

PLANNED UNIT DEVELOPMENT**Date: August 20, 2018****DEVELOPMENT NAME**Booker T. Washington Highlands Subdivision,
Resubdivision of Lots 22 & 23**LOCATION**1610 Union Street
(East side of Union Street, 643'± South of Rochester
Street)**CITY COUNCIL
DISTRICT**

District 1

AREA OF PROPERTY

1 Lot / 0.4± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

REMARKS

The applicant is requesting a one-year extension of a previously granted Planned Unit Development Approval to allow multiple buildings on a single building site. The previous PUD application was approved with an associated 1-lot subdivision application, an application for rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, and an application for Planning Approval to allow a daycare in a B-1, Buffer Business District. These applications were heard at the September, 2017 Planning Commission meeting. A request to waive construction of a sidewalk along Union Street was denied at the same meeting.

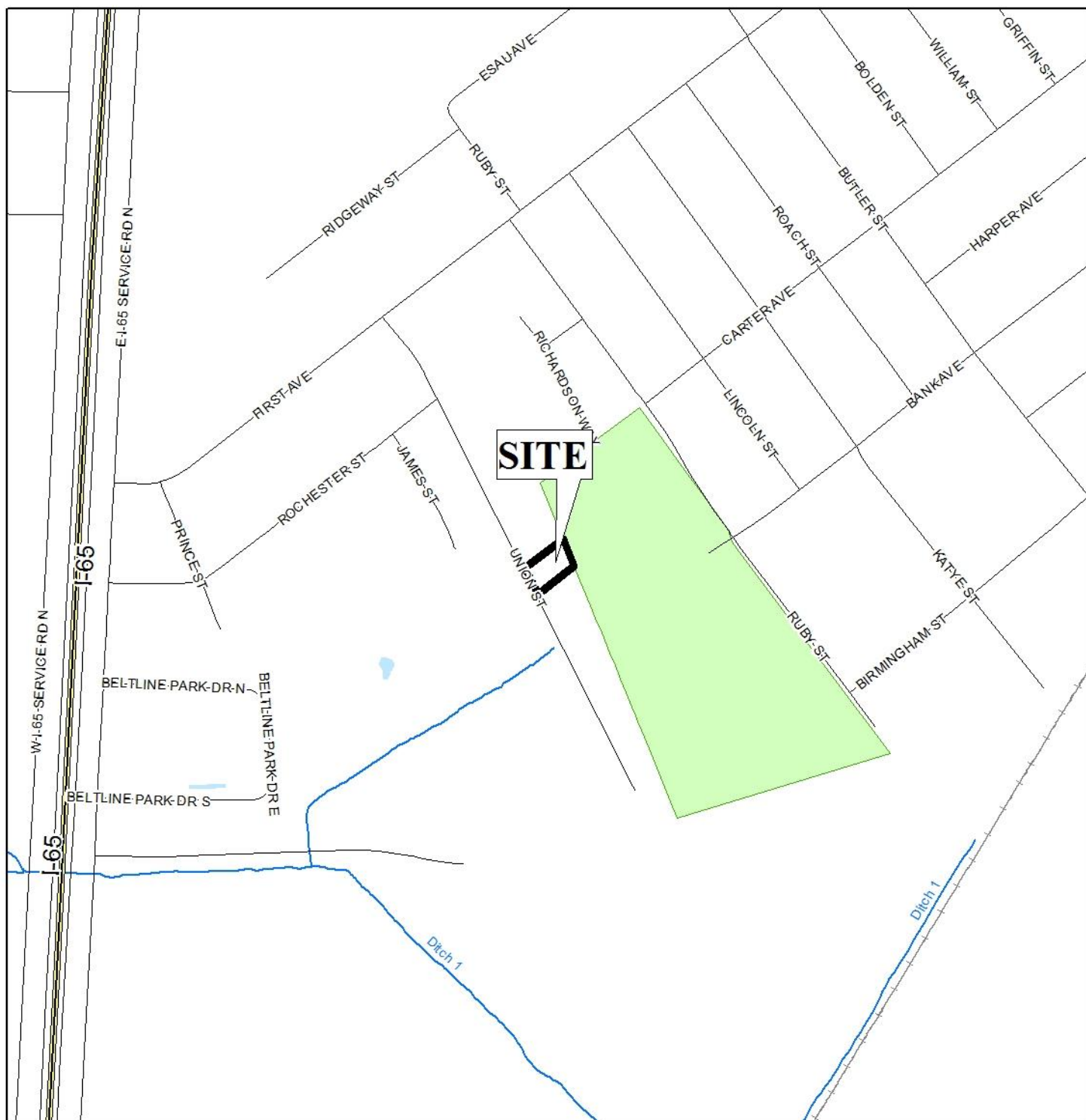
Rezoning of the property from R-1, Single-Family Residential District, to B-1, Buffer Business District, was adopted by City Council at its October 31, 2017 meeting, and the 1-lot subdivision was recorded in Mobile County Probate Court on August 8, 2018. A delay, however, in obtaining permits for land disturbing and construction activities associated with the PUD application is justification for extending its approval.

