

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: August 18, 2005**

<u>DEVELOPMENT NAME</u>	Legacy Shopping Center
<u>SUBDIVISION NAME</u>	Legacy Shopping Center Subdivision
<u>LOCATION</u>	West side of DuRhu Drive, 235'± North of Dauphin Street.
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	B-2, Neighborhood Business
<u>AREA OF PROPERTY</u>	9.4± Acres
<u>CONTEMPLATED USE</u>	Multiple buildings on a single-building site with shared parking and access.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	The attached roadway improvements are proposed and a tentative agreement between the City and the developer is being negotiated. The shown changes should be completed prior to the opening of the development. Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Minimum required widths for driveways with two-way traffic and separate right and left turn lanes are thirty-six feet. The minimum width for a one-way drive with separate right and left turn lanes is twenty-four feet. Changes should be made in the existing driveways to accommodate these minimums. All one-way traffic circulation and turn lanes should be signed and marked according to MUTCD standards.
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>REMARKS</u>	The applicant is proposing development of the site as a retail shopping center consisting of three buildings and associated parking facilities.

The Zoning Ordinance requires Planned Unit Development approval for the location of multiple buildings on a single building site. The applicant is also requesting a one lot subdivision to incorporate multiple parcels into a single lot of record. PUD and Subdivision Approvals were conditions of the rezoning of the property.

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.

As illustrated on the vicinity map, the properties in the general area of the intersection of the Dauphin Street Service Road and Du Rhu Drive are zoned B-2, and are occupied by a variety of retail and office uses. Additionally, the properties to the North of the site are occupied by an existing condominium development and are under development as an apartment complex. Therefore, the proposed retail center should be compatible with the surrounding area.

With regard to access and traffic congestion, the developer and the City of Mobile have been working towards an agreement for roadway improvements at the Dauphin Street – Service Road intersection, and access points from the Service Road to Dauphin Street, as well as the Dauphin Street – DuRhu Drive intersection. These improvements are integral to the functionality of these intersections given the potential increase in traffic, and are the result of a traffic study that was performed at the request of the Traffic Engineer. A drawing illustrating the improvements proposed by the study is included in this report packet. Therefore, these improvements should be in place prior to the issuance of any CO's.

Access to the site will be via a boulevard entrance near the center of the site, and two-way drives located at each end of the site. Comments from the Traffic Engineering Department indicate that revisions to these drives will be required to meet minimum standards for circulation. These revisions should have no appreciable impact on internal circulation.

Based on calculations provided by the applicant, the plan exceeds minimum requirements with regard to parking and landscaped area requirements. The plan, however, does not provide information on tree plantings. Full compliance with the tree planting requirements of the Zoning Ordinance will be required.

The site contains an area of wetlands and is adjacent to the Montlimar Creek Drainage Canal, and thus would be considered environmentally sensitive. Therefore, approvals from all applicable federal, state and local agencies should be obtained prior to the issuance of any permits.

