

LADD-PEEBLES STADIUM SUBDIVISION

This is a request for a one-year extension of a previously approved 2-lot, 43.1± acre subdivision. The subdivision is located at the Southeast corner of Virginia Street and Lott Street, extending to the North side of Dublin Street East, in Council District 2.

This is the first extension request since the subdivision was tentatively approved at the Planning Commission's June 18, 2015 meeting. An associated Planned Unit Development to allow shared access between two building sites and a Planning Approval to allow a cell tower in a B-3, Community Business District, were approved in conjunction with the Subdivision. Height, Setback, Parking Surface and Tree Planting Variance requests for the proposed tower were recommended for approval to the Board of Zoning Adjustment, but, due to public opposition at the Board's July, 2015 meeting, the Variance requests were denied. The applicant subsequently filed an appeal of the Board's decision in U.S. District Court for the Southern District of Alabama. The appeal was granted July 8, 2016 and over-turned the Board's denial of the requested Variances.

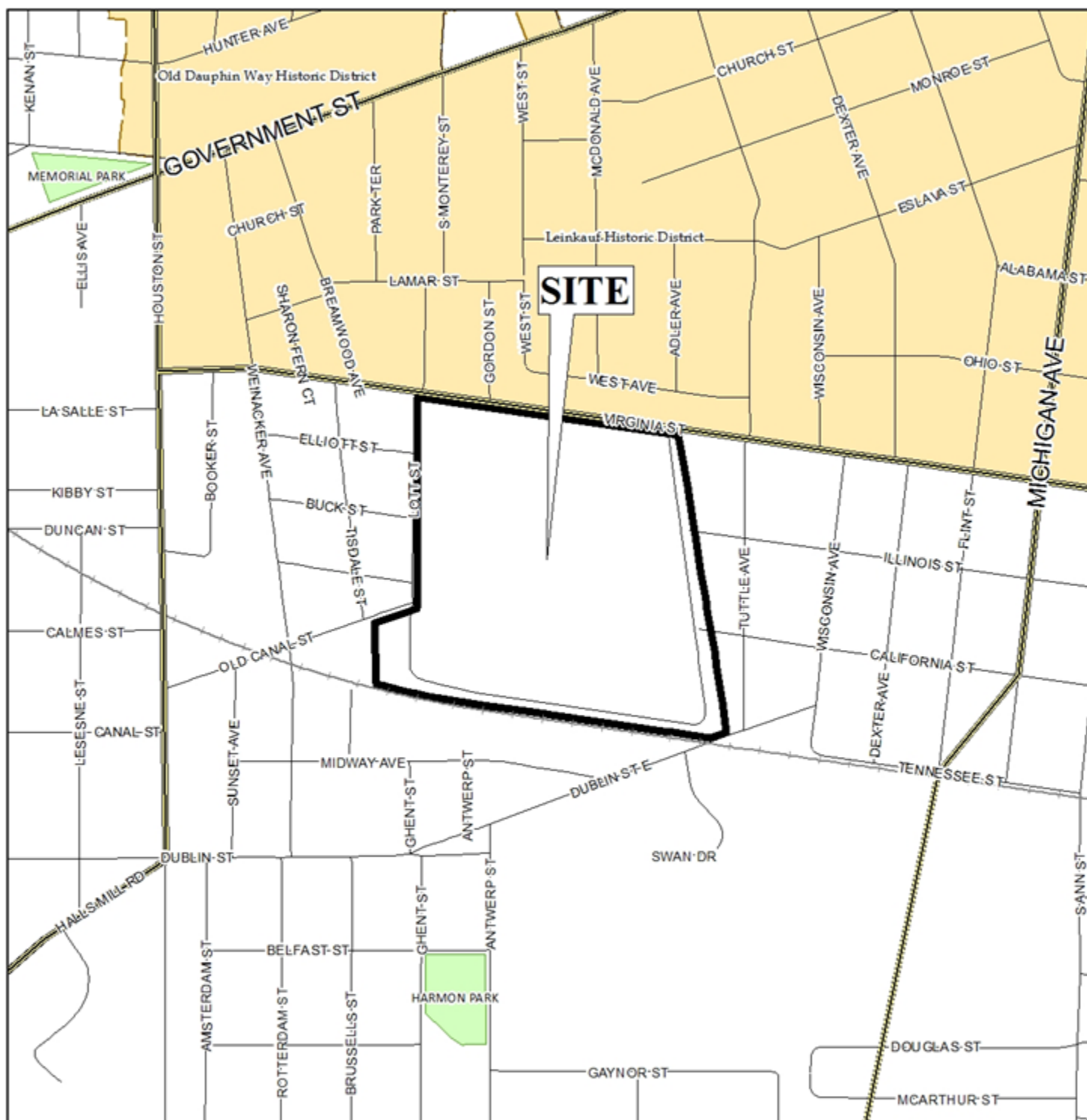
It should be noted that, ordinarily, an approved Subdivision expires one year from approval if the Final Plat has not been signed and recorded in Probate Court. However, in this instance, due to the pending legal appeal, no action was taken on finalizing the Subdivision. Now that the court actions have been completed, the applicant proposes to complete the Subdivision process.

