

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT STAFF REPORT****Date: January 23, 2020****APPLICANT NAME**

Asarisi & Associates LLC

SUBDIVISION NAME

Cottage Square Subdivision

LOCATION5001 & 5009 Cottage Hill Road
(Southwest corner of Cottage Hill Road and North
Demetropolis Road).**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONINGR-1, Single Family Residential District, and B-2,
Neighborhood Business District**PROPOSED ZONING**

B-2, Neighborhood Business District

AREA OF PROPERTY

2 Lots / 1.0± Acre

CONTEMPLATED USE

Subdivision approval to create two legal lots of record, Planned Unit Development Approval to allow shared parking between two lots, and Rezoning from R-1, Single Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified.

**ENGINEERING
COMMENTS**

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes,

- legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Check the south line of proposed LOT 2. It appears that there may need to be an additional bearing and distance to the existing monument shown to be located on that line.
 - C. Provide the Surveyor's Certificate and Signature.
 - D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
 - E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Land Disturbance Permit application
 - F. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
 - G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
 - H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
 - I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Planned Unit Development:

1. Revise PUD NOTE #1 – Delete “ANY INCREASE IN IMPERVIOUS AREA IN EXCESS OF 4,000 SQUARE FEET WILL REQUIRE DETENTION.”
2. Retain CITY COMPLIANCE NOTES #2 - #6, as shown on the COTTAGE SQUARE PUD drawing C1.

Rezoning: No comments.

TRAFFIC ENGINEERING
COMMENTS

Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

FIRE DEPARTMENT**COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

REMARKS

The applicant is requesting Subdivision Approval to create two legal lots of record from two existing metes-and-bounds parcels, Planned Unit Development Approval to allow shared parking between two lots, and Rezoning from R-1, Single Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

The site has been given a Neighborhood Center (NC) land use designation, per the adopted Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- NC should support a limited amount of commercial employment
- NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- The residential density in NC designations –ranging from 4 to 10 dwelling units per acre — must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- NC in suburban contexts: These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Planned Unit Development (PUD) 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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient

site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is **site-plan specific**, thus any changes to the site plan or Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

Regarding rezoning, Section 64-9. of the Zoning Ordinance states that the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The subject site is located adjacent to a shopping center zoned B-2 to the South and West. To the East across North Demetropolis Road is R-1 zoning used as a church, and to the North across Cottage Hill Road is R-1 zoning in use as a single-family residential subdivision.

The preliminary Subdivision plat illustrates the proposed 2-lot, 1.0± acre subdivision located at the Southwest corner of Cottage Hill Road and North Demetropolis Road, in Council District 4. The applicant states that the property is served by public water and sanitary sewer.

The site has frontage on Cottage Hill Road and North Demetropolis Road. Cottage Hill Road is a component of the Major Street Plan with a planned 100-foot right-of-way. The preliminary plat indicates that dedication is proposed to provide 50 feet from the centerline of Cottage Hill Road, and this should be retained on the Final Plat and PUD site plan, if approved. Also indicated is a radius curve dedication at the intersection of Cottage Hill Road and North Demetropolis Road; however, the radius of the curve is not indicated. Therefore, the plat and site plan should be revised to indicate that the radius curve dedication is at least 25 feet. North Demetropolis Road is a minor street with a current 80' right-of-way; therefore, no dedication would be required along North Demetropolis Road. No minimum building setback line is indicated along the street frontages. Therefore, the plat and site plan should be revised to indicate at least a 25' minimum building setback line along all street frontages as measured from any required dedication.

The proposed lots meet the minimum size requirements of the Subdivision Regulations, and as on the preliminary plat and site plan, the lot size labels should be retained on the Final Plat and site plan, or a table should be furnished on both providing the same information.

As Cottage Hill Road is a major street, access management is a concern. As per the Traffic Engineering comments, the site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in

Section 64-6 of the City's Zoning Ordinance. A note should be required on the Final Plat and PUD site plan stating these comments.

It should be noted that since the site is currently split-zoned and there is an associated Rezoning pending, the Rezoning must be completed before the Subdivision Final Plat can be signed.

Proposed Lot 1 was used as a convenience store with gasoline sales and had two buildings on the site. A demolition permit was obtained to remove all structures, but the smaller building at the South end of the site still remains. It is not proposed to remain in the PUD. Proposed Lot 2 contains an existing dry cleaning establishment. A fuel pump canopy which was on proposed Lot 2 and associated with the convenience store on proposed Lot 1 has been removed.

