

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 21, 2021****DEVELOPMENT NAME**

IHS Medical Park Subdivision, Phase 2

LOCATION1721 & 1725 Spring Hill Avenue
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 6.7± Acres

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development to amend a previous Administrative Planned Unit Development to allow shared access and parking between building sites. A Subdivision was approved at the same time and has since been recorded in Probate Court, with the requisite seven (7) copies submitted to Planning & Zoning.

The applicant states:

Email notifications regarding application were being sent to co-worker that has become very ill and has not been working for several months.

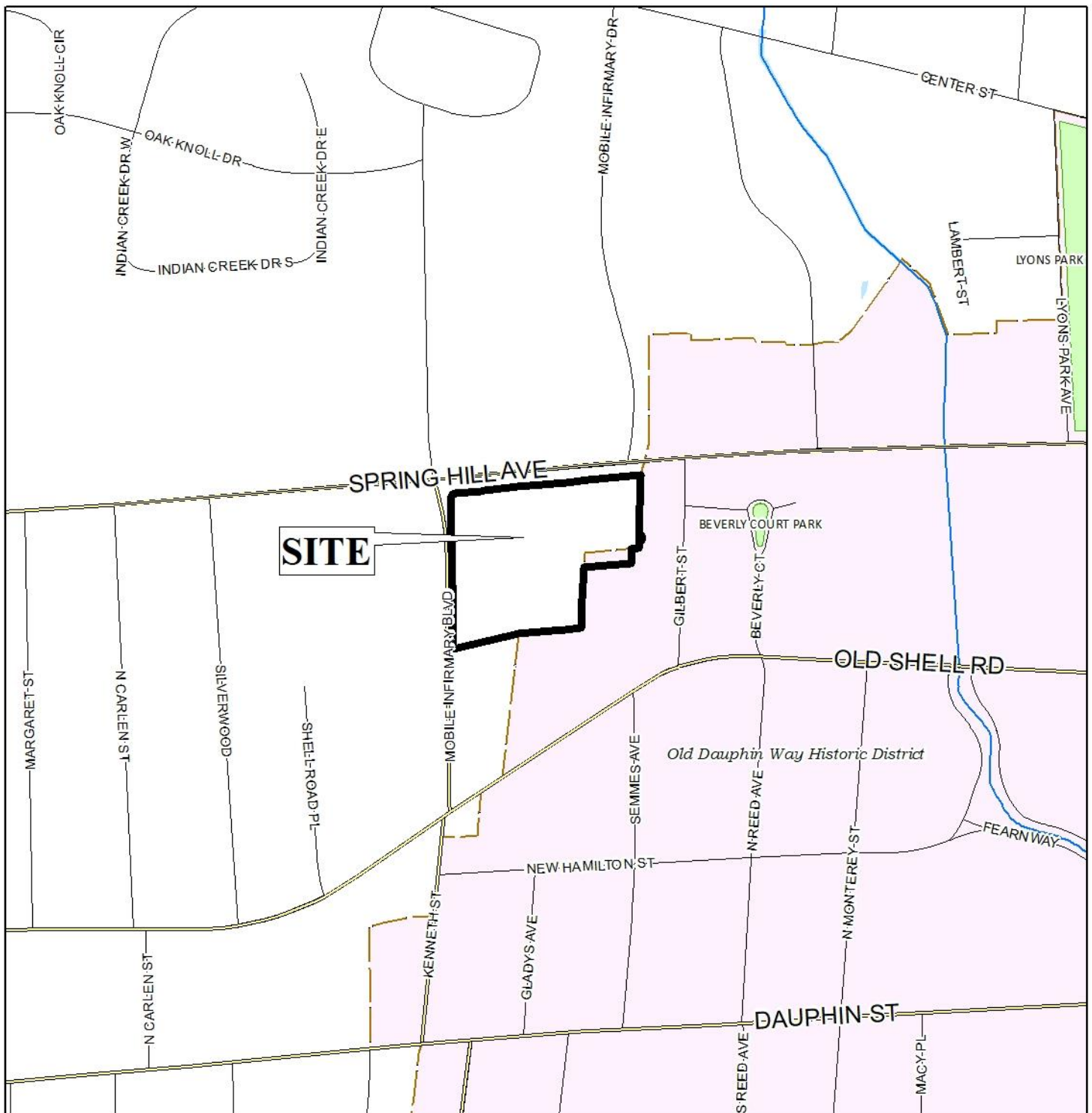
There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved, nor have there been any changes to the Zoning Ordinance which would affect the previous approval.