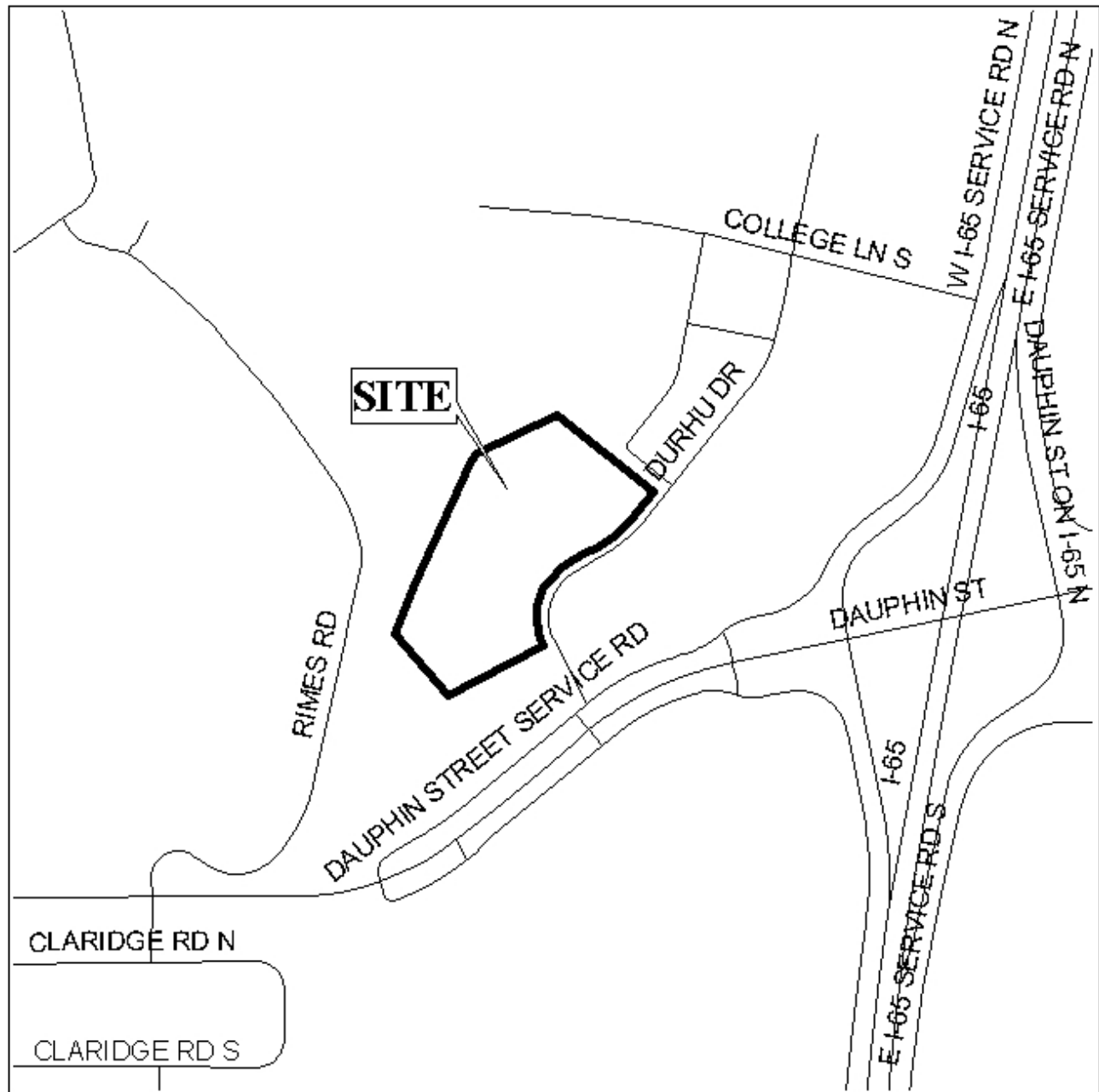
Additionally, the site plan does not indicate the location of a stormwater detention basin, which will be required for the site due to the new construction. Conversations with the Engineering Department indicate that the applicant is working to accommodate the city requirements.

As stated earlier, there are residential uses adjacent and in close proximity to the site. In an effort to protect and maintain the residential character, the rezoning of this site required appropriate buffering as well as compliance with landscaping and tree planting requirements and the provision of sidewalks. While these requirements were conditions of the rezoning, they should be reiterated and incorporated into conditions of approval for the subdivision and PUD.

RECOMMENDATION **PUD:** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) proposed improvements as referenced in the Dauphin Street at DuRhu Drive Traffic Study be completed prior to the issuance of any CO's for the project; 2) Minimum required widths for driveways with two-way traffic and separate right and left turn lanes are thirty-six feet. The minimum width for a one-way drive with separate right and left turn lanes is twenty-four feet. Changes should be made in the existing driveways to accommodate these minimums. All one-way traffic circulation and turn lanes should be signed and marked according to MUTCD standards; 3) provision of a 6' (minimum) privacy fence where the site is adjacent to residentially zoned or developed properties; and 4) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings, and provision of sidewalks.

SUBDIVISION: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) proposed improvements as referenced in the Dauphin Street at DuRhu Drive Traffic Study be completed prior to the issuance of any CO's for the project; 2) size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; 3) provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and 4) provision of sidewalks along public street frontage.