The site plan for the PUD indicates a proposed building on Lot 1 with two units, both of which are indicated to be used as restaurants. Lot 2 is indicated as retaining the existing building in its current configuration. Access off North Demetropolis Road to Lot 1 is indicated to be toward the South end of the lot and approximately 140' away from the intersection with Cottage Hill Road. Access to Lot 2 from Cottage Hill Road is indicated to be toward the West end of the lot and approximately 200' from the intersection with North Demetropolis Road. Each street access would be two-way. Internal flow for Lot 1 would become one-way toward the North and West around the proposed restaurants, with a one-way drive-thru lane to the North along the East side of the restaurants, and a one-way drive-thru lane heading South along the West side of the restaurants. Internal flow for Lot 2 would be two-way. Access to Lot 2 from Lot 1 would be via the one-way aisle along the North of the lot, and access from Lot 2 to Lot 1 would be via a one-way aisle further South on Lot 2. That aisle would allow traffic to either enter the drive-thru lane behind the restaurants or by-pass the drive-thru lane and exit to North Demetropolis Road, or enter the drive-thru lane on the East side of the restaurants.

Parking calculations on the site plan indicate the minimum 33 spaces required for the restaurants, but for the 2,730 square-foot retail building, 10 parking spaces are required instead of the listed 9 spaces since fractional parking space requirements are rounded up. Therefore, the parking calculations should be revised to indicate 10 spaces required for retail use. The site plan indicates 43 parking spaces are proposed, which would be the absolute minimum required for the over-all site. No access is indicated to the existing restaurant adjacent to the West, but the areas to the East, South and West of the existing building on Lot 2 are indicated as paved, and this area previously had vehicular access around the building and to the adjacent shopping center to the South. A note on the site plan indicates that the access is to be closed, but no indication is illustrated as to how this will be closed. Therefore, the site plan should be revised to illustrate and specify how this access will be closed, and should also indicate the delineation between the landscaped area on the West side and the asphalt area to the rear. In other areas, the site plan indicates cross-access to the shopping center and the existing restaurant are closed via curbing and landscaping.

No public sidewalks within the right-of-way are depicted. Therefore, the site plan should be revised to provide a City-compliant public sidewalk within all street frontage rights-of-way.

Pertaining to landscaping and tree plantings, calculations on the site plan indicate compliance with the landscaping requirements for the overall site. The tree planting calculations indicate 15 frontage trees are required. However, since fractional frontage tree calculations are rounded-down, 14 frontage trees would be required. The perimeter and parking tree requirement calculations are correct. There is only a note on the site plan stating that the site will comply with the tree planting requirements. As the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40' between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings.

If approved, three (3) copies of a revised PUD site plan should be submitted to and approved by Planning and Zoning prior to signing the Final Plat for the Subdivision.

The applicant states the following justification for the rezoning:

The proposed re-zoning of 5001 & 5009 Cottage Hill Road from R-1 to B-2 is to allow the proposed parcels the appropriate zoning for the development.

The proposed re-zoning of 5001 & 5009 Cottage Hill Road from R-1 to B-2 will be to assign the correct zoning for the parcel. The two parcels have operated as businesses for decades and were never re-zoned to a business zone. The re-zoning from R-1 to B-2 will better suit what the parcels have been utilized as for many years now. The proposed parcels will consist of a new restaurant building and the existing clothing cleaners on Lot 2 will remain with a shared parking area.

The Northern portion of each existing parcel is currently zoned R-1, and the Southern portions are currently zoned B-2. Since each parcel is proposed to become a legal lot of record, split zoning will not be allowed on the new lots; thus the need for the Rezoning. The proposed B-2 classification would allow for the proposed new restaurant use on Lot 1, and would also allow for the continued use of the dry cleaning establishment on Lot 2. Thus, it has been demonstrated that the subdivision of land into building sites makes reclassification of the land necessary and desirable.

It should be noted that the legal description provided with the Rezoning application is the proposed legal description of the Subdivision after recording. Since the Subdivision Final Plat cannot be signed until the Rezoning process is complete, a current legal description should be provided to Planning and Zoning prior to further processing of the Rezoning,

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the dedication to provide 50' from the centerline of Cottage Hill Road on the Final Plat;
- 2) revision of the plat to indicate that the radius curve dedication is at least 25' at the intersection of Cottage Hill Road and Demetropolis Road North;
- 3) revision of the plat to illustrate a minimum building setback line of at least 25' along all street frontages as measured from any required frontage dedication;
- 4) retention of the lot size labels, revised for any dedication, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Check the south line of proposed LOT 2. It appears that there may need to be an additional bearing and distance to the existing monument shown to be located on that line. C. Provide the Surveyor's Certificate and Signature. D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Land Disturbance Permit application. F. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments *(Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*

- 8) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).]*;
- 9) submittal to and approval by Planning and Zoning of three (3) copies of a revised PUD site plan prior to signing the Final Plat; and
- 10) completion of the Rezoning process prior to signing the Final Plat.

