

**ZONING AMENDMENT,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: July 10, 2003

NAME

South Alabama Regional Planning Commission

DEVELOPMENT NAME

South Alabama Regional Planning Commission
Subdivision)

LOCATION

Rezoning: 654 Monroe Street (Northeast corner of
Monroe Street and Washington Avenue

Planned Unit Development & Subdivision: 651
Church Street and 654 Monroe Street (Southeast
corner of Church Street and Washington Avenue,
extending to the Northeast corner of Monroe Street
and Washington Avenue)

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

R-B, Residential Business

AREA OF PROPERTY

1.2 Acres

CONTEMPLATED USE

Two buildings with parking for government offices.
**It should be noted, however, that any use
permitted in the proposed district would be
allowed at this location if the zoning is changed.
Furthermore, the Planning Commission may
consider zoning classifications other than that
sought by the applicant for this property.**

**TIME SCHEDULE
FOR DEVELOPMENT**

Within Six Months

**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**

All driveway widths and locations to be approved
by Traffic Engineering; and design to meet AASHTO Standards.

REMARKS

The applicant is requesting rezoning from R-1, Single-Family Residential to R-B, Residential Business to expand an existing government office, Planned Unit Development approval to have two buildings on a single-building site, and Subdivision approval to consolidate three lots into one lot.

The two R-1 lots were rezoned to R-1 in July 1998, as an outcome of the Church Street East zoning study, and as a result, the existing parking lot is now nonconforming. However, the proposed rezoning would simply serve as an expansion of the existing R-B district and would bring the existing parking lot into compliance with the zoning classification. Additionally, as illustrated on the Vicinity Map, this is the only residence in this block of Monroe Street that is oriented to Monroe Street, thus the expansion of the existing R-B district would be both logical and consistent with the surrounding zoning pattern and land uses.

The site fronts Washington Avenue, which functions as a collector street and there are numerous commercial uses and buildings located along this corridor. Furthermore, PUD and Subdivision approvals are also being requested, and as a condition of rezoning, the site should be limited to the accompanying 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.

In terms of the PUD, as proposed the existing residential dwelling would remain, and a covered walkway between the office building and residence would be constructed. Additionally, the parking lot would expand to provide additional spaces; the parking area would be fenced and the fence would connect with the west side of the residence. As a condition of approval, the residential character of the structure should be maintained, and no fence should be constructed between the residential structure and the street. Moreover, access to Monroe Street should be denied, and the existing curb cut closed, back filled and sodded.

Regarding landscaping and tree plantings, the overall site must comply with the Ordinance requirements.

Regarding the proposed subdivision, the site should be limited to the two existing curb cuts, one to Church Street and one to Washington Avenue.