There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved, nor have changes to the Regulations affected the previous approval.

RECOMMENDATION

Based on the preceding, it is recommended that the request for a one-year extension be approved.

LOCATOR MAP



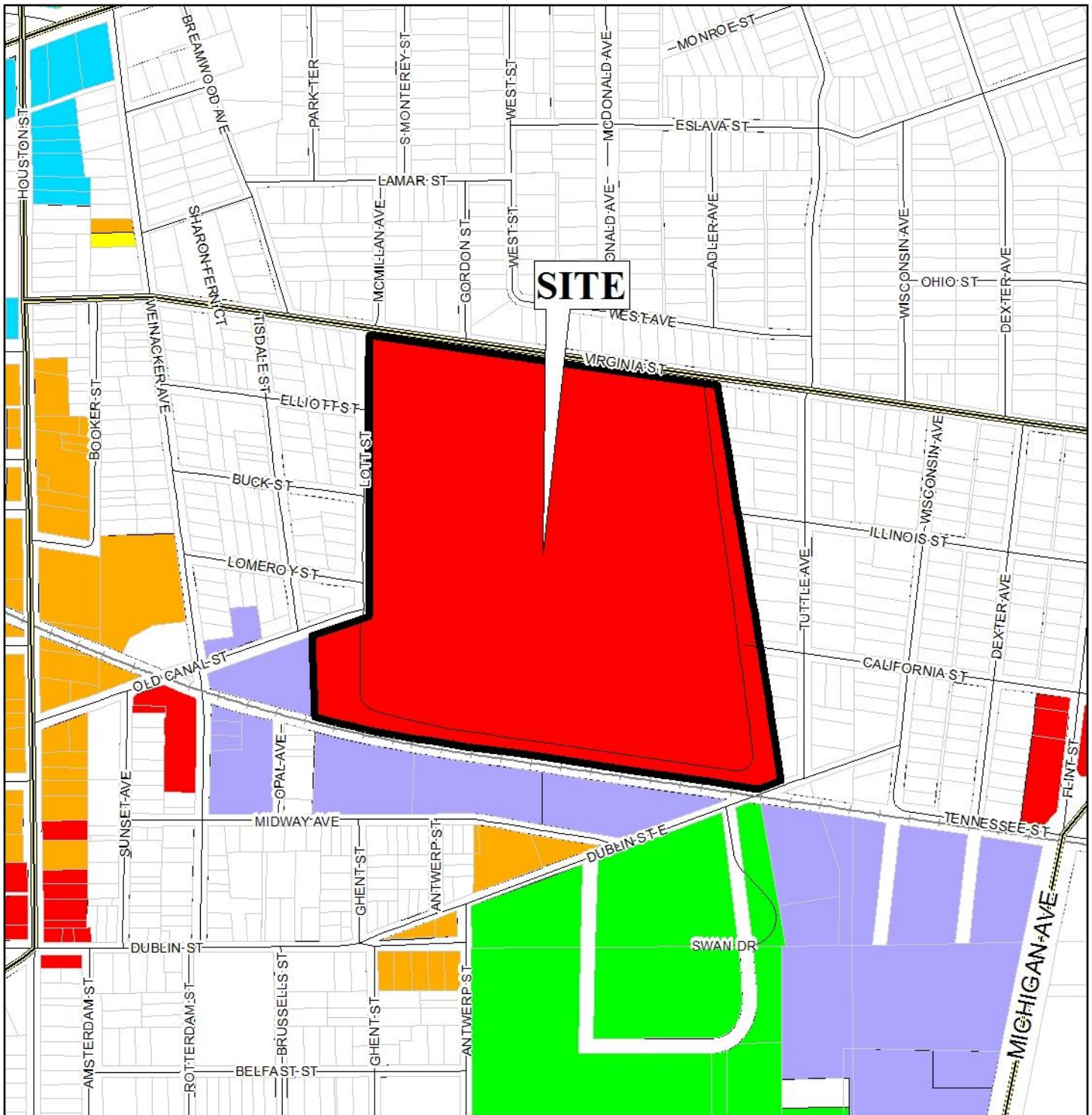
APPLICATION NUMBER 3 DATE October 20, 2016