There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved, nor have there been any changes to the regulations which would affect the previous approval.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension of the Planned Unit Development be approved, but that the applicant be advised that any future extensions will be unlikely.

LOCATOR MAP



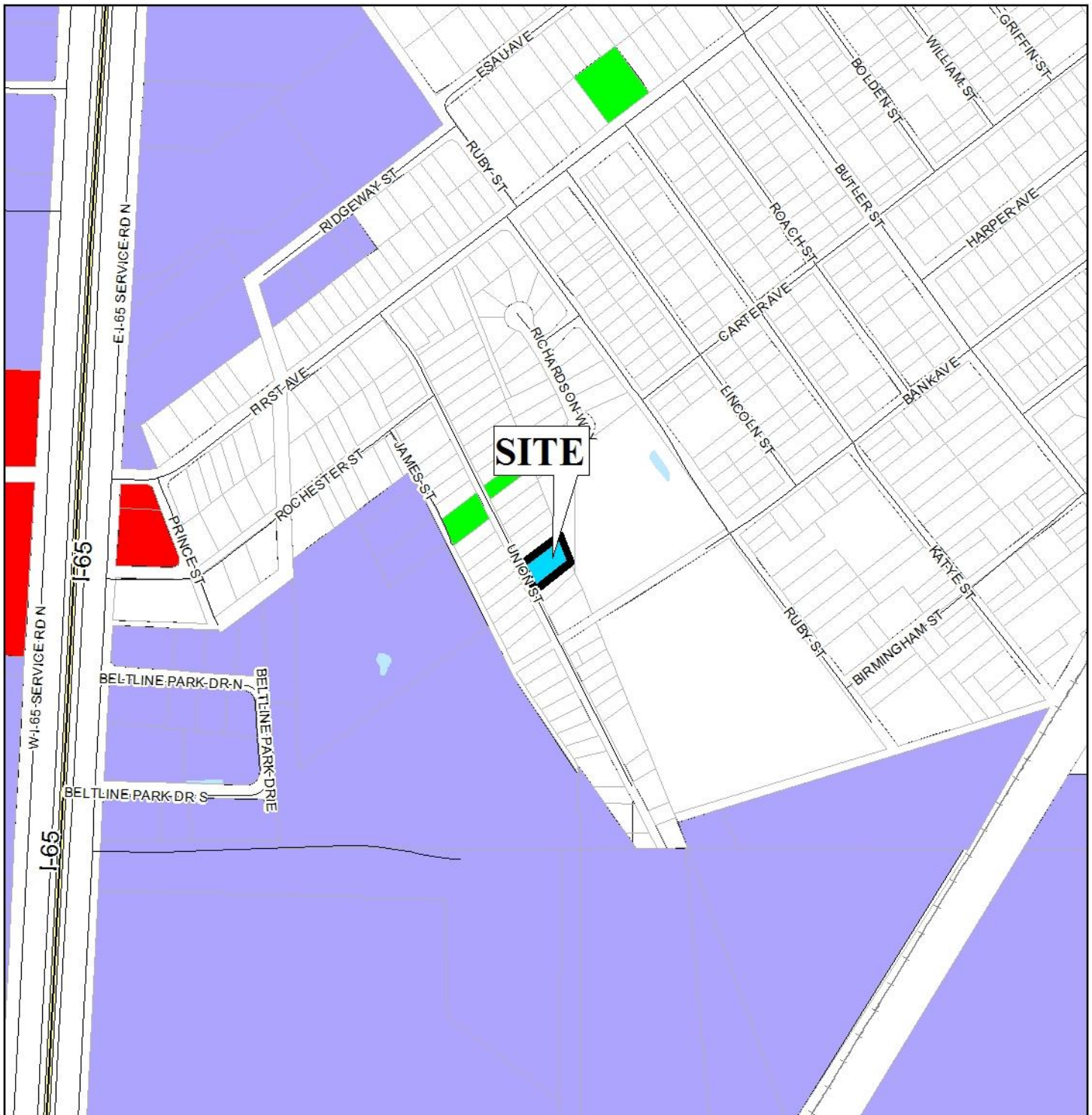
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LOCATOR ZONING MAP