Planned Unit Development: Staff recommends the following Findings of Facts for Approval for the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) because it allows for traffic flow between multiple building sites;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the proposed uses will allow the site to maximize its ability to be utilized;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a portion of the over-all site will be re-purposed with access to the existing developed portion;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any expansion of site area, and the site will acquire landscaping and tree plantings which were not previously provided; and
- e) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

Based upon the preceding, this application is recommended for approval, subject to the following conditions:

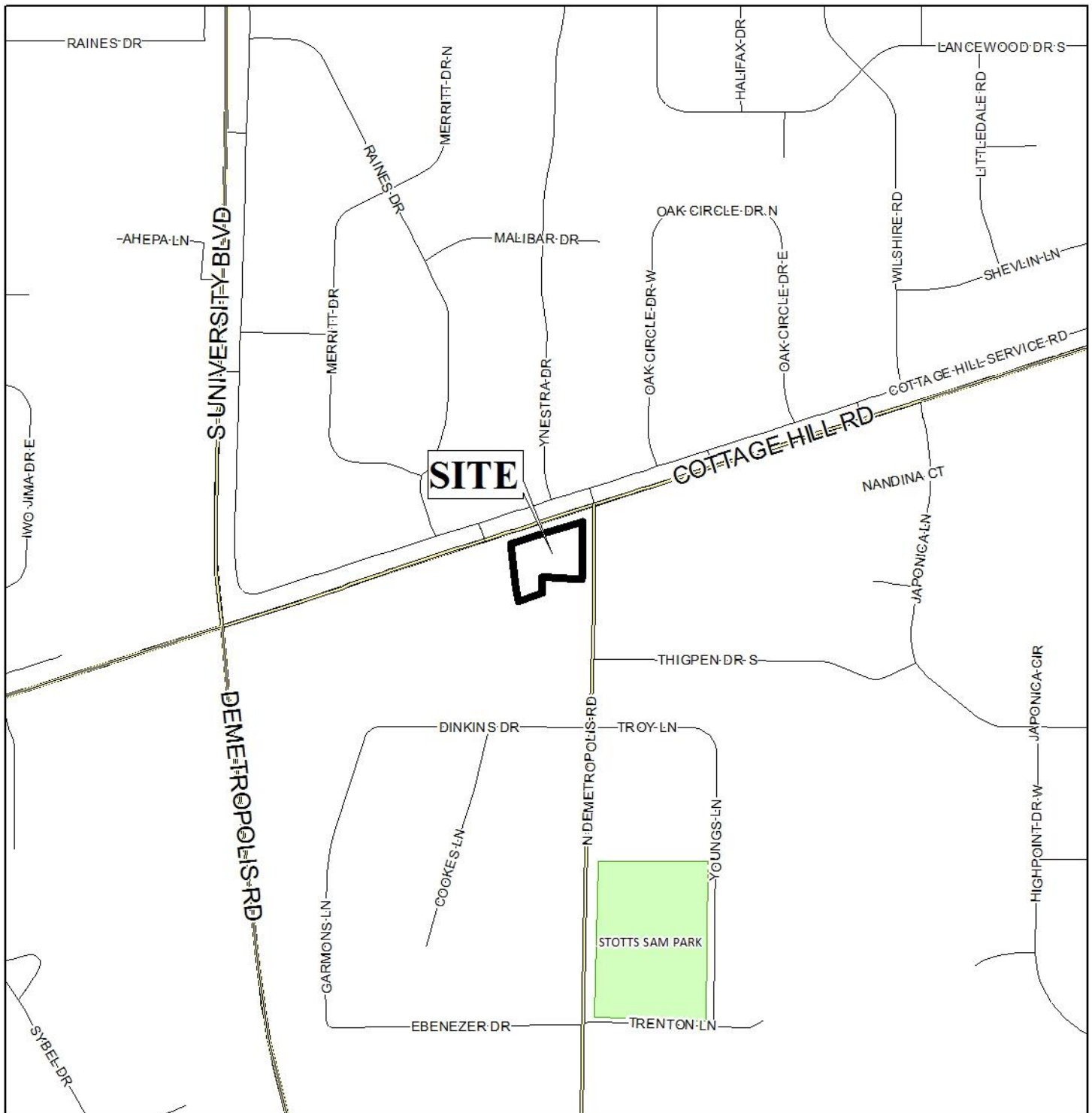
- 1) revision of the parking calculations for the retail building on Lot 2 to require 10 parking spaces instead of the 9 listed;
- 2) revision of the site plan to illustrate and specify how access behind the existing building on Lot 2 will be closed to the shopping center, and to also indicate the delineation between the landscaped area on the West side and the asphalt area to the rear;
- 3) revision of the site plan to provide a City-compliant public sidewalk within all street frontage rights-of-way;
- 4) full compliance with tree plantings and landscape area for Lot 1, to include coordination with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings;
- 5) revision of the site plan to illustrate a minimum building setback line of at least 25' along all street frontages as measured from any required frontage dedication;

- 6) retention of the lot size labels on the site plan, or the furnishing of a table on the site plan providing the same information;
- 7) compliance with the Engineering comments: *(1. Revise PUD NOTE #1 – Delete “ANY INCREASE IN IMPERVIOUS AREA IN EXCESS OF 4,000 SQUARE FEET WILL REQUIRE DETENTION.” 2. Retain CITY COMPLIANCE NOTES #2 - #6, as shown on the COTTAGE SQUARE PUD drawing C1.);*
- 8) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);*
- 9) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 10) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*
- 11) submittal to and approval by Planning and Zoning of three (3) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision or submission of any site development permits; and
- 12) full compliance with all other municipal codes and ordinances.