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

In order for any concerns to be considered by the Planning Commission you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Wednesday, October 20th, before the meeting, in order to be considered by the Commission.

If you wish to participate in the meeting, you must email planning@cityofmobile.org by 2:00 PM on Wednesday, October 20th, before the meeting. In accordance with Planning Commission by-laws, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.

LOCATOR MAP



APPLICATION NUMBER 2 DATE October 21, 2021

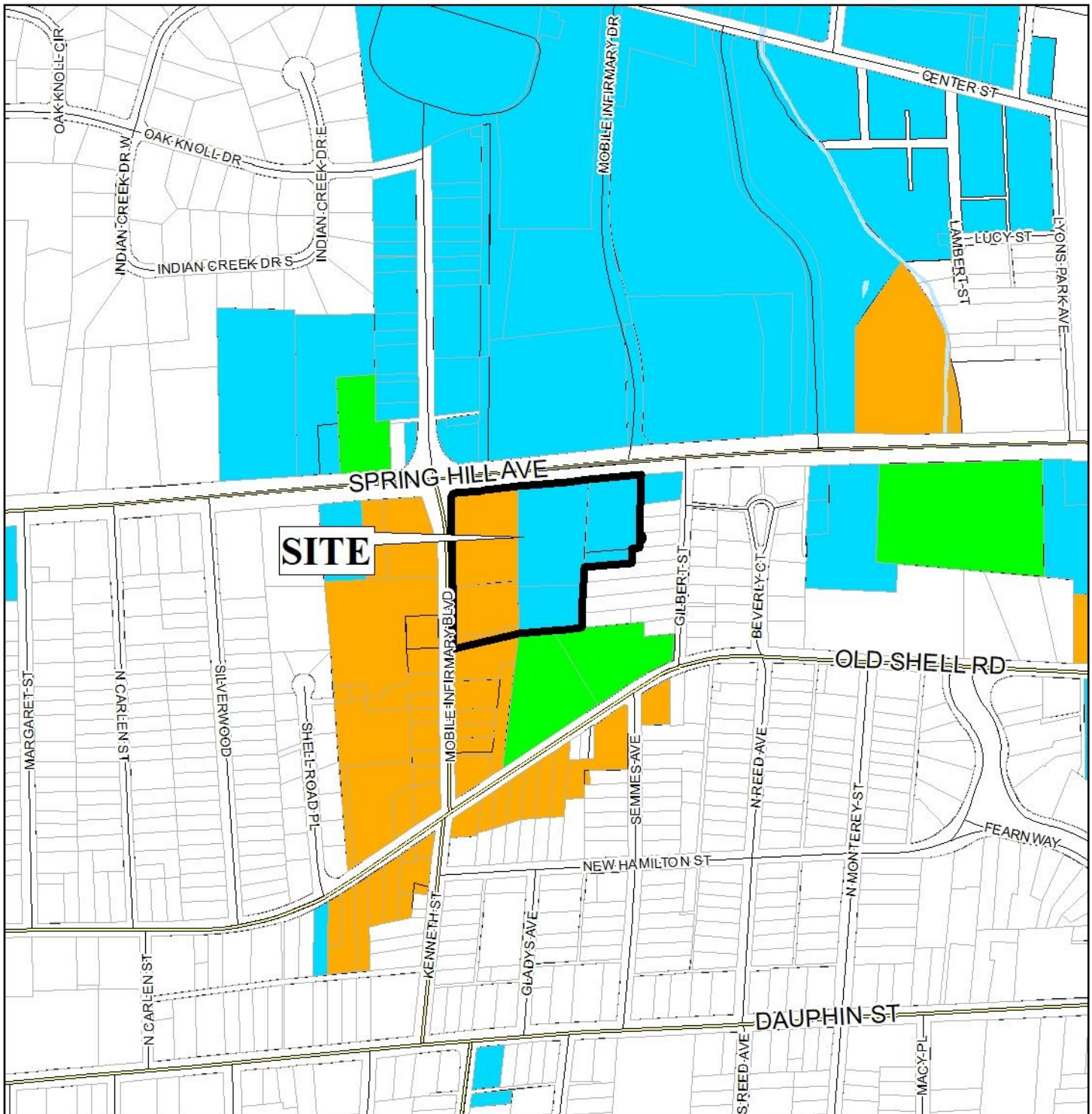
APPLICANT IHS Medical Park Subdivision, Phase 2

