

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: December 16, 2010****DEVELOPMENT NAME**

Tillmans Corner Partners LTD, II

5437 U.S. Highway 90 West (West side of U.S. Highway 90 West, 200' ± North of Coca Cola Road)

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lots / 1.02 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites.

**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).

**FIRE DEPARTMENT
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites.

The application was specifically required by the Subdivision and Planned Unit Development approval granted by the Planning Commission at its July 22, 2010 meeting due to the shared access between the shopping center at 5441 U.S. Highway 90 West and the lot proposed for redevelopment.

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.

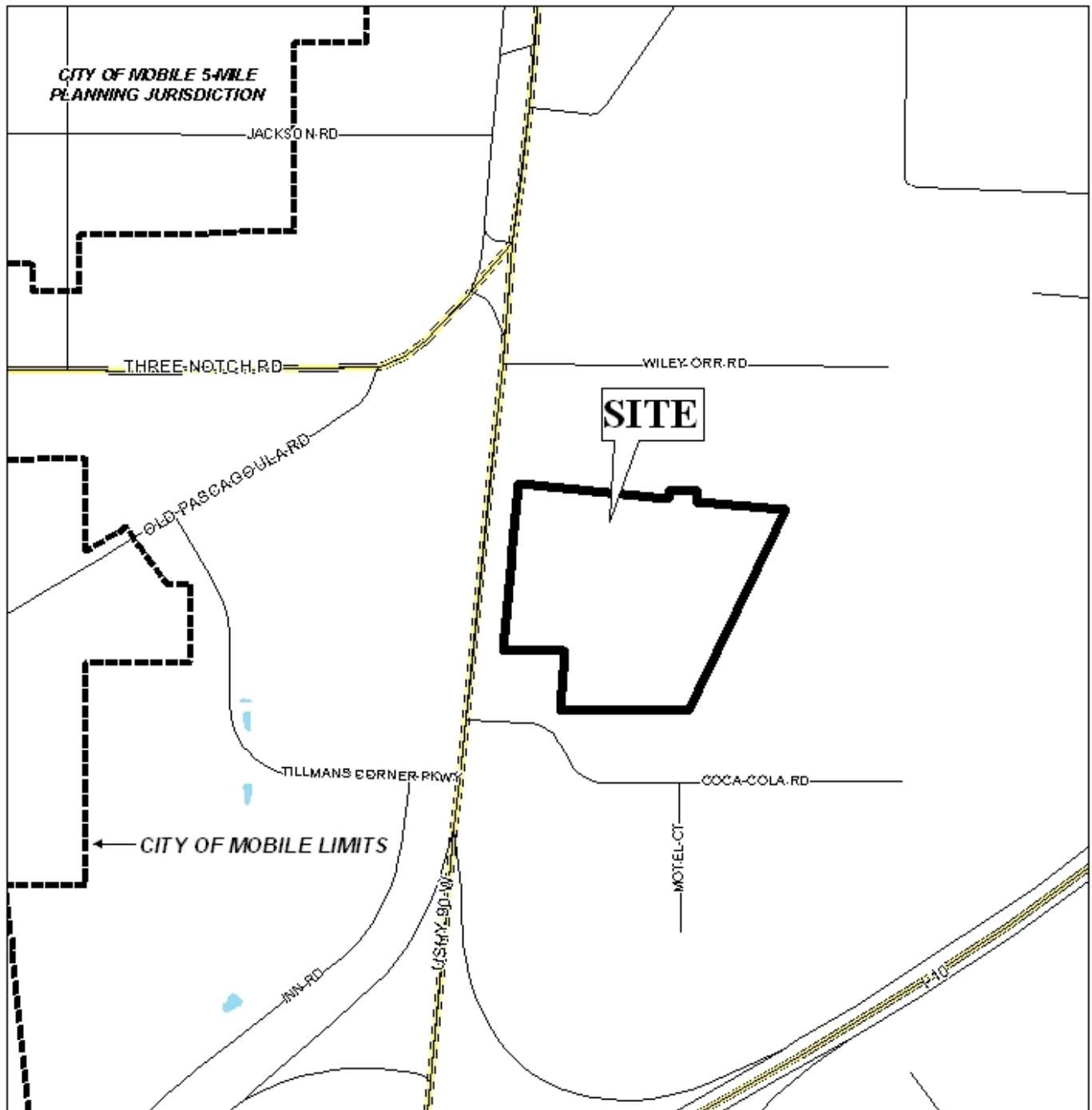
The site is not adjacent to residential uses; therefore not subjected to buffer requirements. In order to further minimize the impact of the site on nearby residential uses, any on-premise lighting must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable.