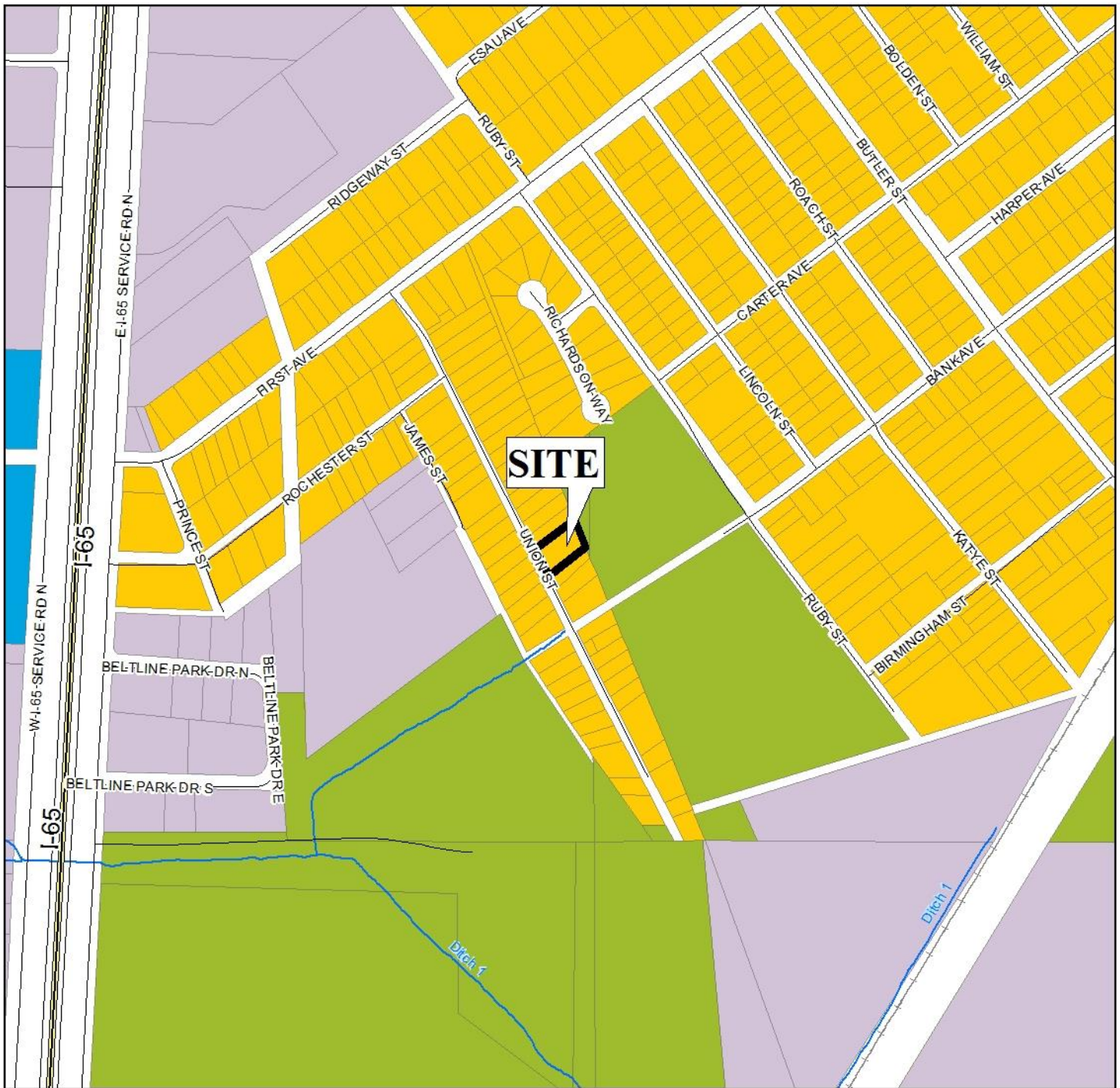
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FLUM LOCATOR MAP