REQUEST Planned Unit Development



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LOCATOR ZONING MAP



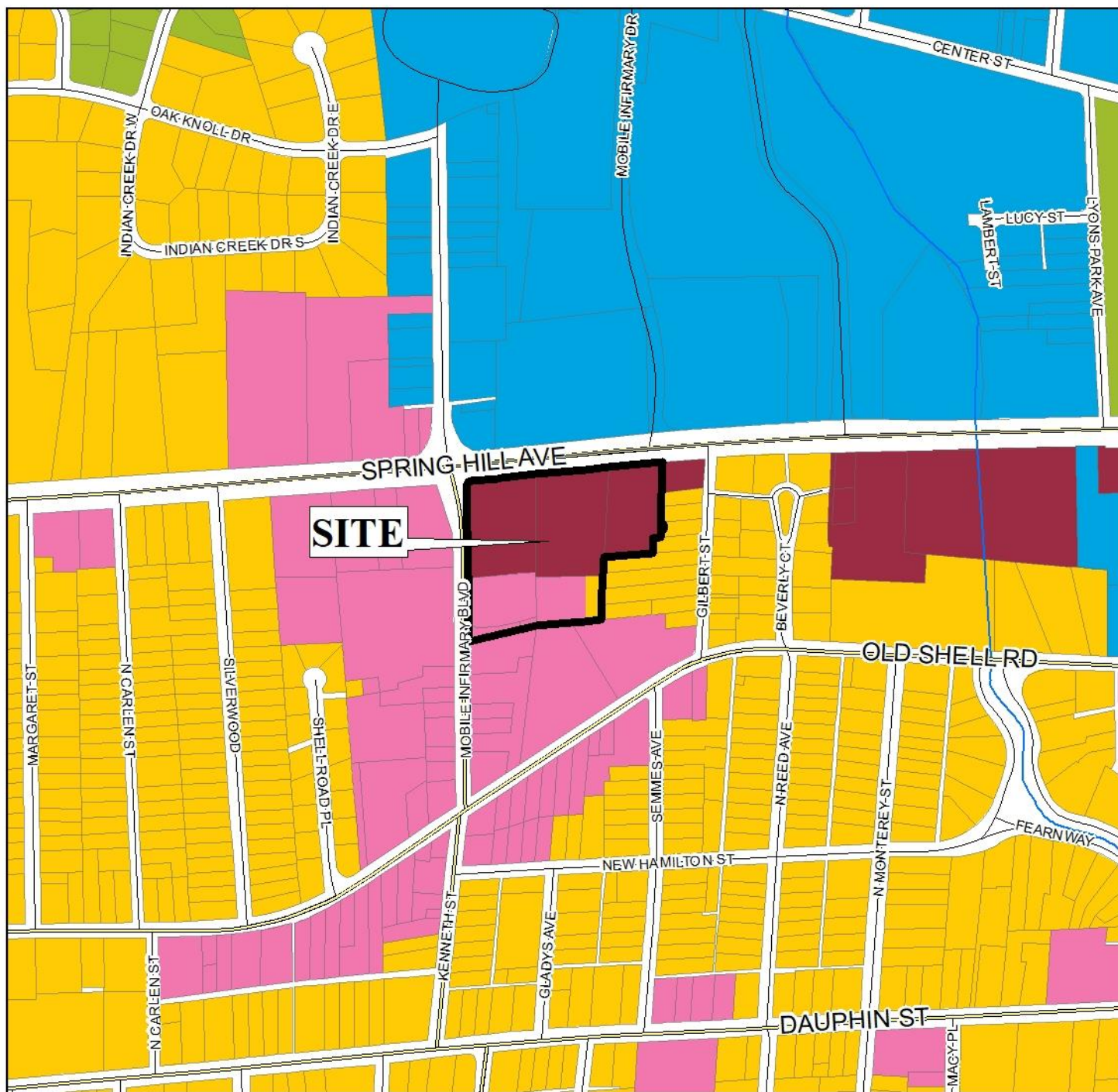
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FLUM LOCATOR MAP



