

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: May 20, 2004

APPLICANT NAME

Gulf Health Properties, Inc

**DEVELOPMENT/
SUBDIVISION NAME**

Coleman Cox Street Subdivision

LOCATION

201 Cox Street
(Northwest corner of Cox Street and Center Street)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

0.8± Acre 1 Lot

CONTEMPLATED USE

Child Day Care Center with Multiple Buildings on a
Single-Building Site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

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

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways should be widened to twenty-four feet and parking should be arranged to allow two way traffic flows.

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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing to locate a second structure on the site and to use the site as a child day care facility. The Zoning Ordinance allows day care facilities in B-1 districts with Planning Approval, and requires Planned Unit Development (PUD) approval to allow multiple buildings on a single lot or building site.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

The site is located in an area that is developed predominately with medical offices and a hospital. The location of a day care facility in this area would be compatible with the surrounding uses and would provide needed services to employees of these neighboring uses.

The primary access to the site is via drives from Center Street and Cox Street that serve a parking lot located at the corner. A secondary parking facility is located at the North end of the site with access to Cox Street. There are several points of concern relating to this secondary parking facility. This facility will be significantly impacted by the location of the new building on the site; the circulation pattern will be blocked and use of the second drive will no longer be possible. Vehicles will have to either back out of the parking facility into the right-of-way, or attempt to turn around within the site and then exit via a one-way-in drive.

Based on the site plan, it appears that there is adequate area for a parking facility that fully complies with Zoning Ordinance to be provided. To accomplish this additional paving and widening of the curb cut to allow two-way traffic would be required. Additionally, as indicated above, there is a curb cut and portions of existing paving that will no longer be useable and should therefore be removed.