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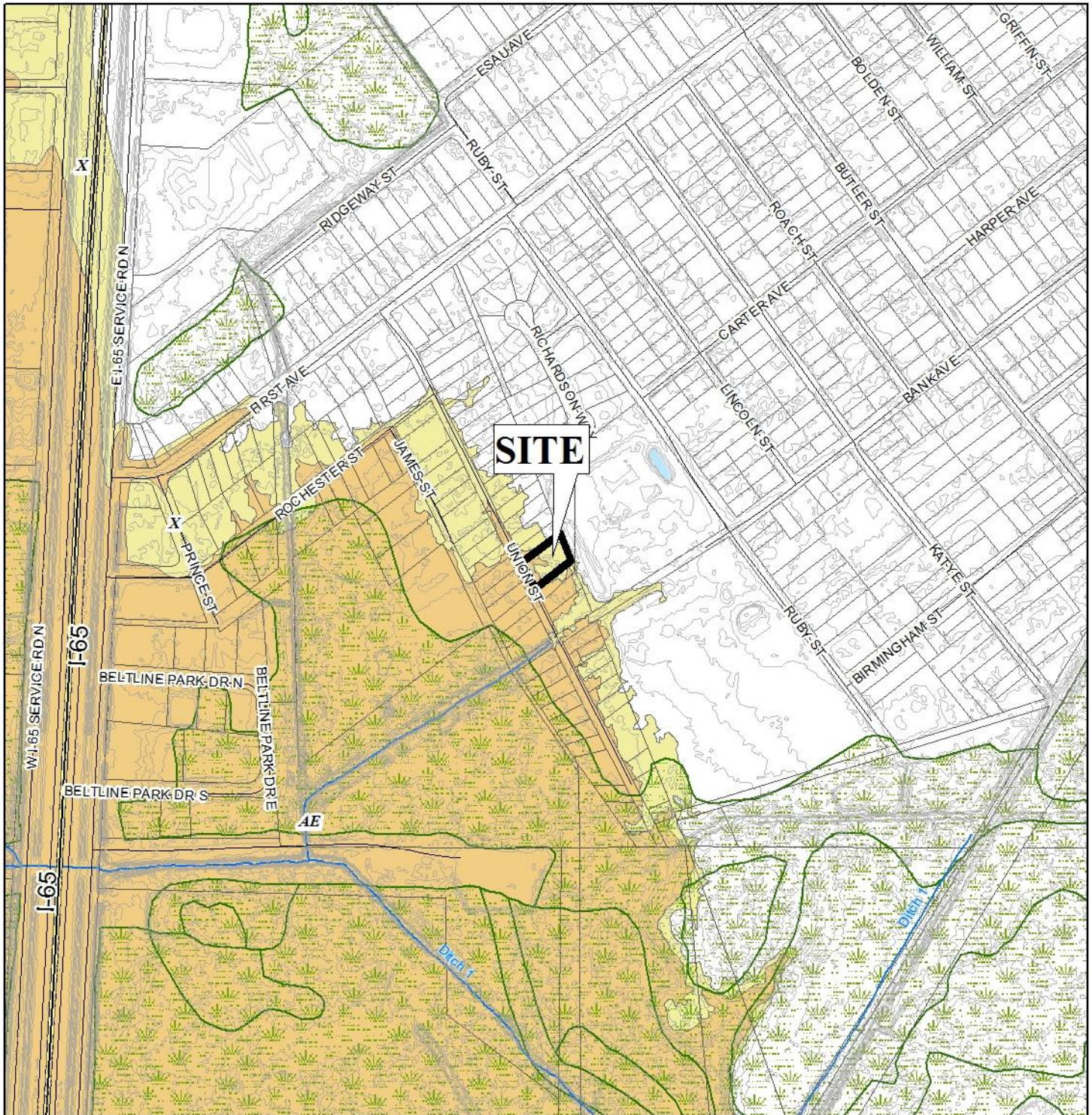
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Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