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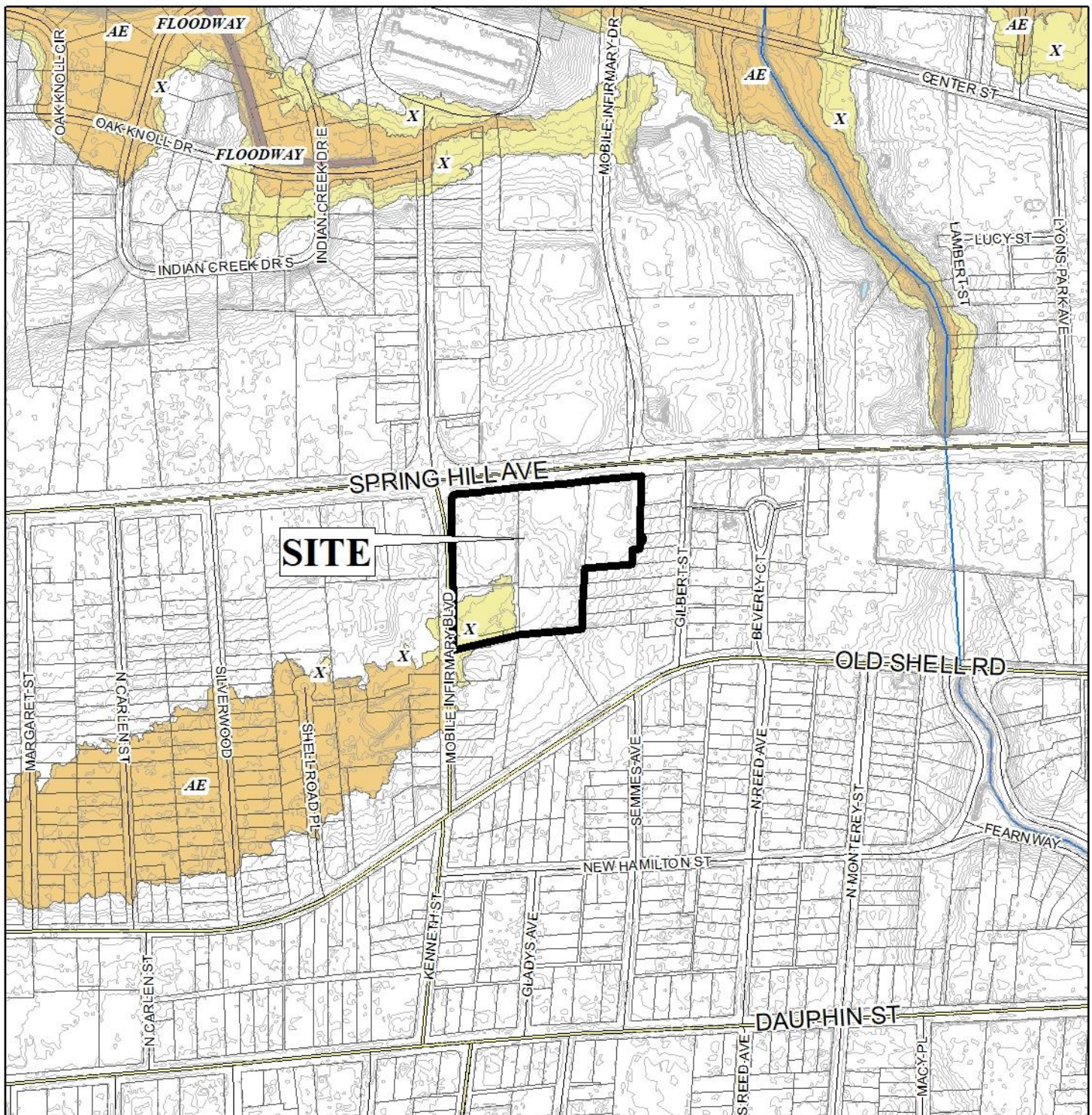
REQUEST _____ Subdivision, PUD