APPLICANT Ladd Peebles Stadium Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



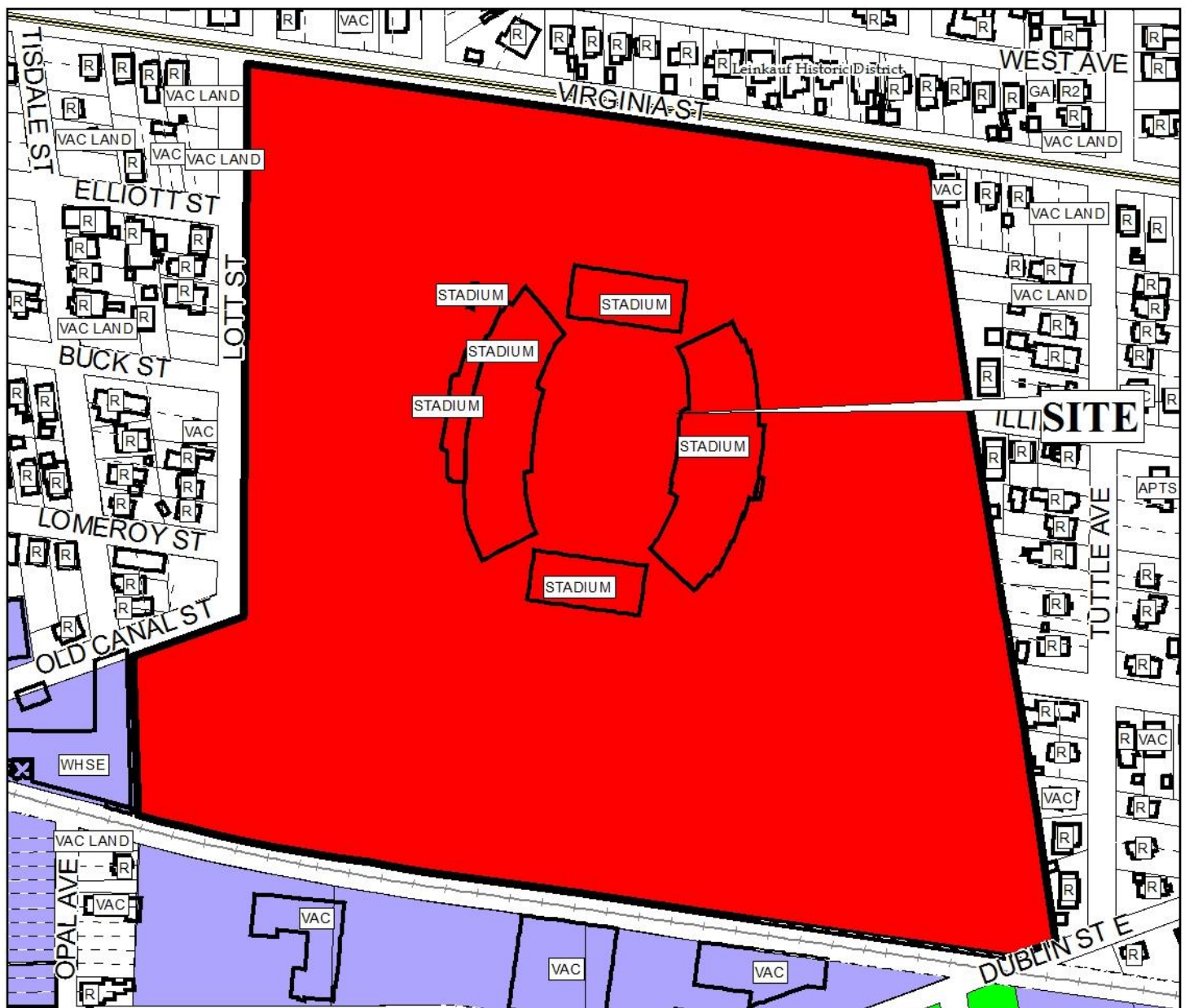
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