Rezoning: Based upon the preceding, the application is recommended for Approval to B-2, Neighborhood Business District, subject to the following conditions:

- 1) correction of the legal description to be the current legal description and not that of the proposed Subdivision after recording;
- 2) completion of the Subdivision process; and
- 3) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 4 DATE January 23, 2020

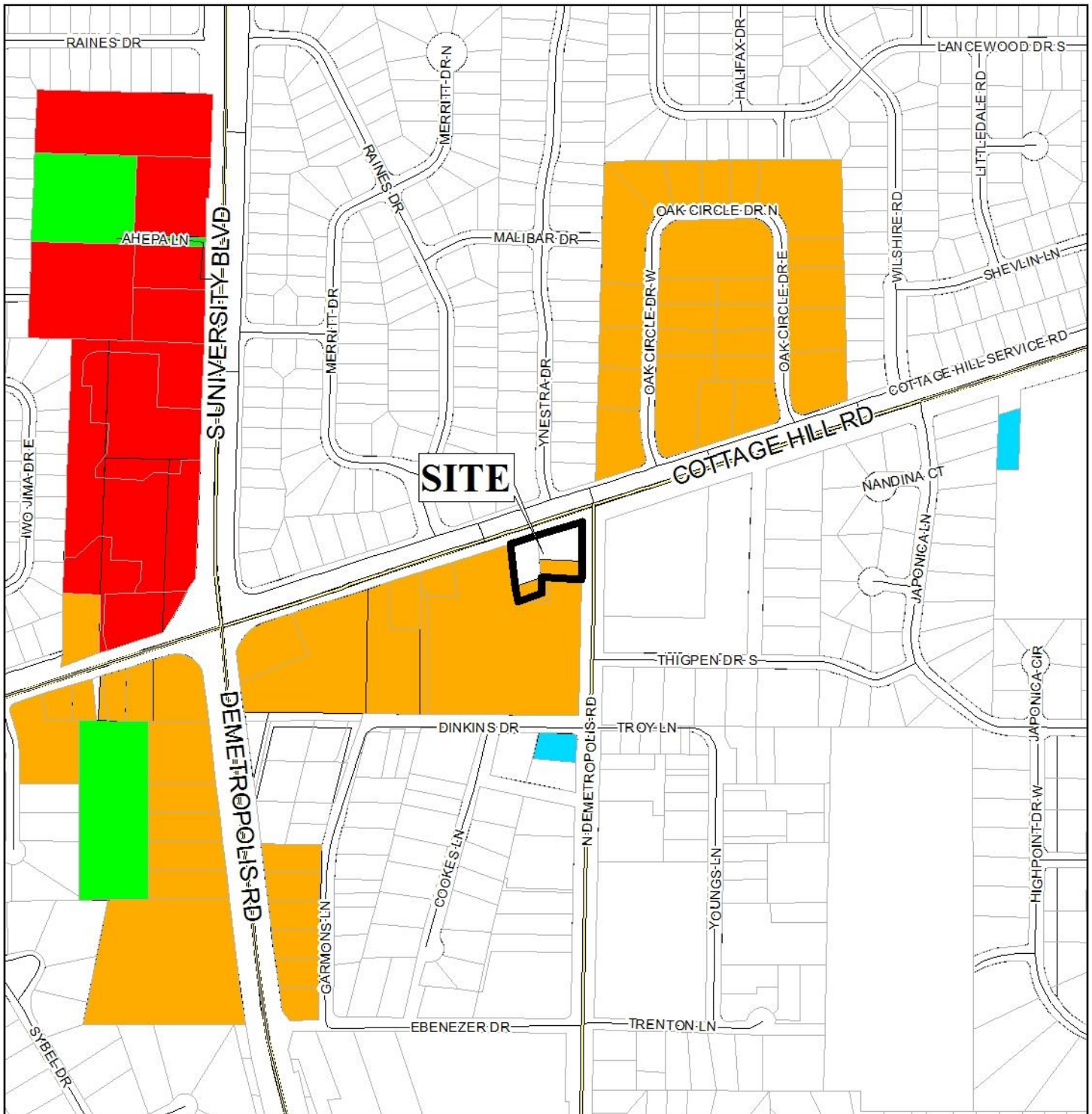
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