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



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ENVIRONMENTAL LOCATOR MAP



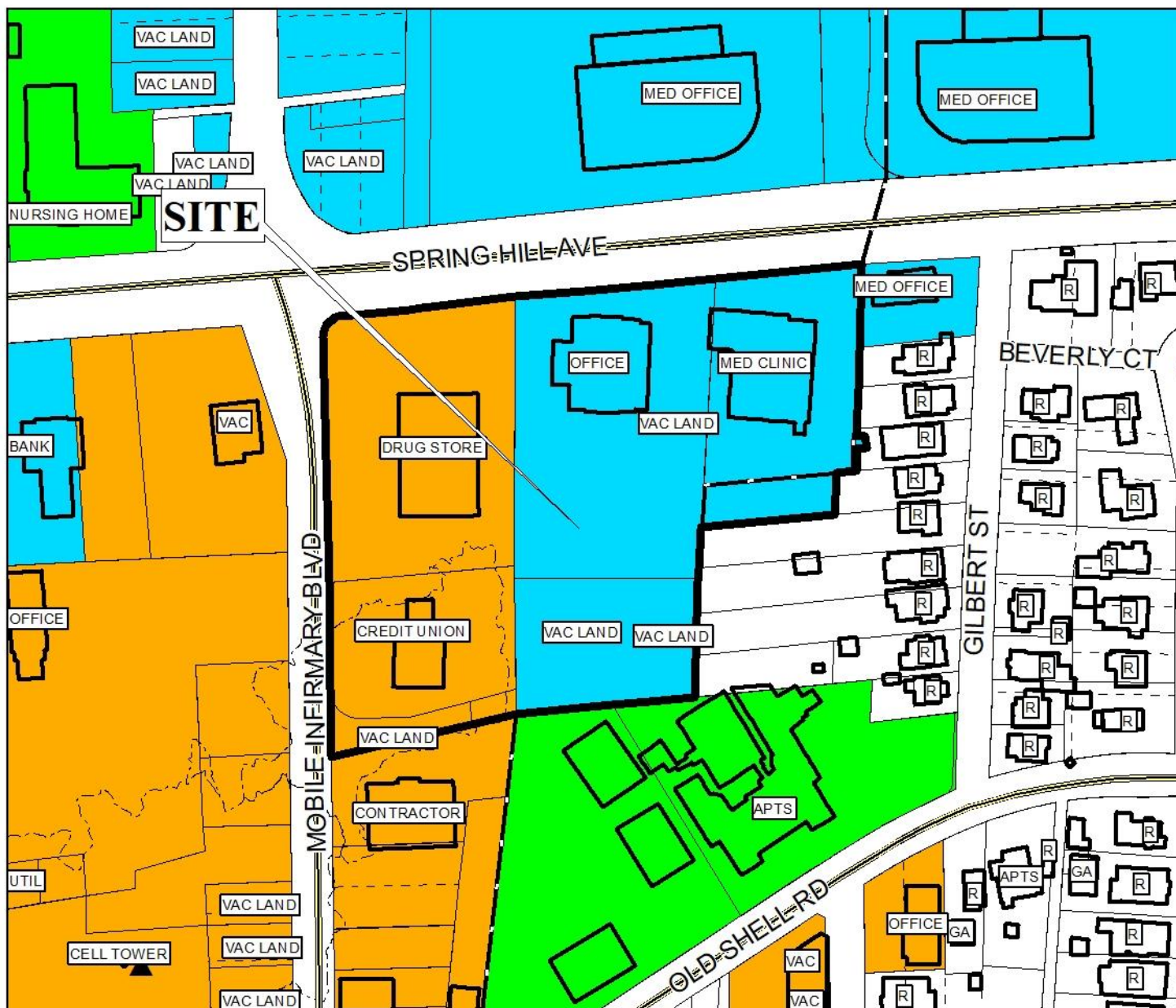
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REQUEST Subdivision, PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the west and north, and residential units to the east.

