

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 4, 2011****DEVELOPMENT NAME**

Nick Catranis & Louis Ladas

LOCATION3762-3766 Airport Boulevard
(North side of Airport Boulevard Service Road, 102'± East
of Lleyn Avenue)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 1.4 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
additional parking spaces to accommodate a restaurant.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY
COMMENTS**

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).

Infill planning of two additional Crape Myrtle Trees along Airport Boulevard Service Road to match three exist Crape Myrtle Trees previously planted in front of the Hellinic Investments in 2004.

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow additional parking spaces to accommodate a restaurant.

A PUD for the site was originally approved by the Planning Commission at its January 8, 2004 meeting, and was accompanied by an application for a one lot subdivision. The PUD application was required because the site shares internal circulation with the strip center to the East.

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. PUD approval is *site plan specific*, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The application at hand is required because the property owner wishes to add a restaurant tenant within the existing development, and as six (6) additional parking spaces must be provided, the site plan must correspondingly be modified.

Also on the August 4, 2011 Planning Commission agenda is a PUD and Subdivision application for the strip center immediately to the East of the site (cases # 17 & 18, Llanfair Place Subdivision); those applications include a complete redevelopment of the site. As the site at hand and the Llanfair Place site are being modified, and as each site shares circulation with each other (and the Llanfair site with the adjacent recently constructed Rooms To Go), the separate PUD applications should be combined into one application addressing all the sites as a single development.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Withdrawal, so that this site can be combined with the proposed Llanfair Place site and the adjacent Rooms To Go site for a new unified application for PUD review.

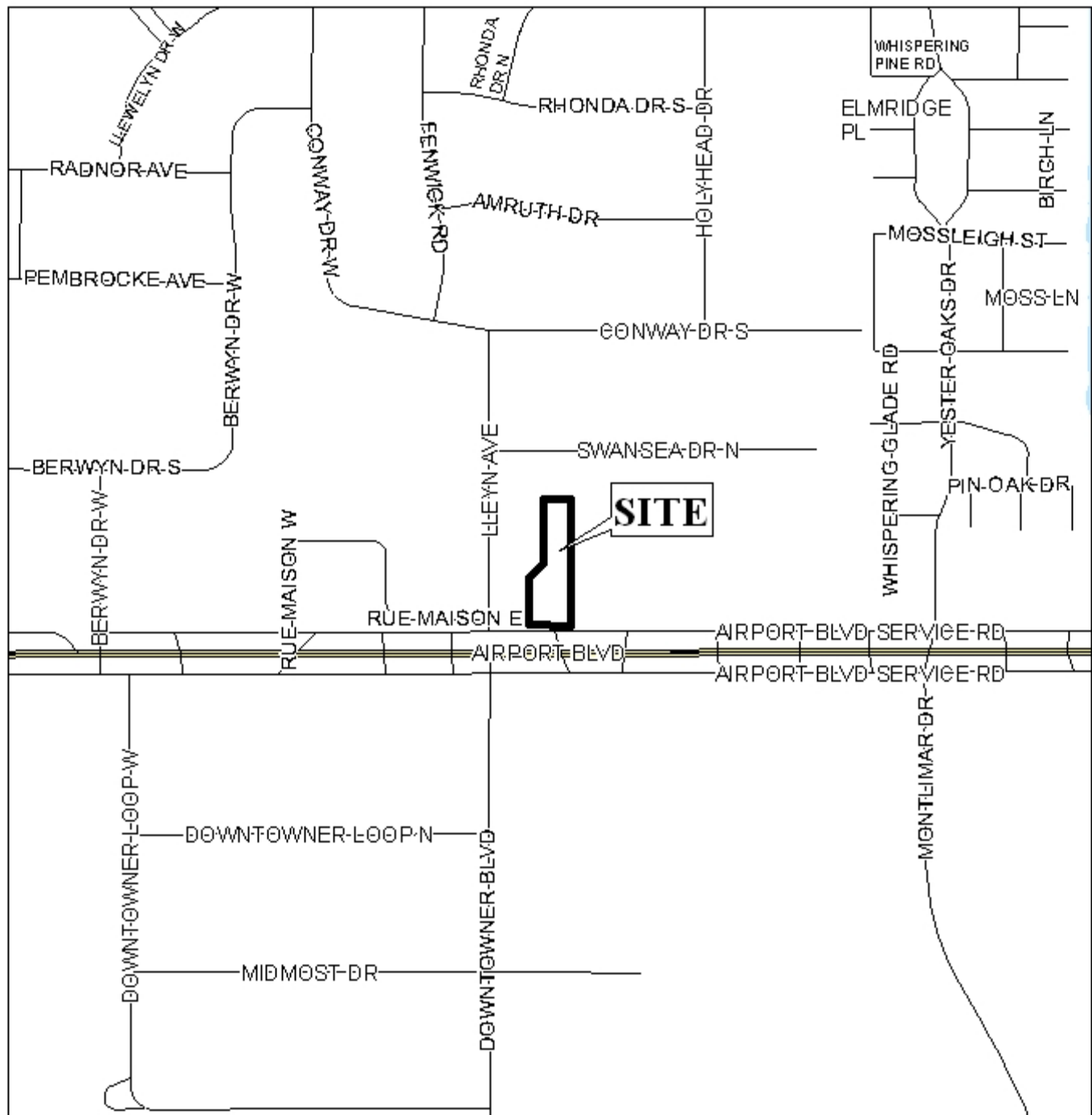
Revised for the September 1, 2011 meeting:

The application was heldover from the August 4, 2011 meeting by the Planning Commission. No additional information was submitted by the applicant, however, the PUD application for the Llanfair Place site was expanded to include this site, as requested by staff.

RECOMMENDATION

Planned Unit Development: *Based upon the preceding, this application is recommended for Withdrawal.*

LOCATOR MAP



APPLICATION NUMBER 2 DATE September 1, 2011

APPLICANT Nick Catranis & Louis Ladas

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in a shopping center with single family residential units to the west and north.

APPLICATION NUMBER 2 DATE September 1, 2011

APPLICANT Nick Catranis & Louis Ladas

REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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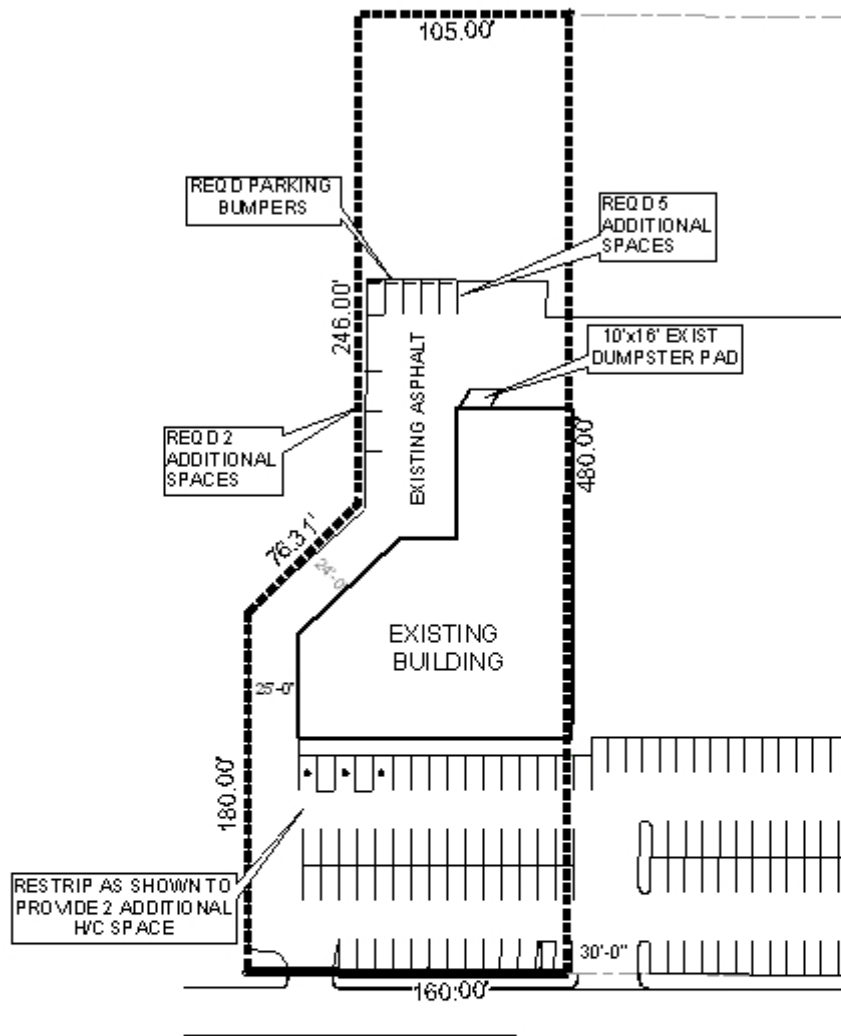
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SITE PLAN



The building, parking, and drives are illustrated in the site plan.

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N
 NTS