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LOCATOR ZONING MAP



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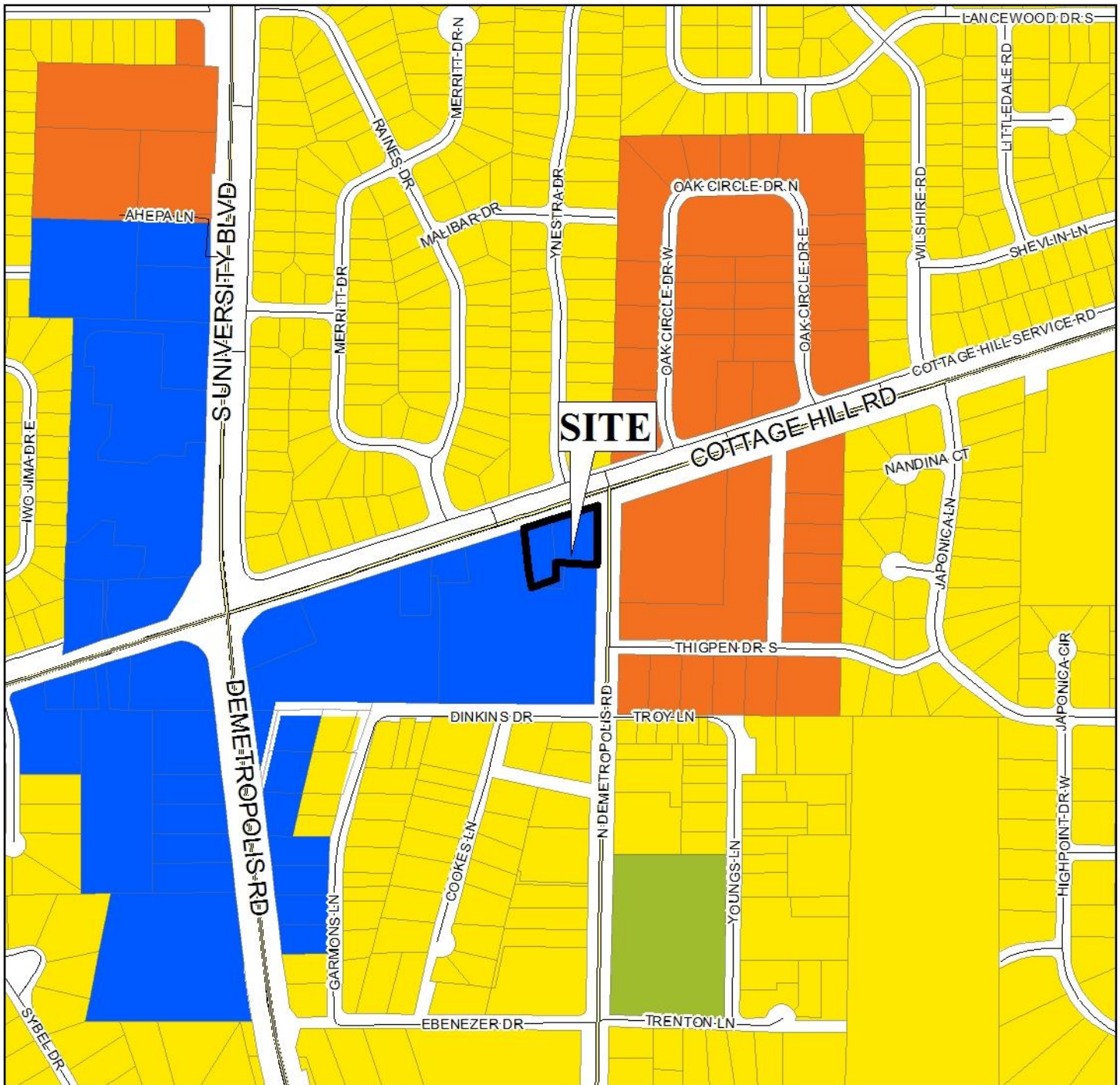
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



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FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE January 23, 2020

