – May 18, 2020
  Action: Continued

• Most recent Neighborhood Information Meeting – January 28, 2021
Proposed Zoning Regulations

Written comments added to agenda packet after February 5th:

• Email from Matt Masilionis on February 2\textsuperscript{nd} objecting to methodology of City traffic safety study.
• Email from Matt Masilionis on February 2\textsuperscript{nd} regarding need for an entrance south of cemetery.
• Email from Julie Ireland:
  • objecting to current design of frontage road and north Sports Zone/DMV entrance.
  • Recommending one-way traffic to enter at north entrance and exit at south access.
  • Objecting to City traffic study methodology
Proposed Zoning Regulations

Written comments added to agenda packet after February 5th:

- Letter from Sterling Cramer, Olsson Engineering questioning methodology and conclusions of City traffic safety study.
- Email from Matt Masilionis on February 9th:
  - Objecting to staff recommendation and conditions of approval, stating landscape/fencing conditions lacks detail, and condition regarding trucks is not restrictive enough.
Current Tract A Uses:
- DMV including Truck Driver Licensing (CDL)
- Dance Studio
- Day Care
- White Line CDL Training

Current Tract B Use:
- Sports Zone

Current Tract C Use:
- Vacant

Current Tract D Use:
- Recreational Fields
- CDL Truck Examination
Added Tract D to provide for CDL (truck driving) examination area.

CDL (truck driving) examination area
Proposed PUD Master Plan:

• Restricts heavy trucks from using Tracts A or B.

• Allows O&I-2 uses on Tract A, including DMV.

• Allows Indoor Recreation Type I, O&I-2 uses, and a limited range of I-1 uses on Tract B.

• Allows I-1 uses on Tracts C and D.  (Recommended condition #5 further restricts uses on Tract D.)
Neighboring Property Owner Issues / Concerns:

• Truck Driver Licensing and Truck Driver Training on Tract A does not comply with zoning.

• Heavy trucks using north entrance adversely affect residences and cemetery.

• Landscape and Signage do not follow the conditional use permit for the Sports Zone facility.
Issues / Concerns:

• Storage of trucks, trailers, and equipment on property

• Impact of additional light industrial zoning and land use

• Sign at north entrance an with an electronic message center (EMC)

• Intersection of north entrance with frontage road (need for safer traffic controls)

• Recommendations of City traffic study
Possible Constraints:

• Practical limits of ongoing zoning enforcement
• Owner’s leases with tenants
• Frontage Road: only ingress/egress is at north entrance
Tract A (DMV) Looking North

Tract A (DMV) Looking East

Photos taken: afternoon of February 3, 2021
Tract B (Sports Zone) Looking South

Tract B (Sports Zone) Looking Southeast
Cemetery in Distance on Left

Photos taken: afternoon of February 3, 2021
Recommendations from Neighboring Property Owners / Staff Recommendation

Add landscape strip and 6’ high privacy fence along north side of main access drive. - Yes – within a specific time frame.

Add 60’ wide landscape buffer on east edges of Tracts A & B. Yes – but a 30’ landscape buffer after a change of use to Tract A or B.

Barrier separating south edge of Tract B from main parking area of Tract B. Yes – after a change of use to Tract B

Restrict truck access to east side of building on Tract B by use of gate. Not in recommendation, but a possibility. Requires approval of Fire Dept.

Construct additional private roads north of property and on the south side, on Tract C. - Not recommended. Costly improvements that do not appear necessary or effective.

One way exiting traffic only at northern entrance. - Not recommended.
City Traffic Safety Study Recommendations

[Diagram showing traffic signs, including 'NO TRUCKS', 'STOP', 'DO NOT BLOCK', and 'TRUCKS & ENTRANCE']
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