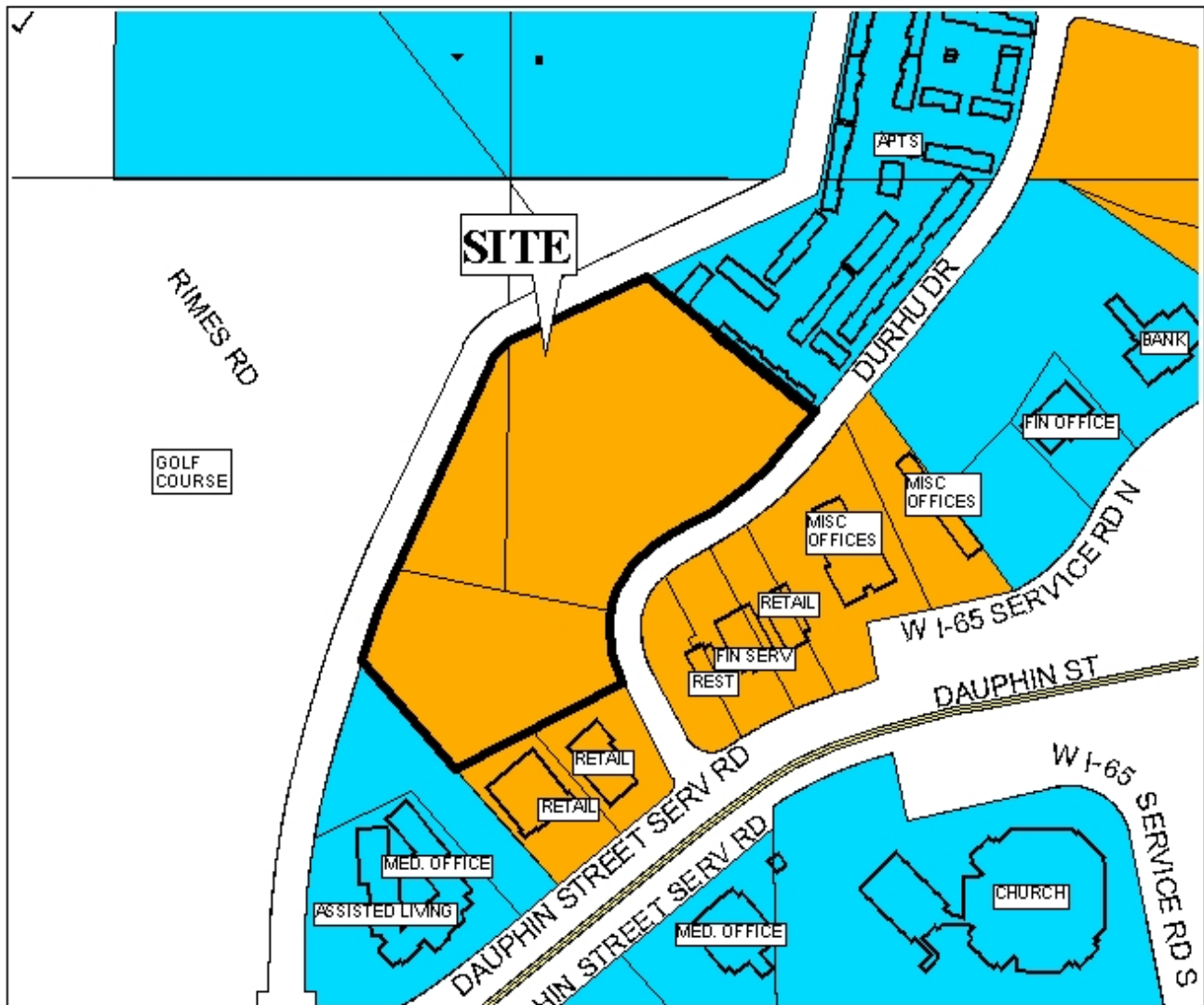
LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE August 18, 2005
APPLICANT Legacy Shopping Center Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are multiple family residential dwellings; to the East and South are miscellaneous businesses. Located to the West of the site is a golf course.