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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 commercial units to the west and north, and residential units to the east.

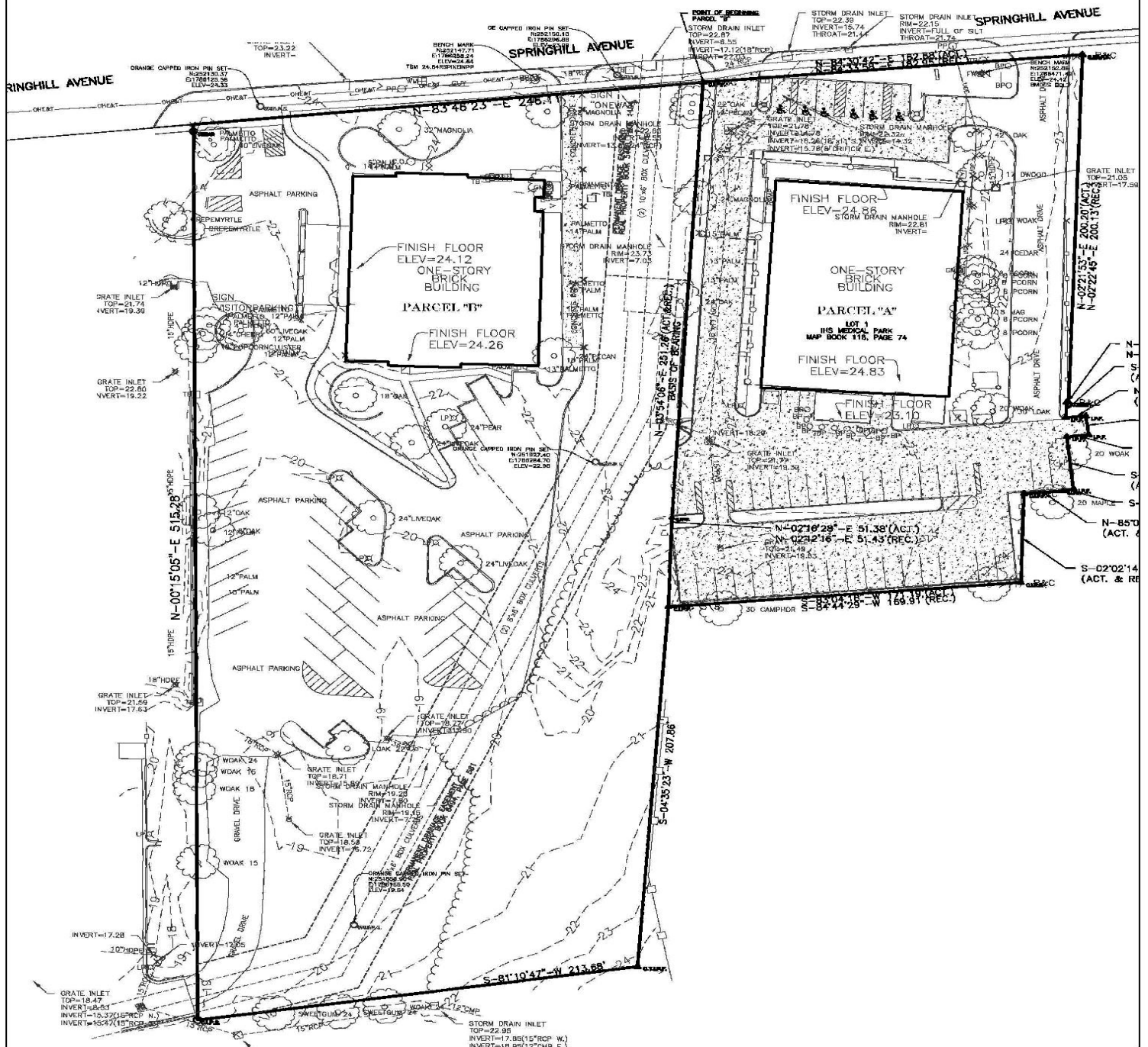
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EXISTING SITE PLAN



The site plan illustrates the existing buildings, parking, drives, and easement.