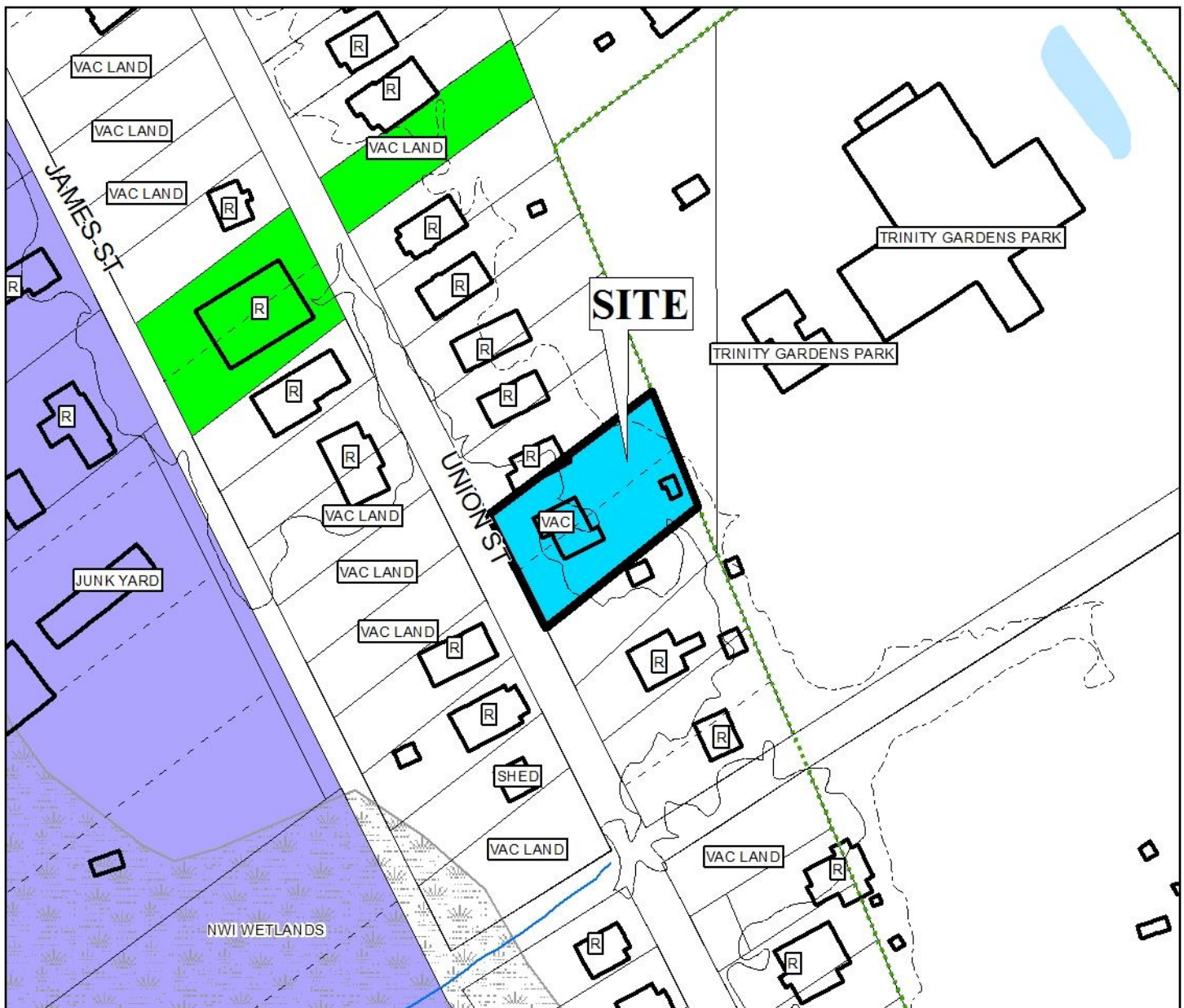
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units and a junk yard is located to the west.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units and a junk yard is located to the west.