The site shares access with the adjacent shopping center, and has no direct access to Highway 90.

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

- 1) labeling of the lot with its size in square feet and acres;
- 2) placement of bumper stops at parking spaces on the immediate South side of the building where the sidewalk is level with the parking spaces;
- 3) placement of a note on the Site Plan stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) placement of a note on the Site Plan stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 5) submission of two copies of the approved Planned Unit Development Site Plan prior to the issuance of permits; and
- 6) full compliance with all other municipal codes and ordinances.

LOCATOR



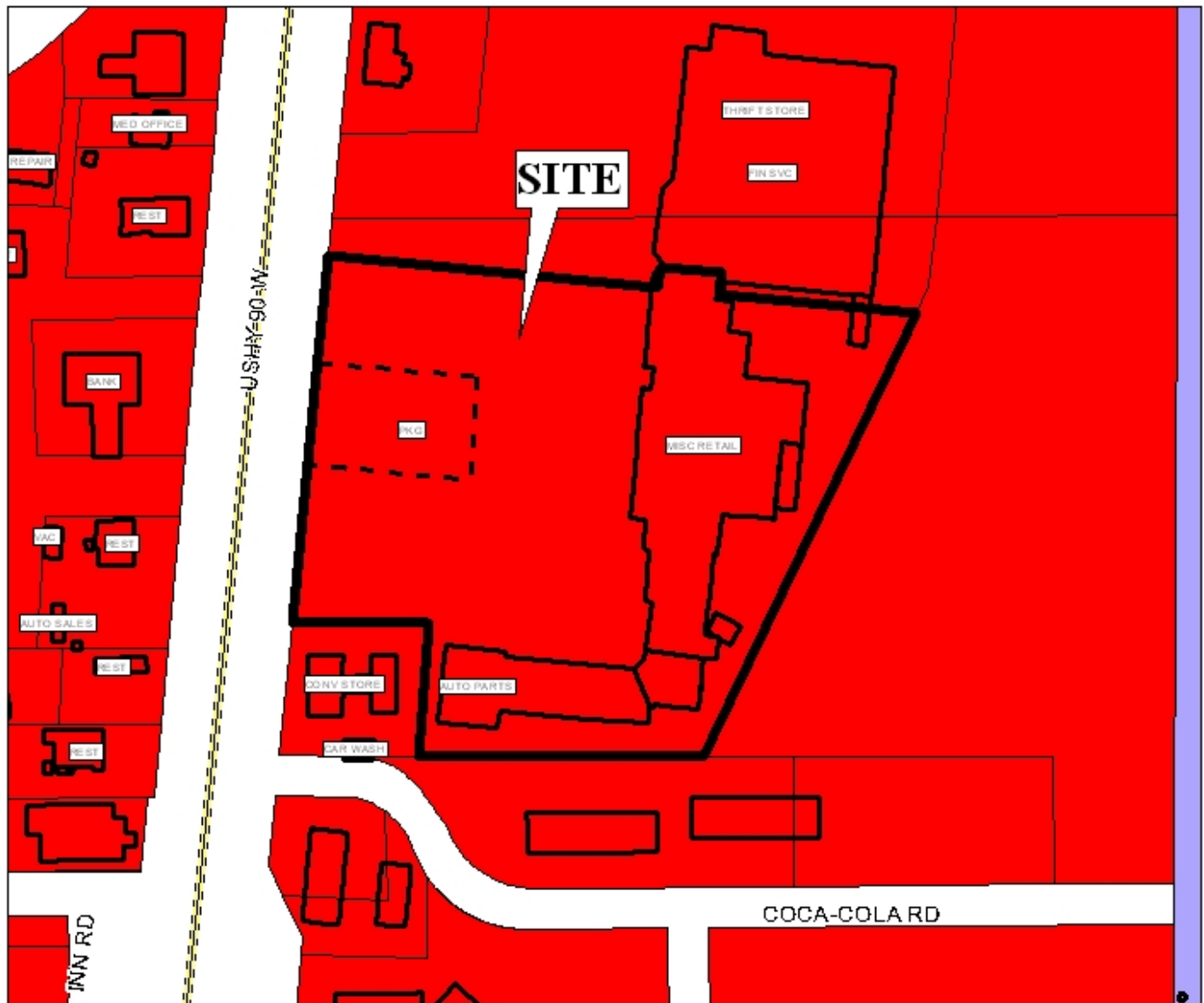
APPLICATION NUMBER 4 DATE December 16, 2010

APPLICANT Tillmans Corner Partners LTD, II

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING
















This site is surrounded by business land use.