RECOMMENDATION

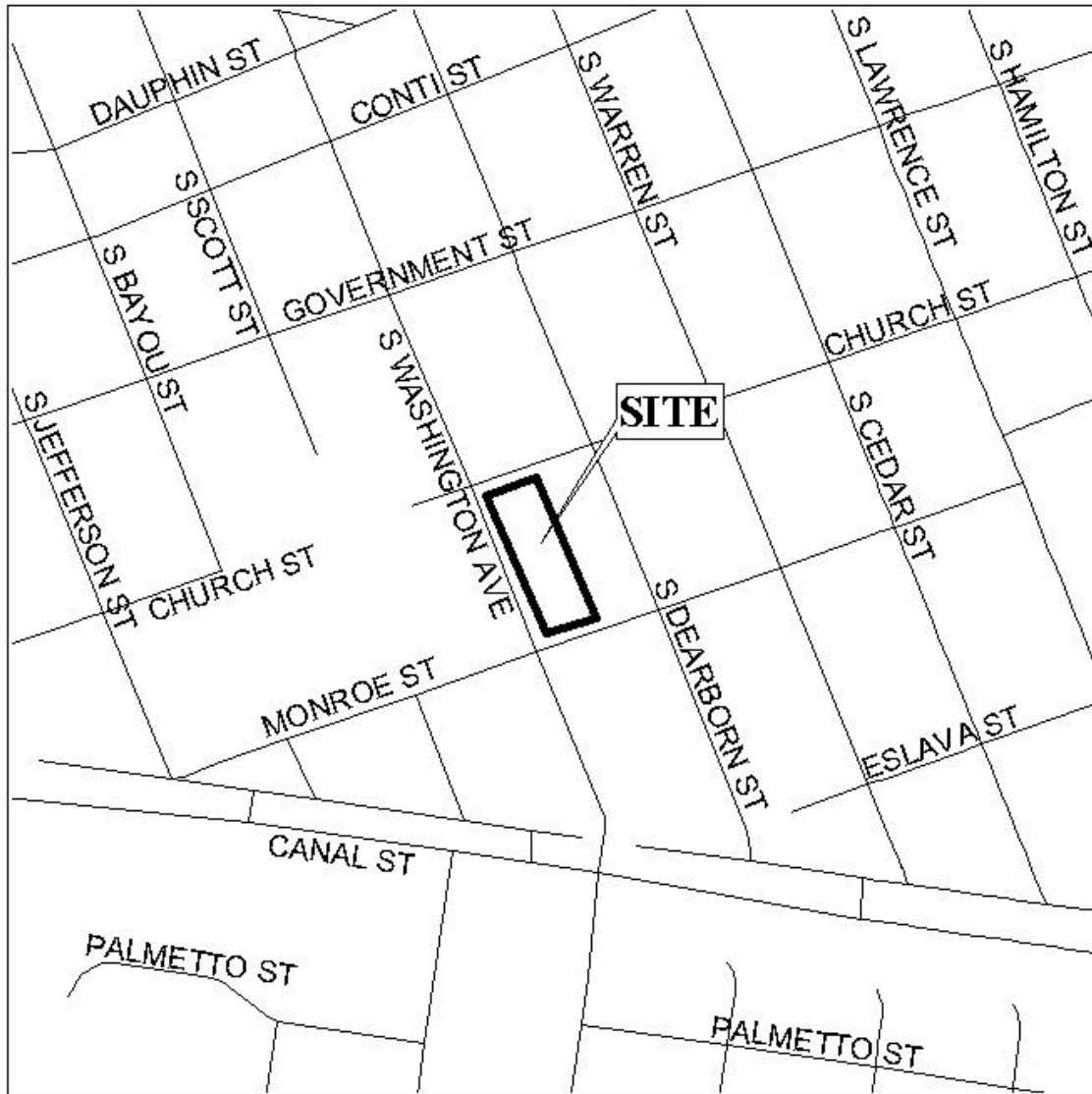
Rezoning: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) subject to the accompanying PUD; 2) full compliance with the landscaping and tree planting

requirements of the Ordinance for the overall site; 3) full compliance with all municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the residential character of the residence be maintained; 2) prohibition of fencing between the front of the residence (654 Monroe Street) and Monroe Street; 3) full compliance with the landscaping and tree planting requirements of the Ordinance for the overall site; 4) that the existing curb cut to Monroe Street be closed, back-filled and sodded; 5) that the overall site be limited to the existing curb cuts—one to Church Street and one to Washington Avenue; and 6) full compliance with all municipal codes and ordinances.

Subdivision: With modifications, the plat will meet the minimum requirements of the Subdivision regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of a note of the final plat stating that the site is limited to the existing curb cuts—one to Church Street and one to Washington Avenue.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 & 3 DATE July 10, 2003
APPLICANT South Alabama Regional Planning Commission
REQUEST Rezoning, Planned Unit Development, Subdivision



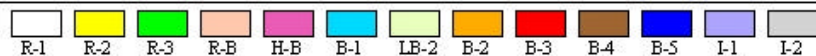
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



