

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: September 4, 2003

DEVELOPMENT NAME

Accelerated Technology, Inc.

SUBDIVISION NAME

Cottage Hill Executive Park Subdivision,
Resubdivision of Lots 25, 26 and 27, Resubdivision of
Lot 1

LOCATION

Planned Unit Development: 712 and 712 Oak Circle
Drive East (West side of Oak Circle Drive East, 320' ±
North of Cottage Hill Service Road)

Subdivision: 712, 716 and 720 oak Circle Drive East
(West side of Oak Circle Drive East, 230' ± North of
Cottage Hill Service Road)

PRESENT ZONING

B-2, Neighborhood Business

AREA OF PROPERTY

Planned Unit Development: .8± Acres

Subdivision: 1.2± Acres (3 lots)

CONTEMPLATED USE

Shared parking and access between two building 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, size, location, and design to be
approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY

COMMENTS

Preservation (removal to be authorized by Mobile
Planning Commission) status be given to the Live Oaks that are on Lot 3 (a 69" Live Oak on
the northwest corner, and an 80" Live Oak on the east side); all work on the above mentioned
trees and all work within the drip line is to be coordinated with Urban Forestry.

REMARKS

The applicant is requesting Planned Unit
Development (PUD) approval to allow shared parking and access between two lots, and
subdivision approval to create three lots.

The site in question was the subject of subdivision and PUD applications in 1996. The purpose of those applications was to combine three existing lots of record into one legal lot of record and to allow the shared parking and access between the existing buildings.

The applicant is now, in essence, requesting that the site be returned to its original configuration – three lots, two that have shared parking and access (hence the PUD) and one that is completely self-contained (which is not included in the PUD).

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.

Urban Forestry has indicated that there are two significant live oaks on the site and requested that these trees be given preservation status. Preservation status means that the trees are protected in such a manner that they cannot be removed simply through the permitting process, but rather may only be removed under extreme circumstances such as disease or safety and require approval by the Planning Commission. Additionally, all work performed on the tree and under its drip line must be coordinate with Urban Forestry.

Preservation of the tress was not required when the PUD was previously approved in 1996 because at that time the applicant was not required to provide information regarding trees larger than 24". This application illustrates the importance of this type of information.

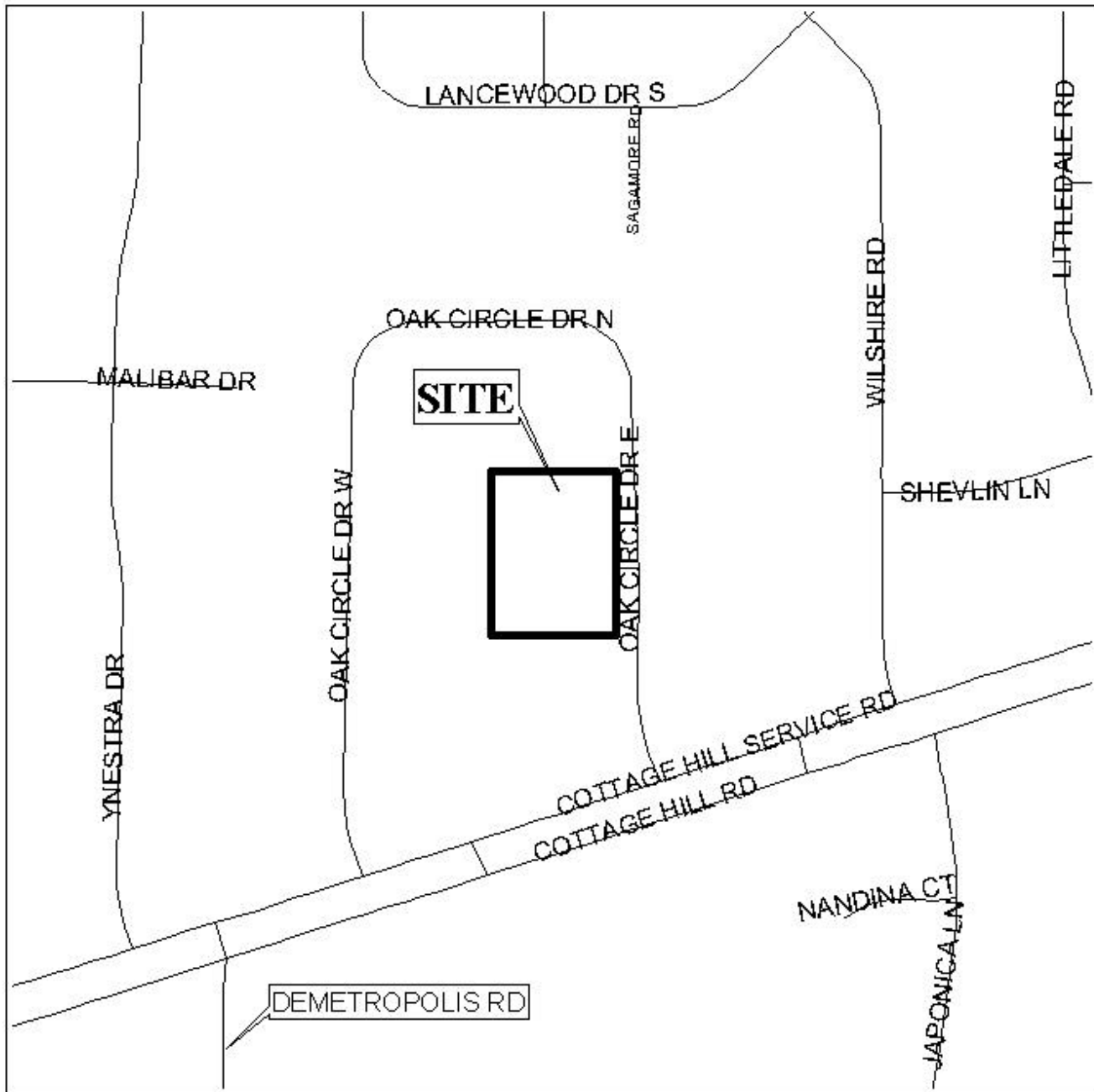
As no new improvements are proposed, returning the development to its original configuration (with the preservation of trees as referenced above) would be appropriate.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) Preservation (removal to be authorized by Mobile Planning Commission) status be given to the Live Oaks that are on Lot 3 (a 69" Live Oak on the northwest corner, and an 80" Live Oak on the east side); all work on the above mentioned trees and all work within the drip line is to be coordinated with Urban Forestry