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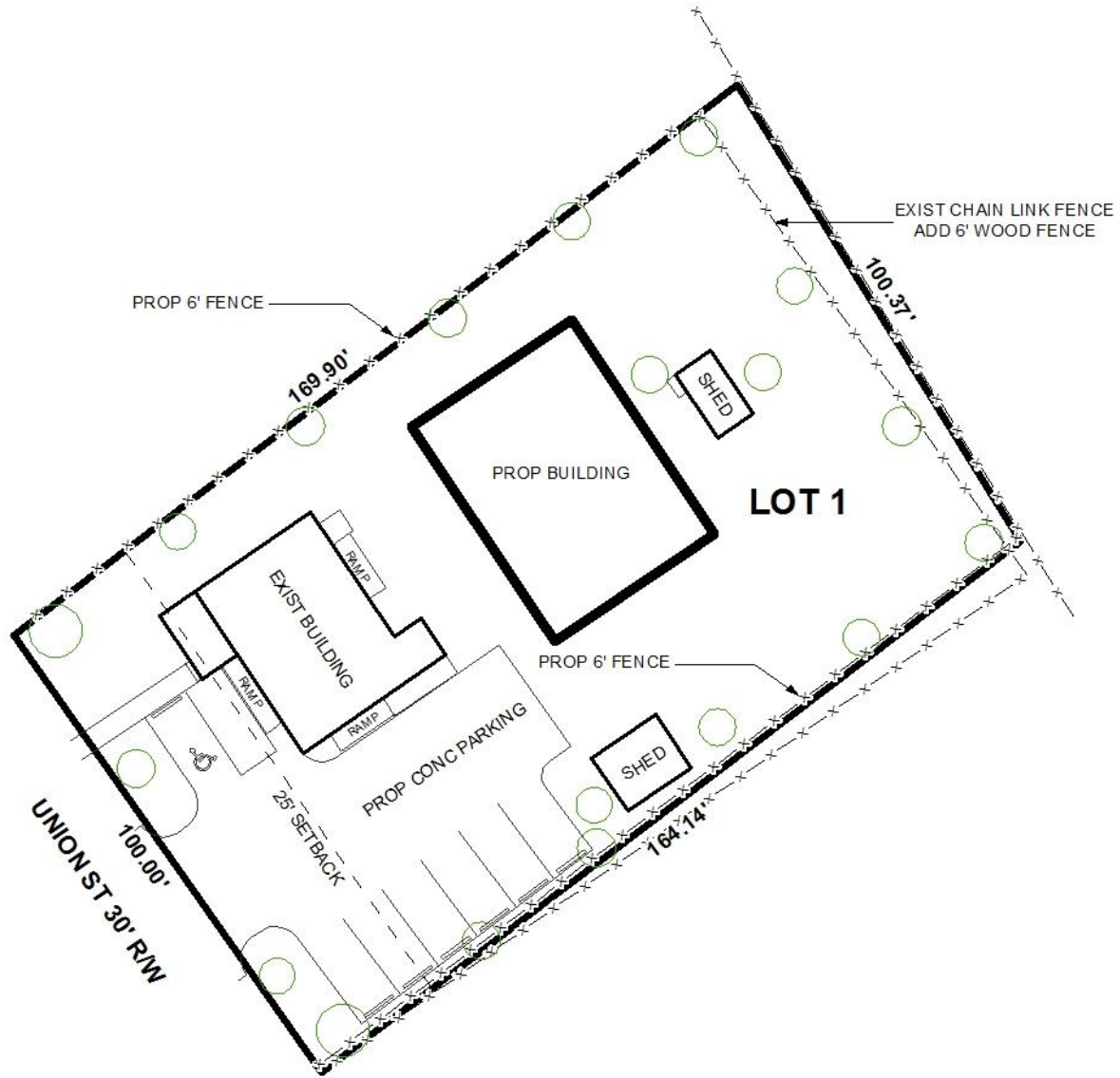
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SITE PLAN



The site plan illustrates the existing buildings, proposed building, proposed parking, and setback.

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