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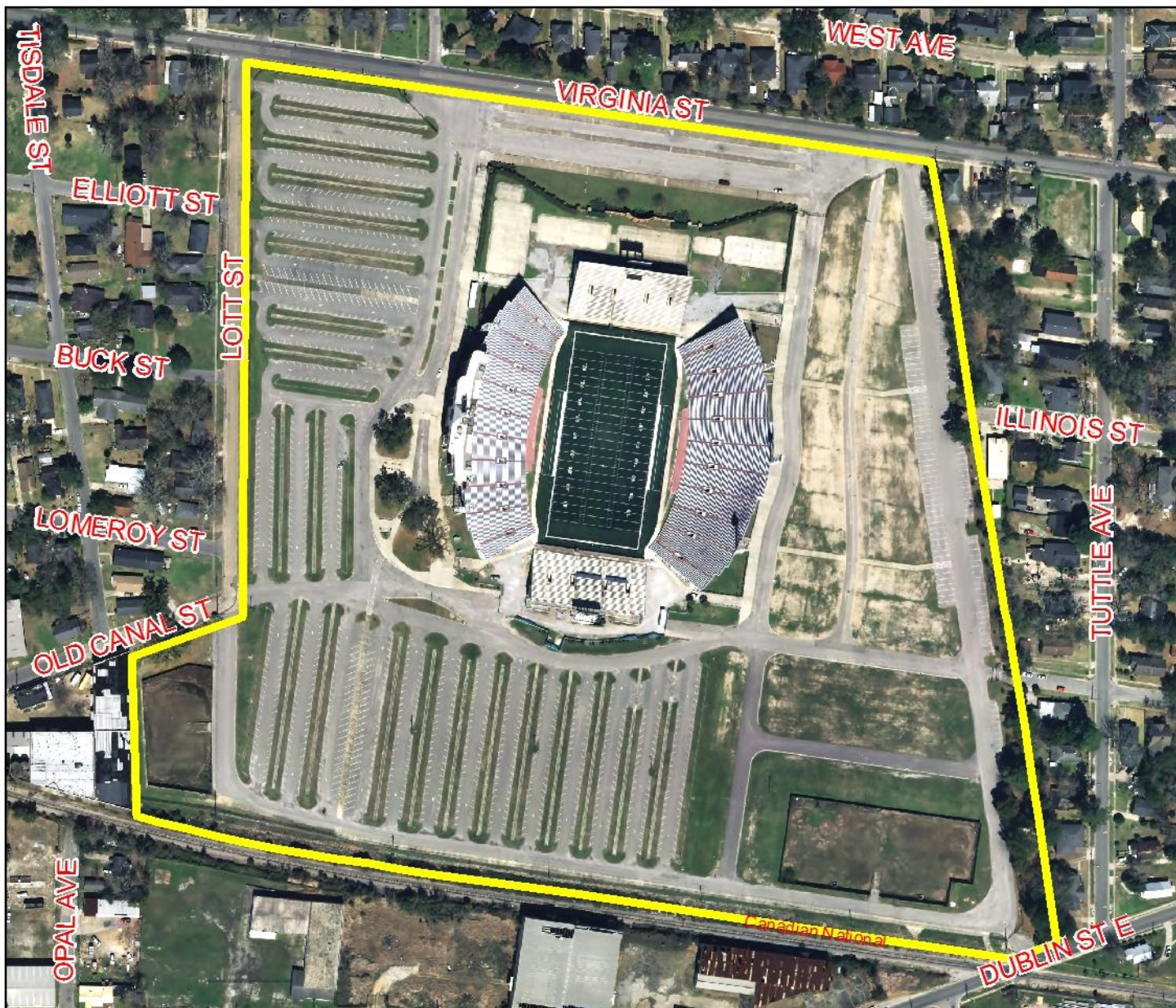
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