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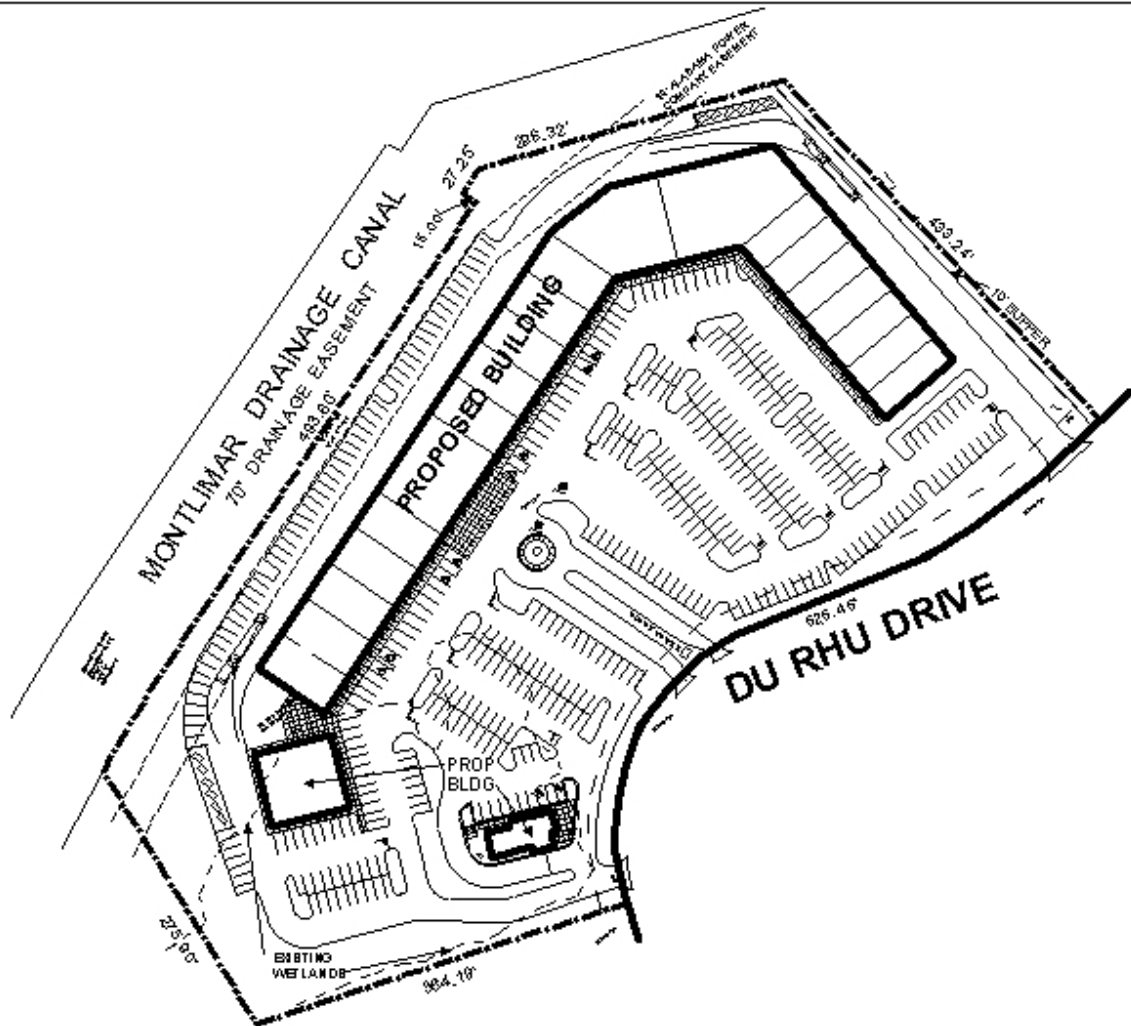
REQUEST Planned Unit Development, Subdivision

LEGEND



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SITE PLAN



The site is located on the West side of Du Rhu Drive, 235' North of Dauphin Street. The plan illustrates the proposed buildings and parking.

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