APPLICATION NUMBER 4 DATE December 16, 2010

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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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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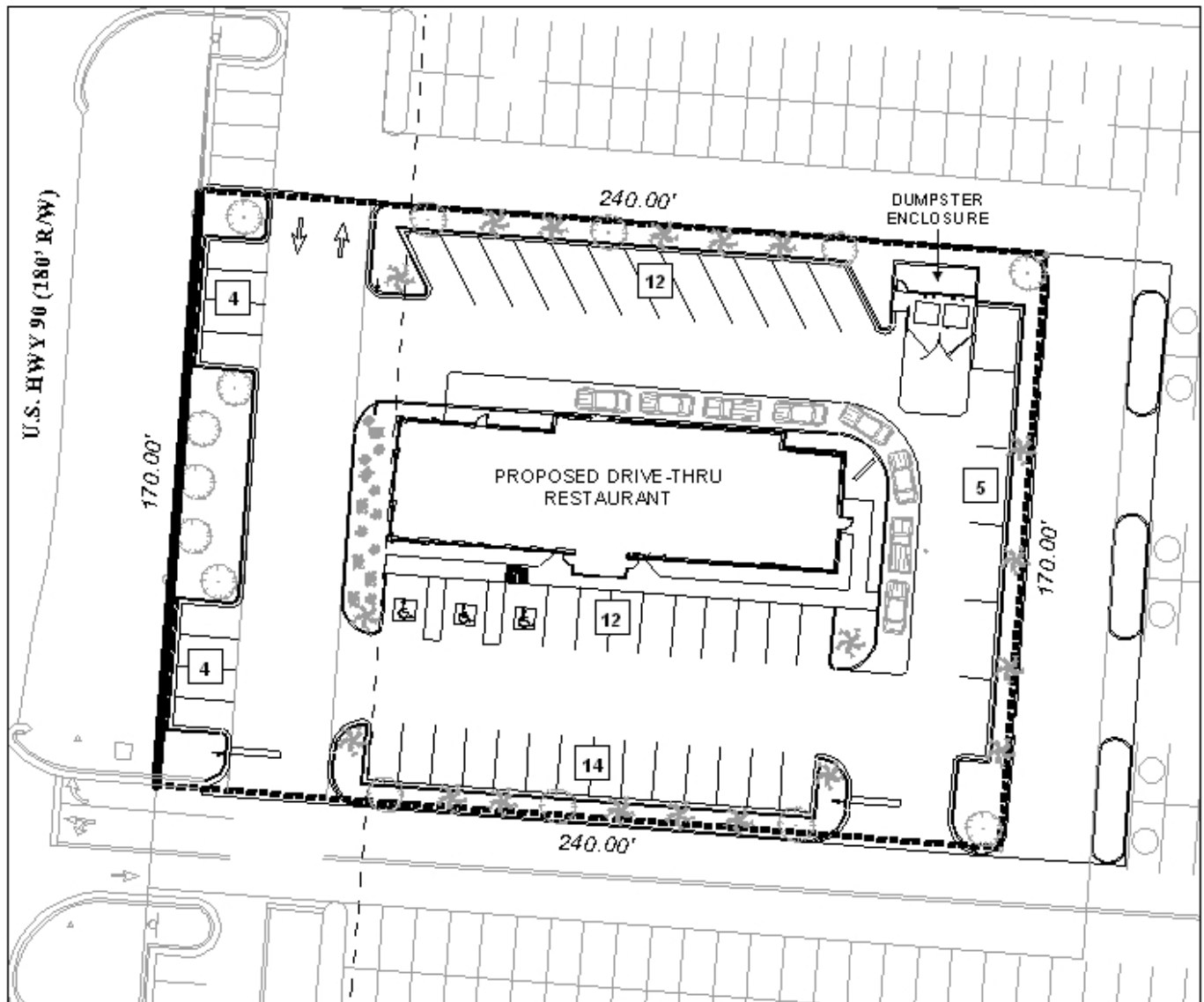
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N
NTS

SITE PLAN



This site plan illustrates the proposed restaurant and associated parking.

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