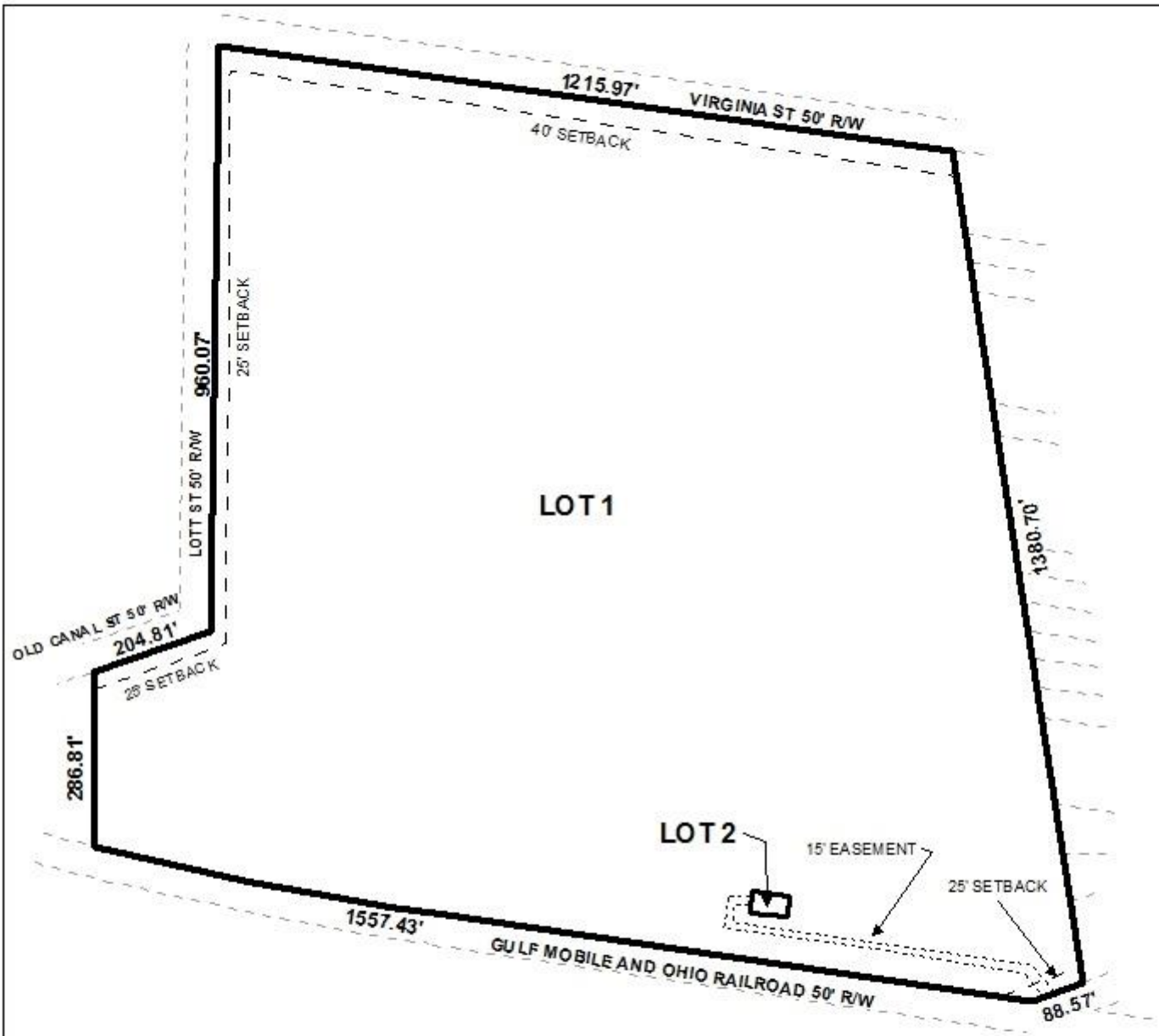
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SITE PLAN