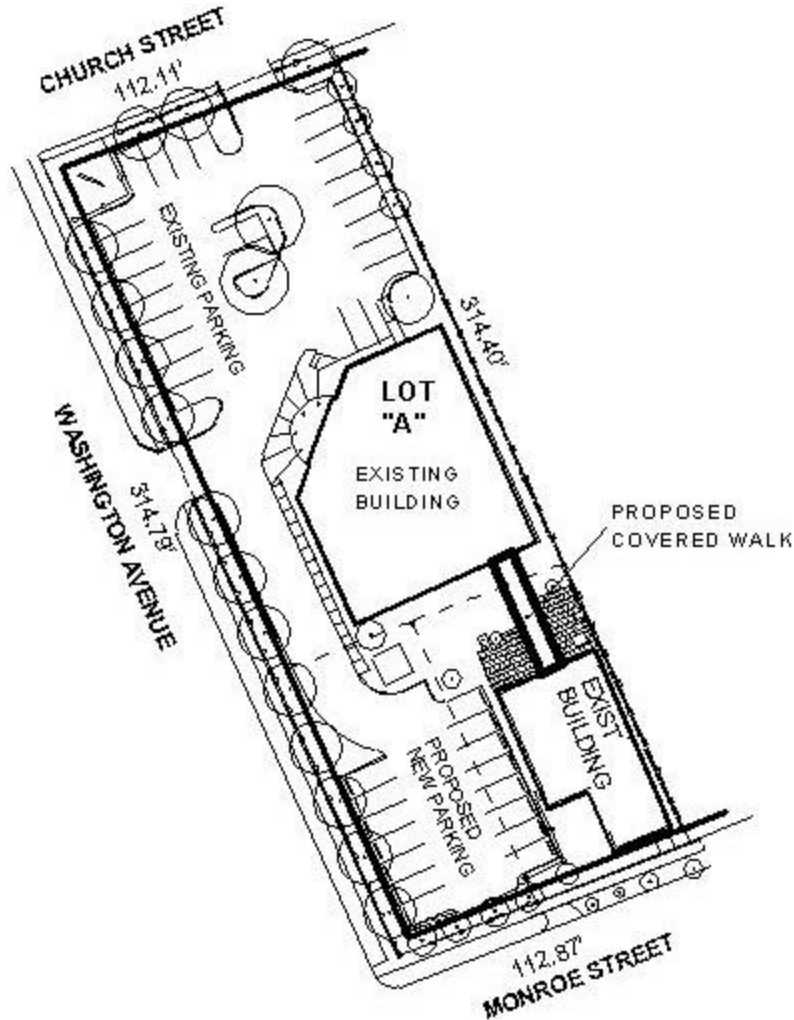
The site is surrounded by single family residential dwellings, with a cemetery located to the West.

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LEGEND



SITE PLAN



The site is located on the Southeast corner of Church Street and Washington Avenue, extending to the Northeast corner of Monroe Street and Washington Avenue. The plan illustrates the existing structures and parking, along with the proposed covered walk and parking.

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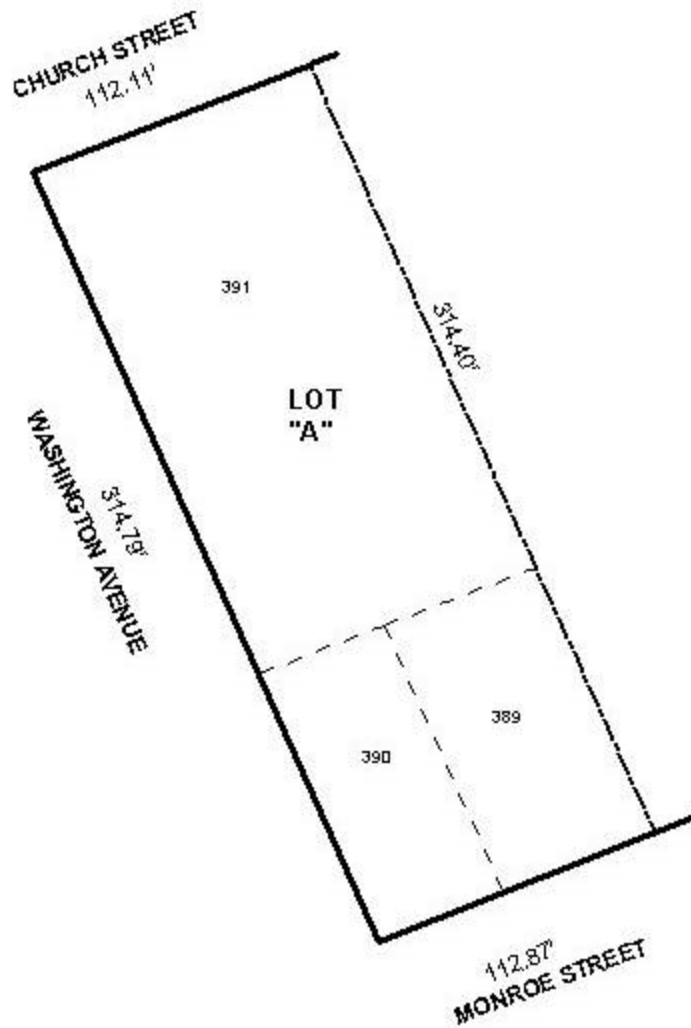
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NTS

SUBDIVISION PLAT



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USE/REQUEST Rezoning, Planned Unit Development, Subdivision

