

**ZONING AMENDMENT,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: August 20, 2015****NAME**

IMS Development, LLC

SUBDIVISION NAME

Highland at Springhill Subdivision

LOCATION

121 West I-65 Service Road North
(West side of West I-65 Service Road North extending to
the South side of South Avenue extending to the Northeast
corner of College Lane South and Du Rhu Drive)

**CITY COUNCIL
DISTRICT**

District 7

CURRENT ZONINGB-1, Buffer Business District, and B-3, Community
Business District**PROPOSED ZONING**

B-1, Buffer Business District

AREA OF PROPERTY

2 Lots / 12.6± Acres

CONTEMPLATED USE

Subdivision approval to create 2 legal lots of record,
Planned Unit Development Approval to allow multiple
buildings on a single building site, and Rezoning from B-1,
Buffer-Business District, and B-3, Community Business
District, to B-1, Buffer-Business District, to eliminate split
zoning.

**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**

Immediately

**ENGINEERING
COMMENTS**

Subdivision: The following comments should be addressed
prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
- 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

A traffic impact study has been requested for this site, but has not yet been submitted for review. With a development of this intensity, the traffic impact study should be reviewed and approved prior to the site approval by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new 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 draft traffic impact study has been prepared for this site. At the time of this report, a revised final report has not yet been submitted. Based on the initial findings in the draft impact study, Traffic Engineering is satisfied to the point that the development process can proceed if deemed appropriate by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new 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 61-929 and City Code Chapters 57 and 64).

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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

REMARKS

The applicant is requesting Subdivision approval to create 2 legal lots of record, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

The applicant proposes to create two legal lots of record from two existing lots and a single metes-and-bounds parcel, and develop the proposed Lot 1 as a 252-unit apartment complex.

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.

The site has frontages on South Avenue, Du Rhu Drive, College Lane South, West I-65 Service Road North, and Spring Hill Business Park. South Avenue, Du Rhu Drive, College Lane South, and Spring Hill Business Park are all minor roads with curb and gutter and compliant rights-of-way, making no dedication necessary. West I-65 Service Road North is illustrated as having a right-of-way that varies. As a major street Interstate 65 should have a minimum right-of-way of 300', possibly making dedication necessary to provide 150' from the centerline of Interstate 65.

The preliminary plat illustrates the 25' minimum building setback line along all frontages except Spring Hill Business Park. If approved, the Final Plat should be revised to illustrate the minimum building setback along all frontages.

The proposed lot sizes are given in square feet and acres, and should be retained on the Final Plat, if approved.

The site plan provided shows one curb cut at the Northern terminus of Spring Hill Business Park and one curb cut to Du Rhu Drive. As a means of access management, a note should be required on the Final Plat, if approved, stating that the development is limited to one curb cut to Spring Hill Business Park and one curb cut to Du Rhu Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan illustrates sidewalks along all frontages.

The preliminary plat indicates the presence of Alabama Power, MAWSS, and drainage easements on the site. A note should be provided on the Final Plat stating that no structures will be built in any easement.

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.

As stated in Section 64-9. of the Zoning Ordinance, 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 entire site appears to be depicted as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component 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 zoning classification.

The proposed subdivision will create a split-zoned lot, thus the applicant desires to eliminate the split-zoning condition.

The site is bounded to the North by South Avenue and residences in an R-1, Single-Family Residential District; to the West by an apartment complex zoned B-1, Buffer Business District; to the South by offices in B-1 Buffer Business District and B-2, Neighborhood Business District, and to the East by offices in B-1 Buffer Business District and B-3, Community Business District.

The site plan states the site will have 252 dwelling units and should therefore should have a minimum of 378 parking spaces. The site plan submitted illustrates 443 parking spaces. It should be noted that parking lot lighting should be provided in compliance with Section 64-6.A.8. of the Zoning Ordinance.

It should be noted that Traffic Engineering has requested a Traffic Impact Study (TIS), which has not been submitted. Traffic Engineering states that the project should not be approved by the Planning Commission until the TIS has been submitted and reviewed by staff.