The site plan illustrates the proposed lots, and easement, and setbacks.

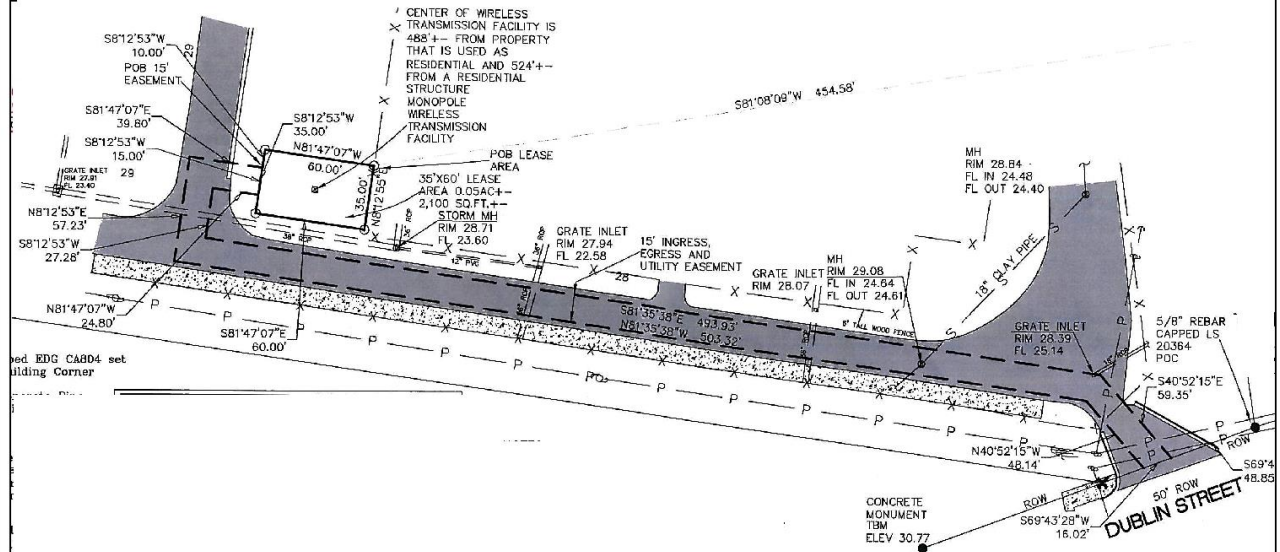
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DETAIL SITE PLAN