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that Preservation (removal to be authorized by Mobile Planning Commission) status be is given to the Live Oaks that are on Lot 3 (a 69" Live Oak on the northwest corner, and an 80" Live Oak on the east side); all work on the above mentioned trees and all work within the drip line is to be coordinated with Urban Forestry.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE September 4, 2003

APPLICANT Accelerated Technology, Inc.

REQUEST Planned Unit Development, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west, east, and south of the site. Commercial sites are located to the north, east, and west of the site. Churches are located to the south of the site.

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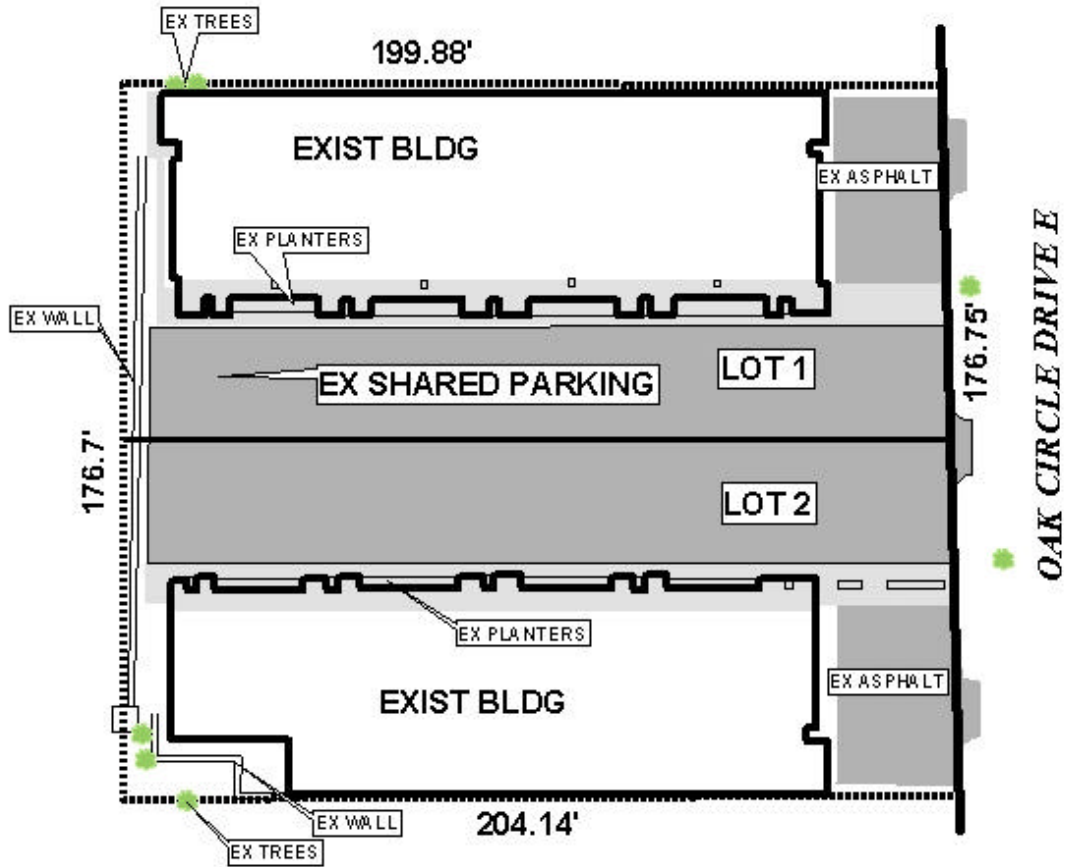
APPLICANT Accelerated Technology, Inc.