The applicant proposes to have gates at both entrances, but does not state if they are manual or electronic. The site plan should be revised to clarify if the gates are manual or automatic, and if they are manual, provide queuing spaces in compliance with Section 64-4.F.2. of the Zoning Ordinance.

The site plan does not illustrate proposed tree plantings, however there is a note stating that the site will comply with all landscaping requirements of the Zoning Ordinance.

The proposed site plan indicates a trash compactor will be provided on the site, but does not mention if it will be connected to sanitary sewer or be enclosed. If approved, the site plan should be revised to indicate the compactor will built be in compliance with Section 64-4.D.9. of the Zoning Ordinance.

RECCOMENDATION: **Subdivision:** The Subdivision request is recommended for Holdover to the September 17, 2015 meeting with revisions due by September 1, 2015, to allow the applicant to address the following:

- 1) submittal of a Traffic Impact Statement;

- 2) placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 3) illustration of the 25' minimum building setback line along all frontages;
- 4) retention of a note stating the lot size in square feet and acres;
- 5) compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) compliance with 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);
- 7) compliance with Traffic Engineering comments: (A traffic impact study has been requested for this site, but has not yet been submitted for review. With a development of this intensity, the traffic impact study should be reviewed and approved prior to the site approval by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.); and
- 8) compliance with 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).).

Planned Unit Development: The request is recommended for Holdover to the September 17, 2015 meeting with revisions due by September 1, 2015, to allow the applicant to address the following:

- 1) submittal of a Traffic Impact Statement;
- 2) placement of a note on the site plan stating that parking lot lighting will comply with Section 64-6.A.8. of the Zoning Ordinance;
- 3) retention of the sidewalk along all frontages;
- 4) placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 5) revision of the site plan to either state the proposed gates are electronic, or manual with appropriate queuing spaces per Section 64-4.F.2. of the Zoning Ordinance;
- 6) revision of the site plan to state that the proposed trash compactor will be connected to sanitary sewer and enclosed per Section 64-4.D.9. of the Zoning Ordinance;
- 7) retention of the note stating that the site will fully comply with tree planting and landscape area requirements;
- 8) compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 9) compliance with 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);
- 10) compliance with Traffic Engineering comments: (A traffic impact study has been requested for this site, but has not yet been submitted for review. With a development of this intensity, the traffic impact study should be reviewed and approved prior to the site approval by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway.

Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.); and

- 11) compliance with 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).).

Rezoning: The rezoning request is recommended for Holdover to the September 17, 2015 meeting with revisions due by September 1, 2015, to allow the applicant to address the following:

- 1) submittal of a Traffic Impact Statement.

Revised for the September 3, 2015 meeting:

This application was heldover from the August 20th meeting to allow the applicant time to meet with adjacent property owners regarding the proposed project. The applicant submitted the required draft Traffic Impact Statement by email prior to the previous meeting, but has not submitted printed final copies to the Planning Division.

Subdivision: *The Subdivision request is recommended for Tentative Approval, subject to the following conditions:*

- 1) *submittal of two (2) revised final Traffic Impact Statements to the Planning Division;*
- 2) *illustrate an existing compliant 300' right-of-way along Interstate 65, or dedication to provide 150' from the centerline;*
- 3) *placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;*
- 4) *illustration of the 25' minimum building setback line along all frontages;*
- 5) *retention of a note stating the lot size in square feet and acres;*
- 6) *compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. *Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*
 - C. *Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.*
 - D. *Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk*

- waiver is approved. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
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 - 9) compliance with 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).); and
 - 10) submittal of two (2) revised Planned Unit Development site plan to the Planning Division prior to the signing of the Final Plat.