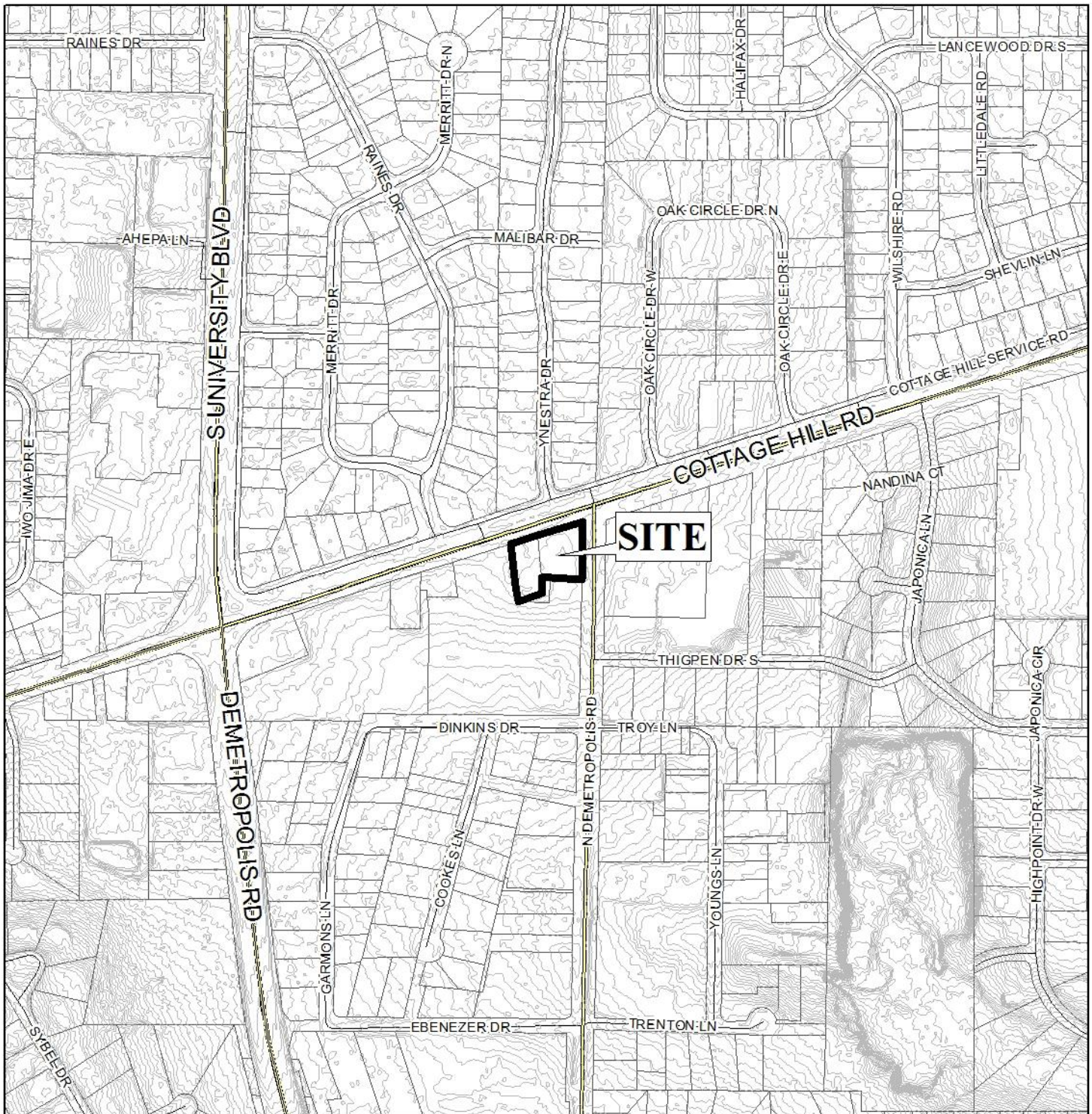
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2

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	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE January 23, 2020

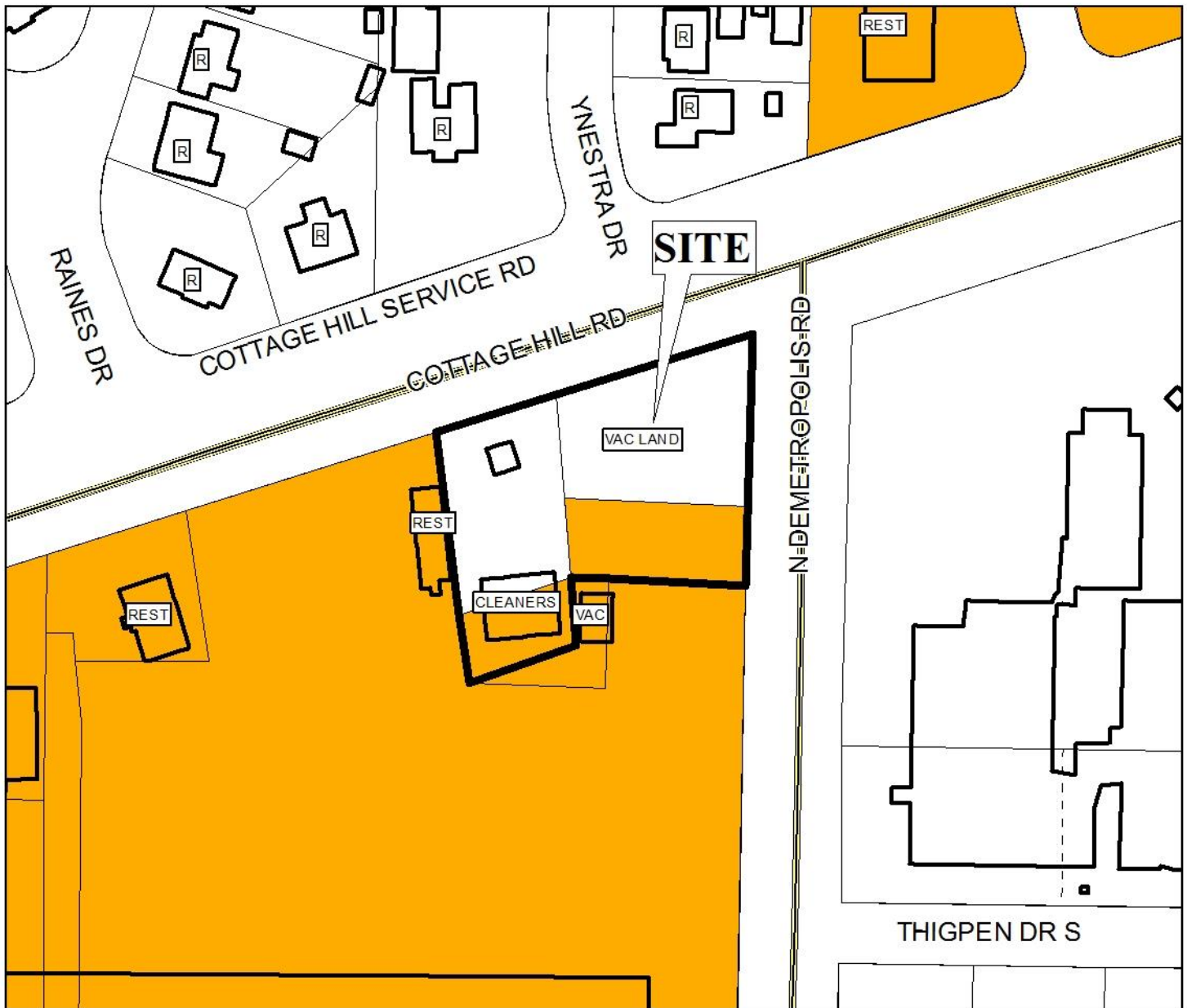
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