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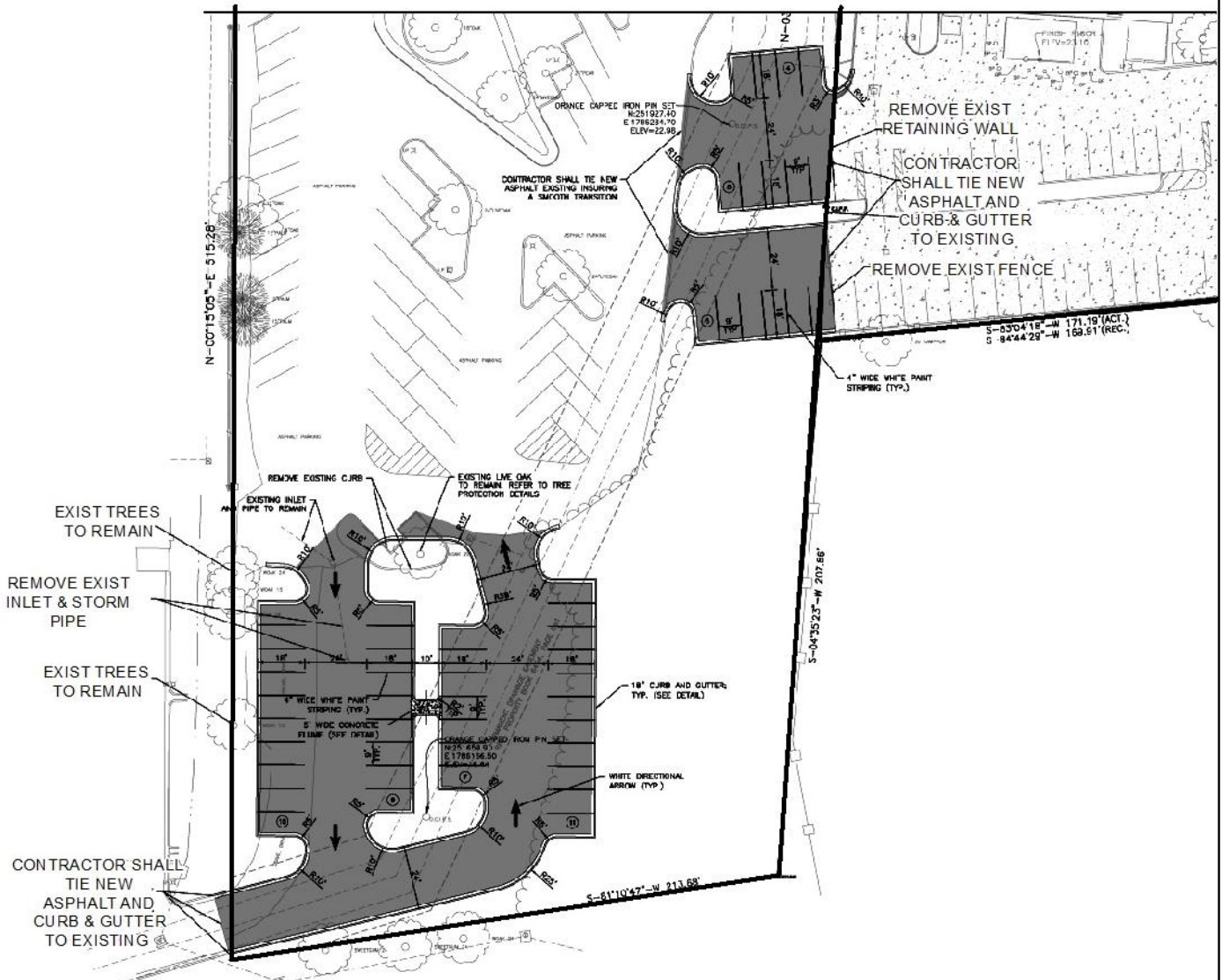
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PROPOSED SITE PLAN



The site plan illustrates the existing parking, and proposed parking expansion.

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REQUEST _____ Planned Unit Development