Planned Unit Development: The request is recommended for Approval, subject to the following conditions:

- 1) submittal of two (2) revised final Traffic Impact Statements to the Planning Division;
- 2) illustrate an existing compliant 300' right-of-way along Interstate 65, or dedication to provide 150' from the centerline;
- 3) placement of a note on the site plan stating that parking lot lighting will comply with Section 64-6.A.8. of the Zoning Ordinance;
- 4) retention of the sidewalk along all frontages;
- 5) placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 6) revision of the site plan to either state the proposed gates are electronic, or manual with appropriate queuing spaces per Section 64-4.F.2. of the Zoning Ordinance;
- 7) revision of the site plan to state that the proposed trash compactor will be connected to sanitary sewer and enclosed per Section 64-4.D.9. of the Zoning Ordinance;
- 8) retention of the note stating that the site will fully comply with tree planting and landscape area requirements;

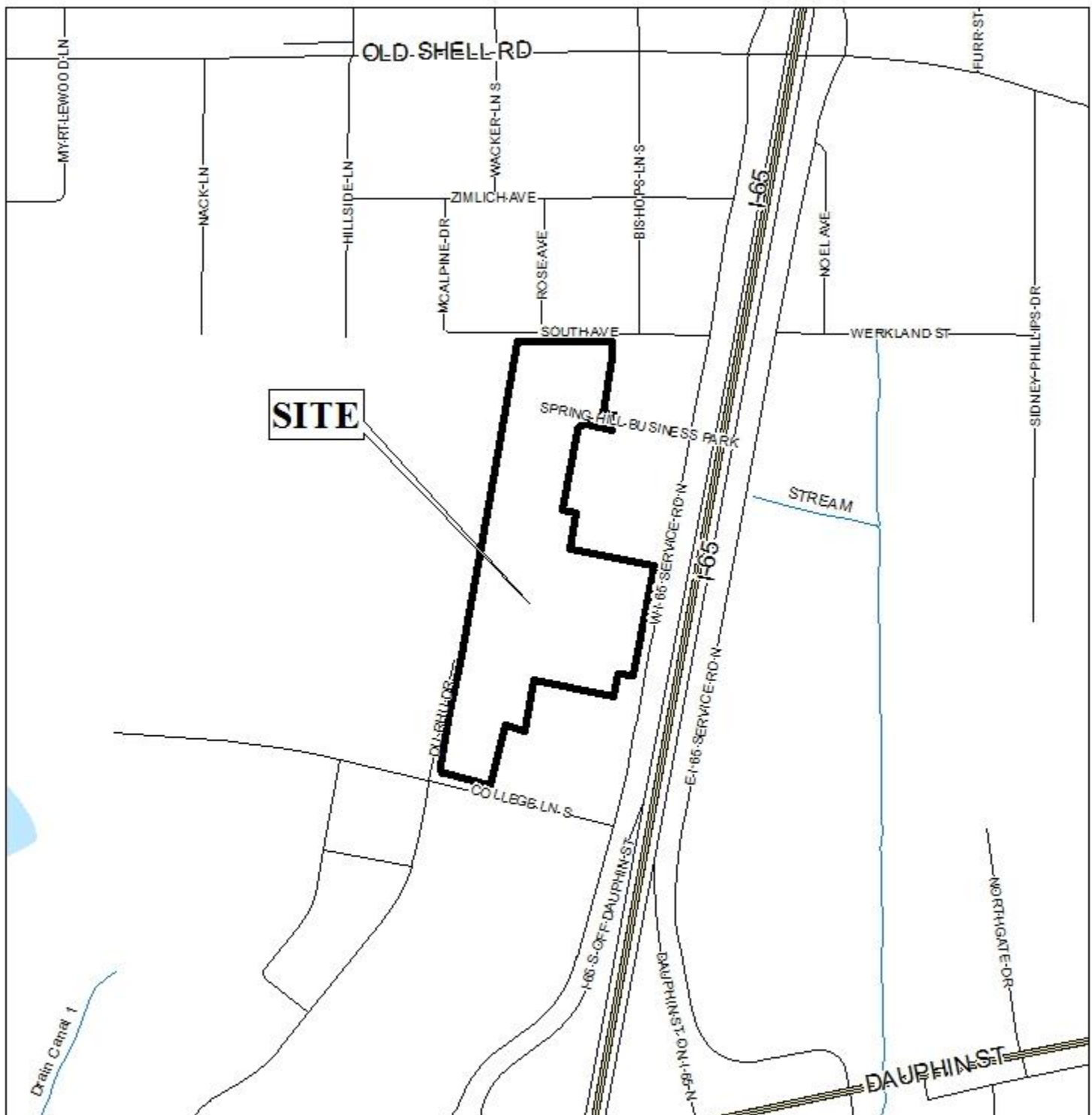
- 9) *compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
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- 12) *compliance with 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).); and*
- 13) *submittal of two (2) revised Planned Unit Development site plan to the Planning Division prior to the signing of the Final Plat.*