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APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2

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 ZONING

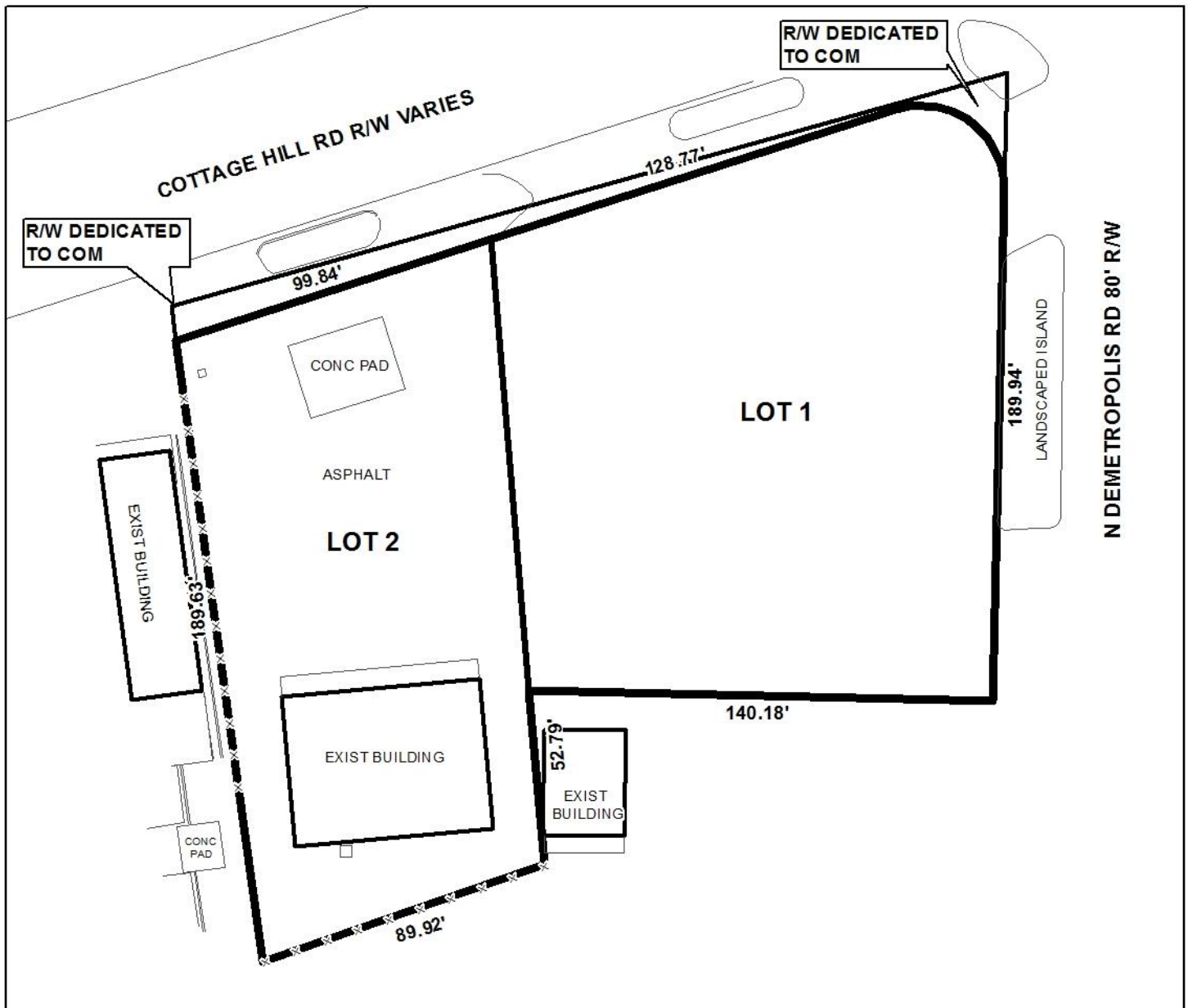


The site is surrounded by miscellaneous residential and commercial units.

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 REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