The site is located at the intersection of Cox Street and Center Street; therefore, a 25' radius should be provided.

With regard to the proposed subdivision, the lot configuration meets the minimum requirements of the Subdivision Regulations. However, the site consists of portions of several lots, the remainder of which have either been incorporated into what is now the University of South Alabama Women's and Children's Hospital or is part of another medical facility owned by USA. While the parcels may not have existed prior to the adoption of the Subdivision Regulations, they appear to have been in this configuration for over 40 years.

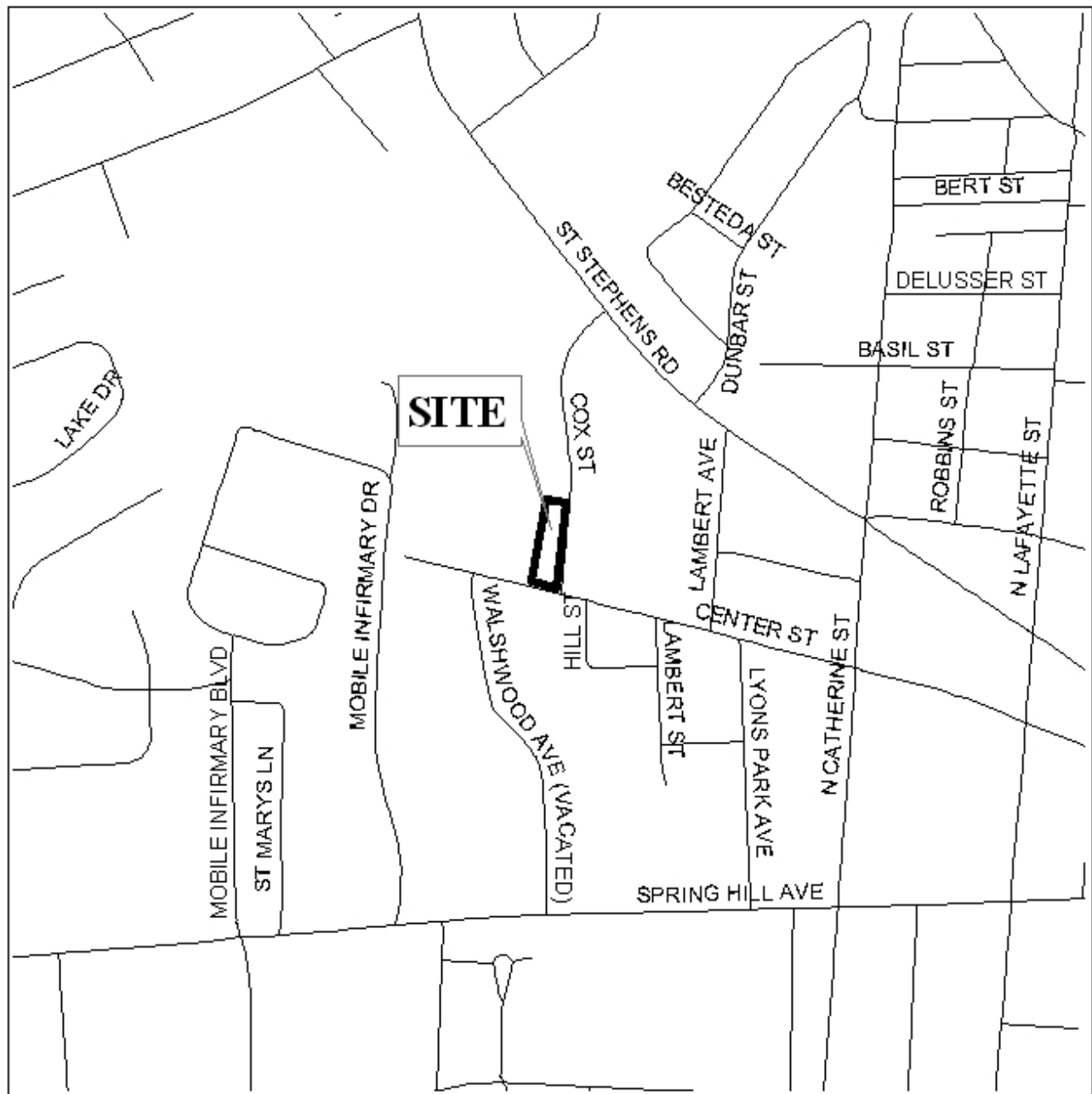
RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) limited to the site plan submitted, as required to be revised by these approvals; 2) reconfiguration of the North parking facility to provide for two-way circulation and drive; 3) removal of all paved areas that will no longer be part of the active parking and circulation facilities; 4) elimination of any inactive curb cuts, including removal of paved surfaces and installation of fill and landscape materials; 5) completion of the subdivision process; and 6) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) limited to the site plan submitted, as required to be revised by these approvals; 2) reconfiguration of the North parking facility to provide for two-way circulation and drive; 3) removal of all paved areas that will no longer be part of the active parking and circulation facilities; 4) elimination of any inactive curb cuts, including removal of paved surfaces and installation of fill and landscape materials; 5) completion of the subdivision process; and 6) full compliance with all municipal codes and ordinances.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of a 25' radius at the intersection of Cox Street and Center Street; 2) elimination of any inactive curb cuts, including removal of paved surfaces and installation of fill and landscape materials; and 3) placement of the required 25' minimum building setback line along all street frontages.