Rezoning: *The rezoning request is recommended for Approval, subject to the following conditions:*

- 1) *completion of the Subdivision process;*

- 2) *limited to an approved Planned Unit Development; and*
- 3) *full compliance with all municipal codes and ordinances.*

LOCATOR MAP



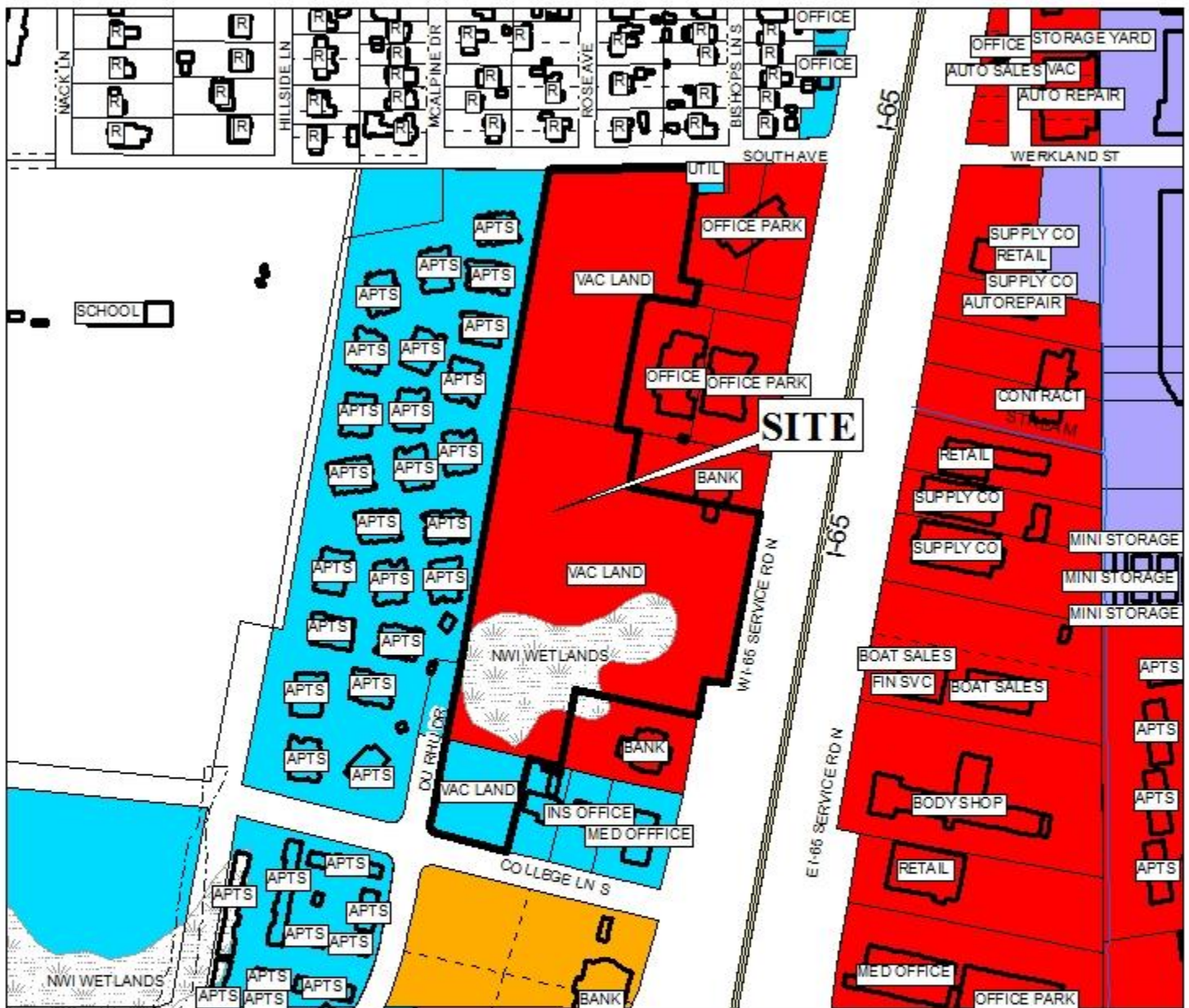
APPLICATION NUMBER 4 DATE September 3, 2015