REQUEST Planned Unit Development, Subdivision

LEGEND

R-1
 R-2
 R-3
 R-B
 H-B
 B-1
 LB-2
 B-2
 B-3
 B-4
 B-5
 I-1
 I-2
 NTS

SITE PLAN

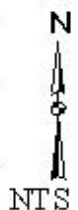


West Side of Oak Circle Drive East, 230' North of Cottage Hill Service road, the site plan illustrates the existing buildings, parking, trees concrete, along with the proposed Lot 1 and Lot 2.

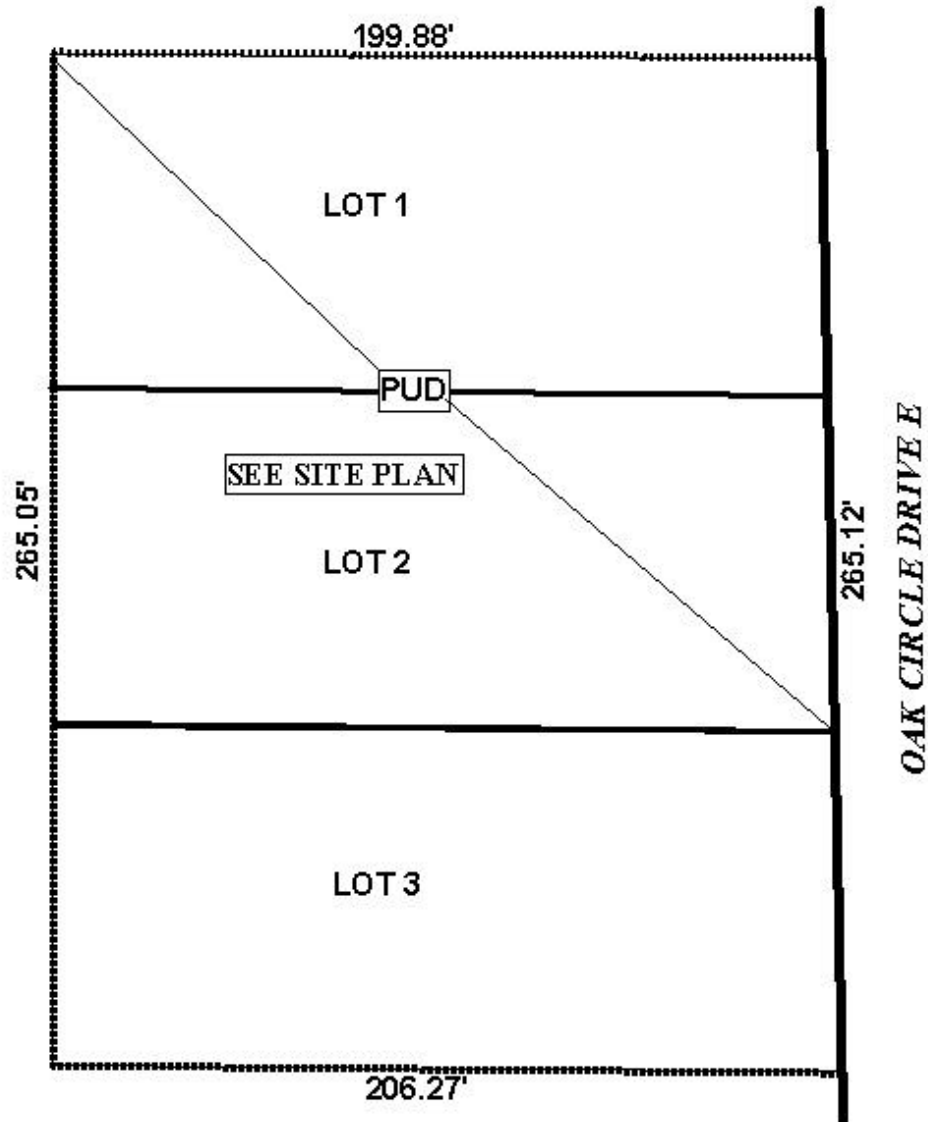
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SUBDIVISION PLAT



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