LOCATOR MAP

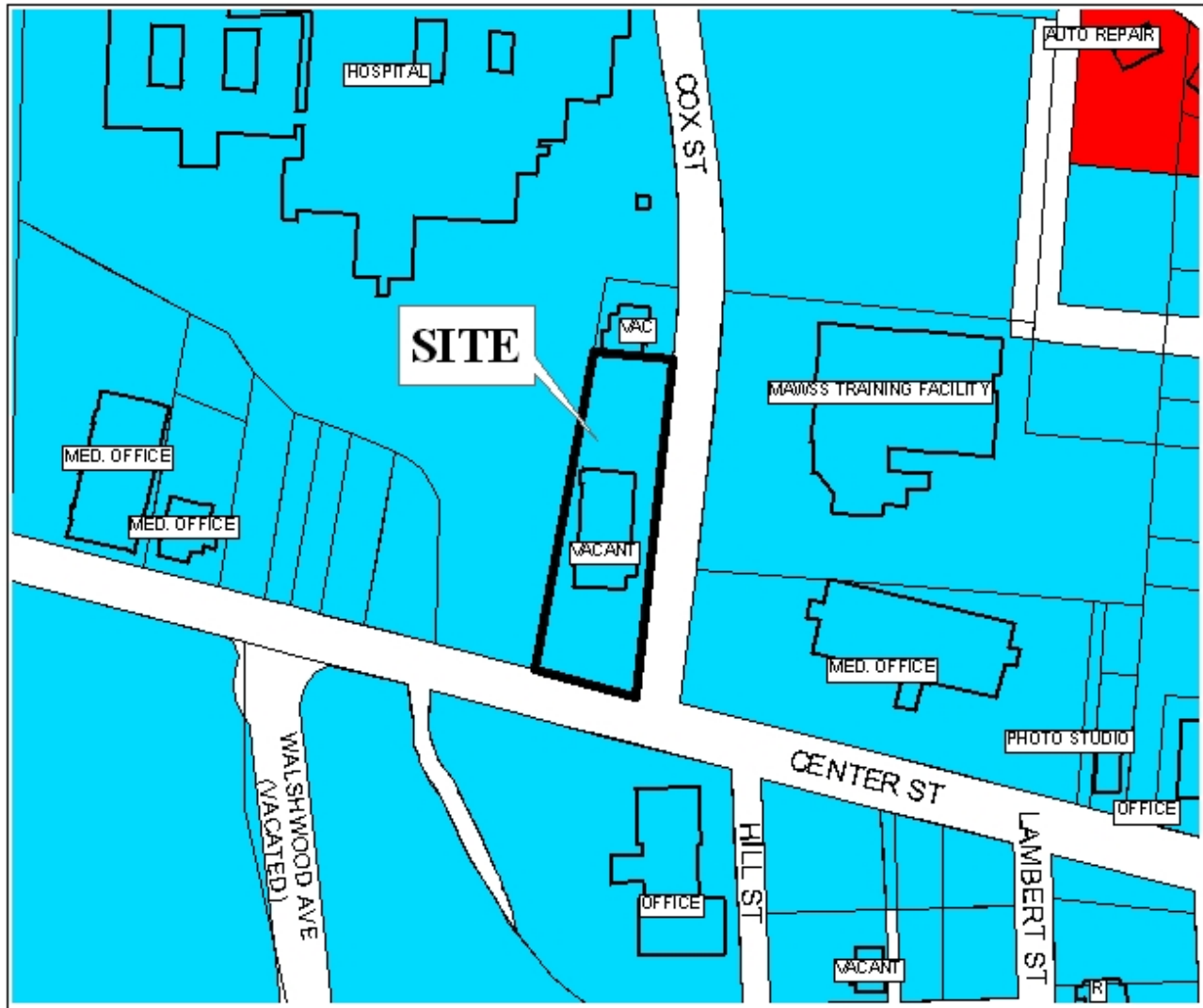


APPLICATION NUMBER 3 & 4 & 5 DATE May 20, 2004
APPLICANT GulfHealth Properties, Inc.
REQUEST Rezoning, Planning Approval, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous offices, with a single family residential dwelling located to the North.

N

APPLICATION NUMBER 1 & 2 DATE April 15, 2004

APPLICANT GulfHealth Properties, Inc.

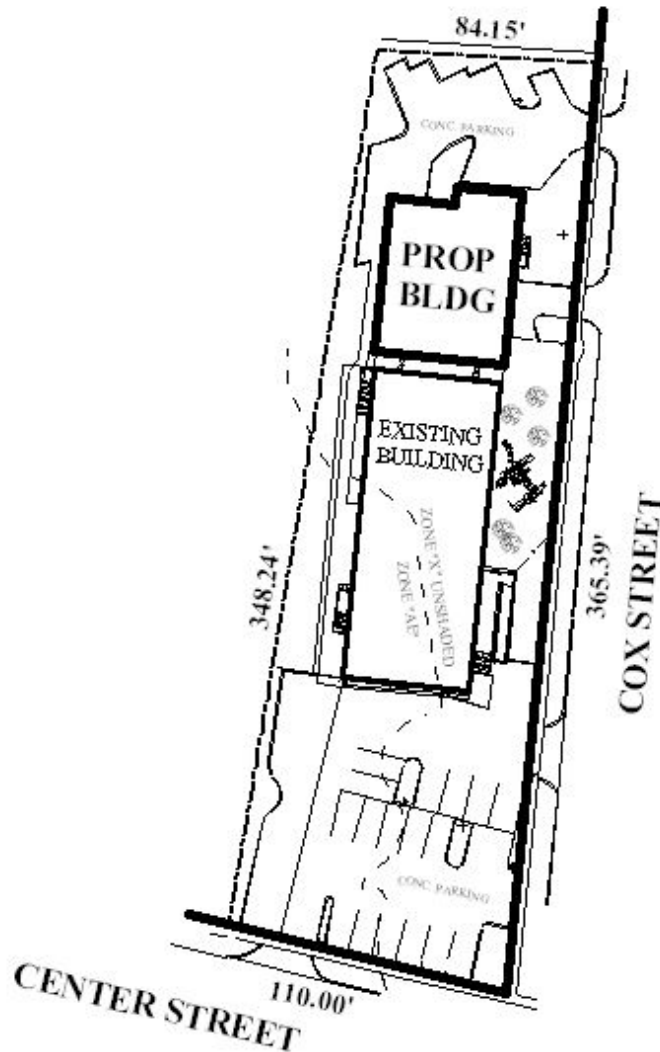
REQUEST Rezoning, Planning Approval, Subdivision

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

 NTS

SITE PLAN



The site is located on the Northwest corner of Cox Street and Center Street. The plan illustrates the existing building and parking.

APPLICATION NUMBER 3 & 4 & 5 DATE May 20, 2004
 APPLICANT GulfHealth Properties, Inc.
 USE/REQUEST Planning Approval, PUD, Subdivision



NTS