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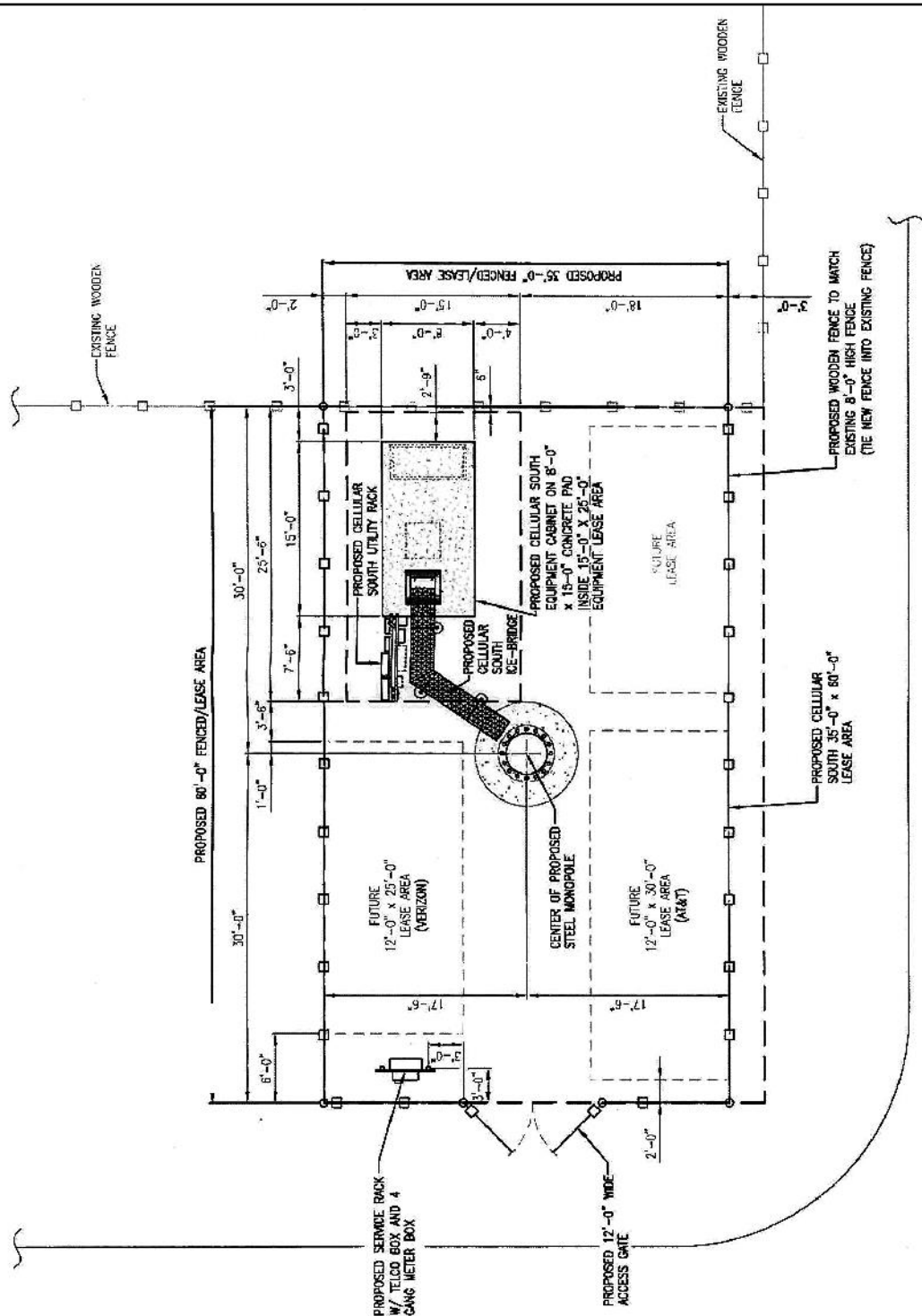
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DETAIL SITE PLAN