APPLICANT Highland at Springhill Subdivision

REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER 4 DATE September 3, 2015

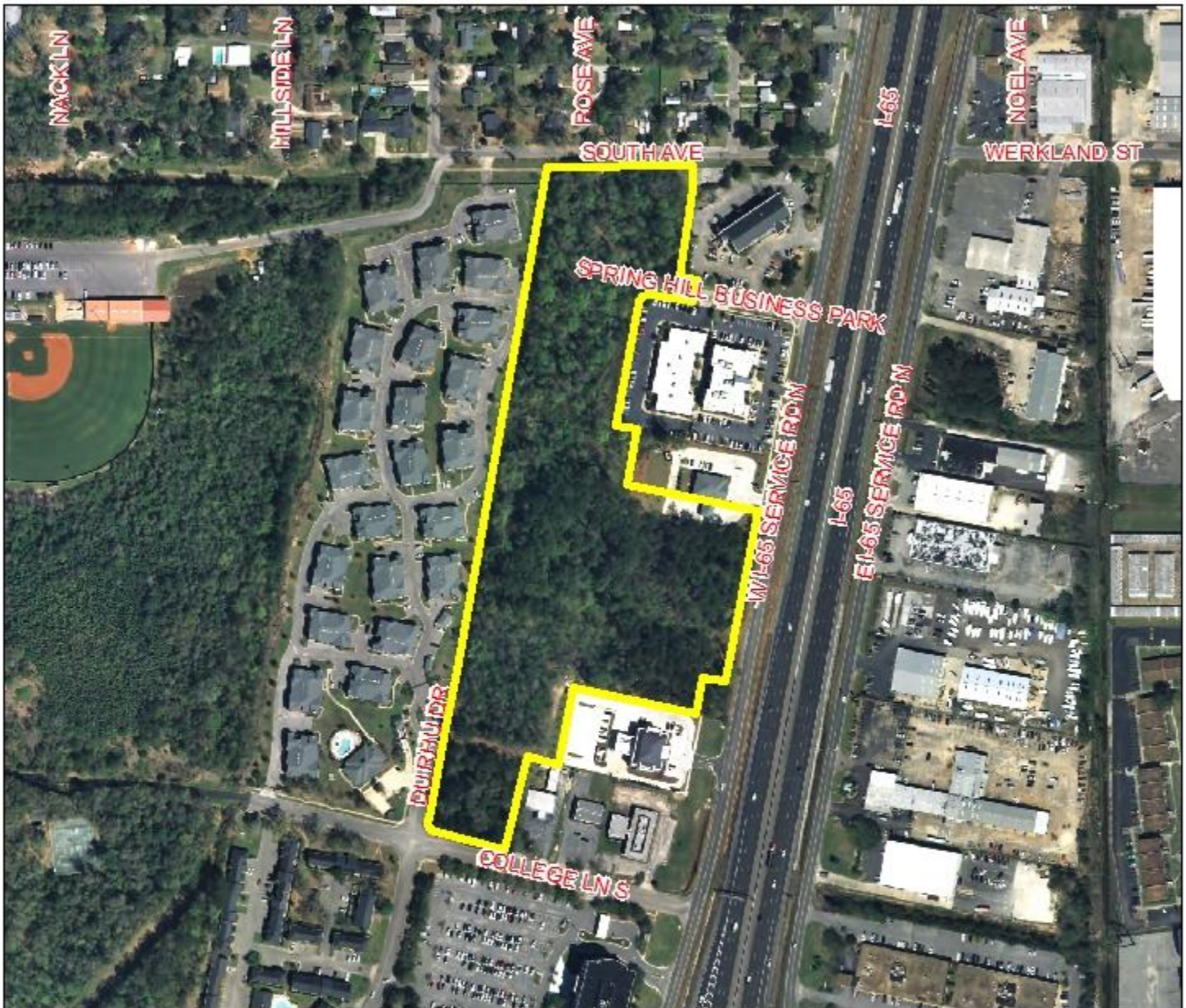
APPLICANT Highland at Springhill Subdivision

REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD

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

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 APPLICANT Highland at Springhill Subdivision
 REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD



SITE PLAN



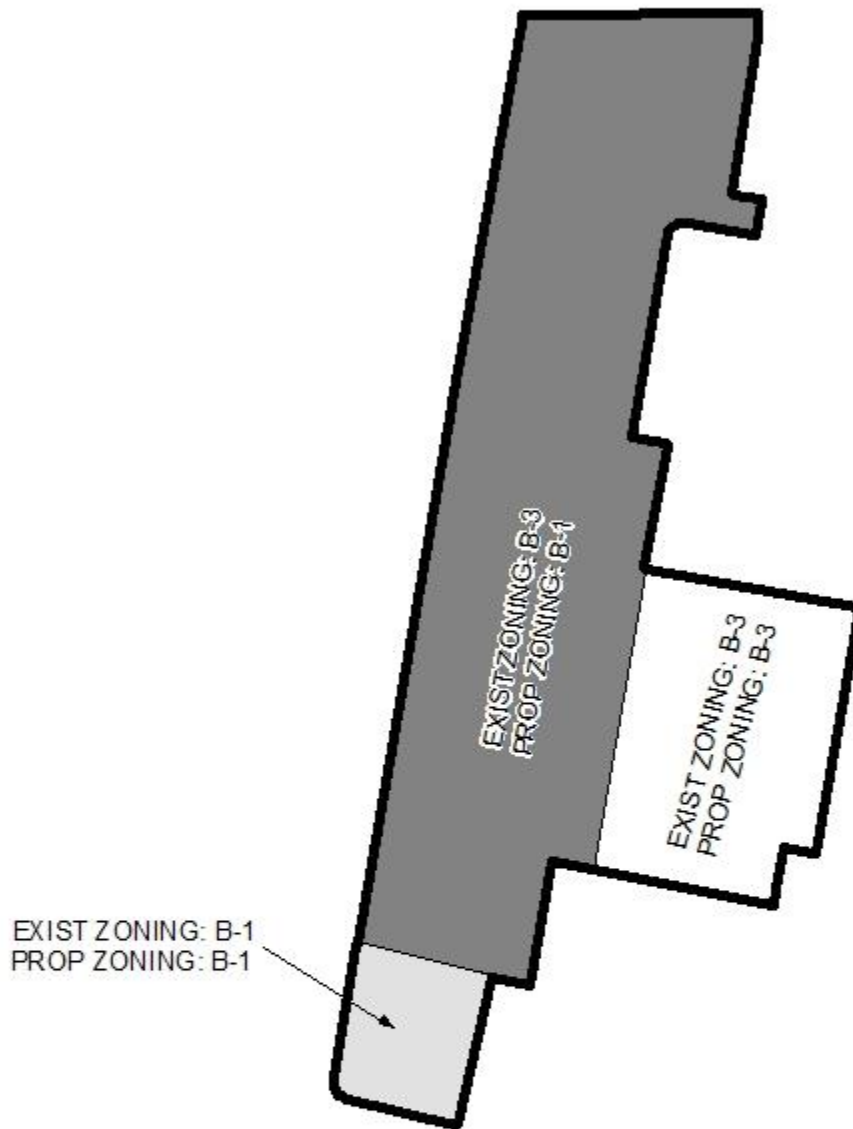
The site plan illustrates the easements, setbacks, existing trees, and the proposed apartment unit development.

APPLICATION NUMBER 4 DATE September 3, 2015
APPLICANT Highland at Springhill Subdivision
REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD



NTS

DETAIL SITE PLAN



The site plan illustrates the current zoning and the proposed zoning.