EXIST SITE PLAN



The site plan illustrates the existing buildings.

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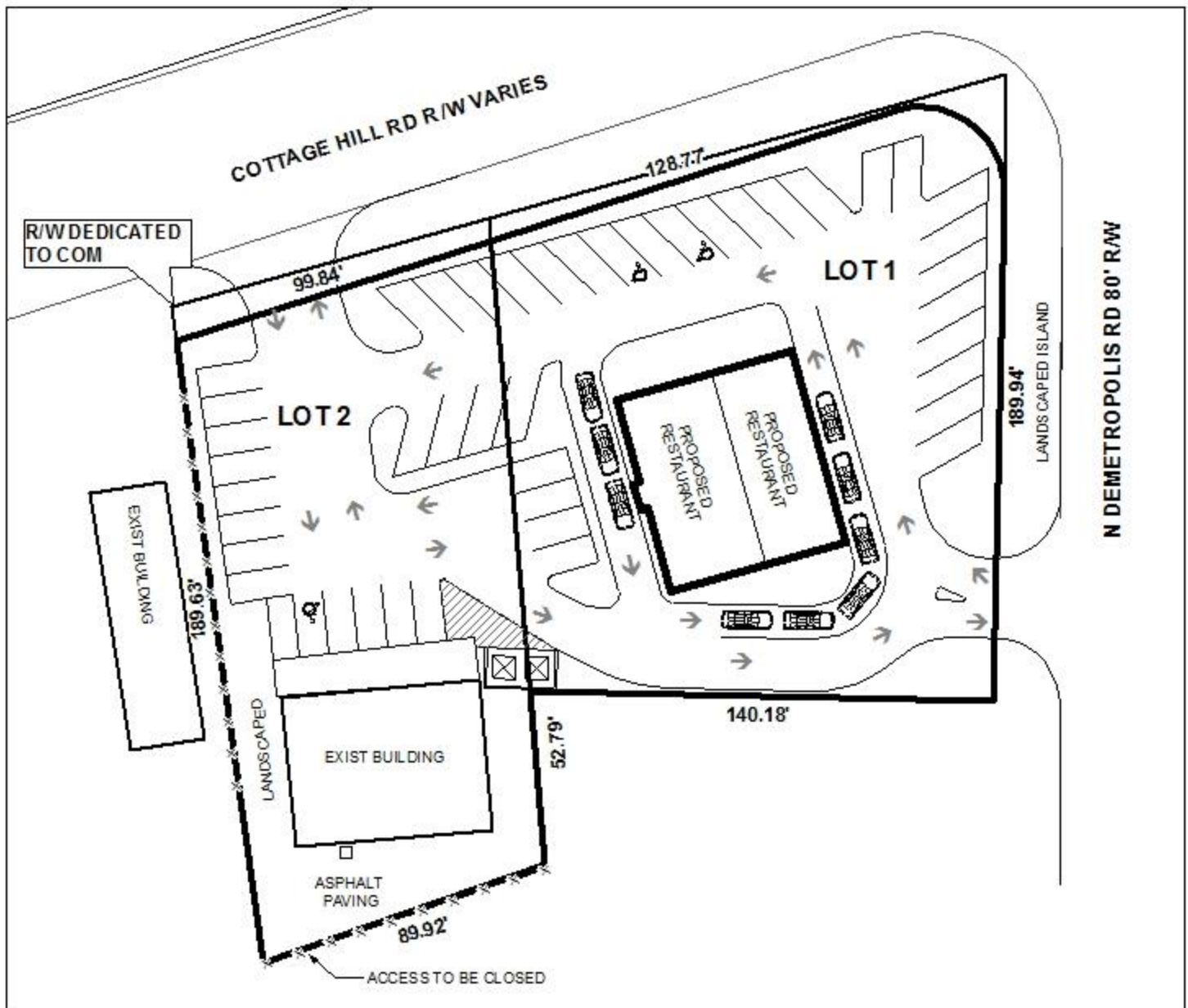
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



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PROPOSED SITE PLAN



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

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