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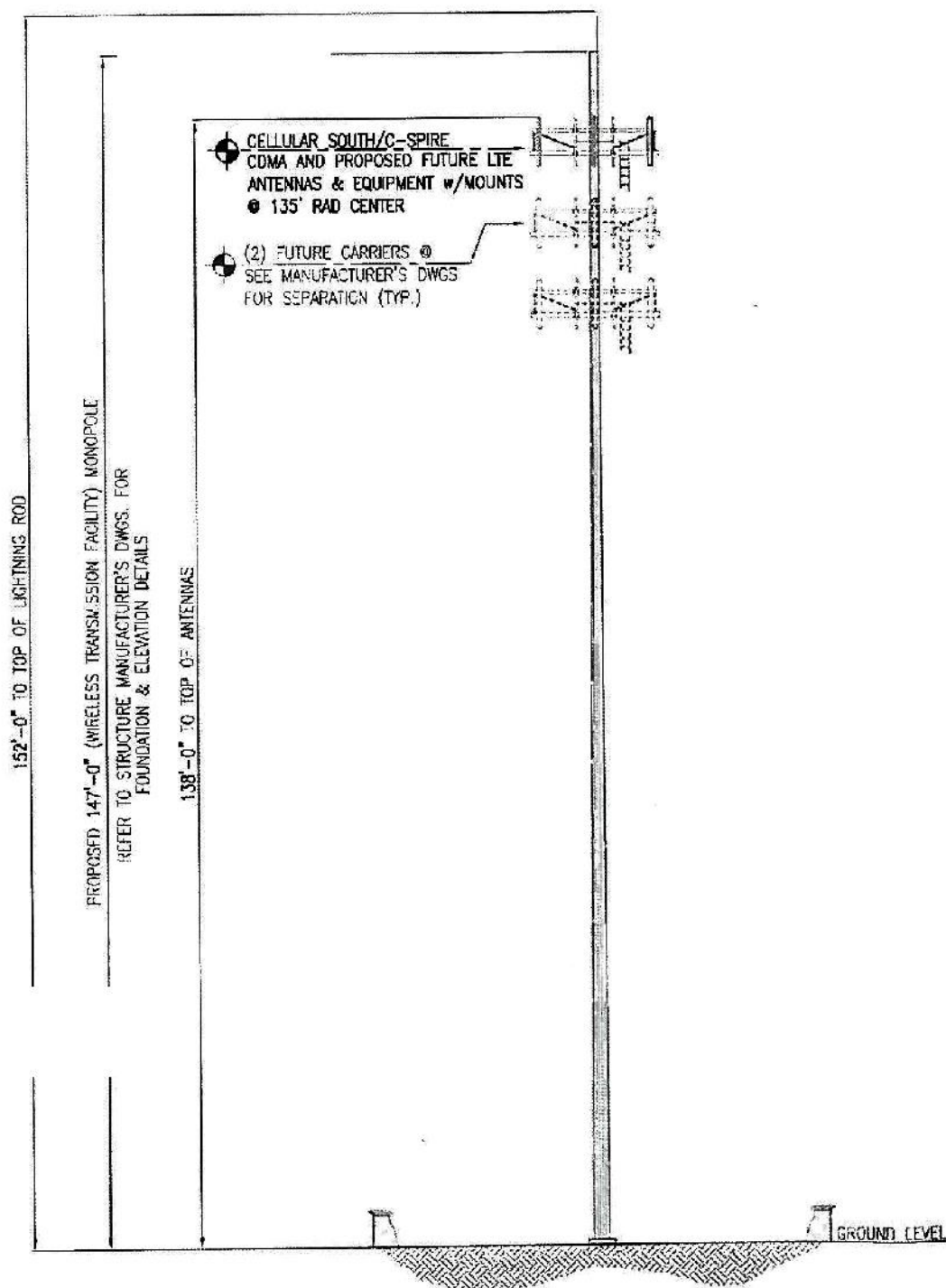
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DETAIL SITE PLAN



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