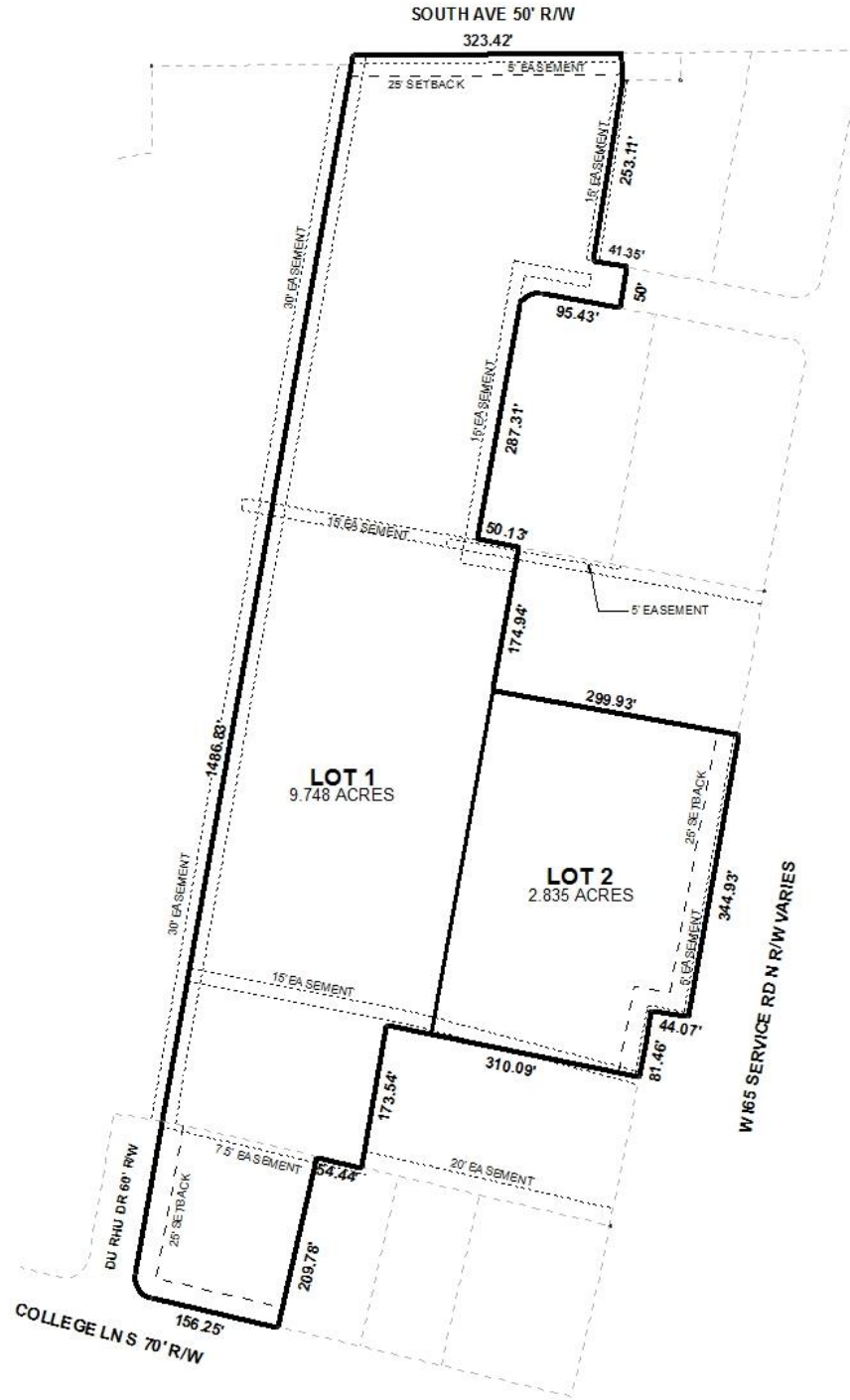
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APPLICANT Highland at Springhill Subdivision

REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD



DETAIL SITE PLAN



The site plan illustrates the easements, setbacks, and property lines.

APPLICATION NUMBER 4 DATE September 3, 2015
 APPLICANT Highland at Springhill Subdivision
 REQUEST Subdivision, Rezoning from B-3 and B-1 to B-1, PUD



NTS