

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 16, 2020****DEVELOPMENT NAME**

Atchison Place Subdivision

SUBDIVISION NAME

Atchison Place Subdivision

LOCATION

921 Dauphin Street and 926 Conti Street
(North side of Conti Street, 230'± East of Common Street,
extending to the South side of Dauphin Street, 285'± East
of Common Street).

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

1 Lot / 1.6± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple
buildings on a single building site, and Subdivision
approval to create one legal lot of record.

**TIME SCHEDULE
FOR DEVELOPMENT**

Commencing in Summer of 2020, ending in Fall 2021.

**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. Provide and label the monument set or found at each subdivision corner.
- C. Show and label all flood zones. New maps went into effect on June 5, 2020.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- 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 Owner's (notarized) signatures.
- H. The Applicant shall review the 1984 aerial photo (FLIGHT 29 - #76) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures.

- I. 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.
- J. 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.
- K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- L. 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.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. After all comments have been addressed email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development:

- 1. Add a TITLE to this sheet "PUD SITE PLAN".
- 2. Label the existing and proposed items, including curb cuts, or provide a legend.
- 3. Revise NOTE #1. Add "PERMITTING" so that the note reads "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 Permitting 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).
- 4. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN:
 - a. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
- 5. Retain NOTES #2 - #5, as shown on the unlabeled application drawing dated 06-15-2020.

TRAFFIC ENGINEERING**COMMENTS**

The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should 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. A permit from Urban Forestry is required for removing, relocating, or pruning 8 inch or larger diameter heritage trees in any historic district, area, or property within the City of Mobile.

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 seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create one (1) legal lot of record from three (3) existing metes-and-bounds parcels. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer.

The subject site was approved by the Commission in March 2018 for the same subdivision and Planned Unit Development (PUD) as at hand, and also for Rezoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to LB-2, Limited-Neighborhood Business District, to eliminate split zoning in the proposed subdivision. The applicant pursued the Rezoning, and the site was rezoned to its current LB-2 classification, but the subdivision and PUD expired. The applicant again proposes the same subdivision and a similar PUD as proposed in 2018.

The site appears to be split between a "Traditional Corridor" development area and a "Mixed Density Residential" development area, per the 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.

The Traditional Corridor land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), Traditional Corridor designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 dwelling units per acre; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

The Mixed Density Residential designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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.

The purpose of this application is to allow an existing business to continue to utilize an existing building as the main commercial use, and to incorporate multiple dwelling units within the building. An existing freestanding single-family dwelling would be relocated on the site.

The site is bounded to the North and South by properties within a B-1, Buffer Business District, and to the East and West by residences in an R-1, Single Family Residential District and businesses in a B-1 District.

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 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 / 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.

The applicant states the following:

Existing Conditions

This project is located at 921 Dauphin Street with frontage on Dauphin and Conti Streets. There is a single drive on Dauphin Street with an aggregate surface and two drives on Conti Street with a mix of pavement and aggregate. A detached residence is present on the south (Conti Street) side of the property. The north side of the property is landscaped with over sixteen (16) trees including live oak, palm, and birch and the south contains a live oak with a second live oak on the east property line.

The property is currently zoned LB-2 is currently developed as retail, residential, and office space.

Proposed Project

The existing structure is being renovated to provide for additional residential units on the upper floors and while continuing the retail and office space uses. A future 400 square foot addition to the warehouse/storage area is included as part of this proposal that will be developed in the future. The only modification to the structure area on this site will be the addition to the warehouse/storage area. The parking and maneuvering area on the south side of the property is proposed to be improved to a paved surface with additional parking for residences and employees. Residences and guests will be permitted to park on either side of the structure while patrons to the retail areas will be restricted to the Dauphin Street parking area.

The residence on Conti is proposed to be moved on the property to allow for additional residential parking and a future addition is proposed on the storage building on the south side of the property.

A waiver was approved for the parking lot lighting to allow for a creative design and a new request will be made for an unpaved parking and maneuvering surface for the Dauphin Street parking area.

Plan Consistency

Current and proposed uses are being maintained. The number of residential units are being increased by reconfiguring the existing structures.

Regarding the Subdivision aspect of the request, the lot meets the minimum size and frontage requirements. The lot size in both square feet and acres is labeled on the preliminary plat, and this should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The PUD does not have a lot size label, but it does contain the lot size in the Site Data, and this should be retained on the site plan.

The site currently has 2 existing curb-cuts to Conti Street and 1 existing curb-cut to Dauphin Street, thus the proposed lot will be a double frontage lot. As access from Dauphin Street to Conti Street will not be possible due to the existing building, Section V.D.8 of the Subdivision Regulations should be waived. The applicant is requesting that the site retain the existing two curb-cuts to Conti and one existing curb-cut to Dauphin Street. Thus, as a means of access management, the site should be limited to the existing curb-cuts, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards. A note should be required on the Final Plat and a revised site plan stating Traffic Engineering comments.

The site has frontage onto two streets, Dauphin Street and Conti Street. Dauphin Street is a Major Street, according to the Major Street Plan component of the Comprehensive Plan. The May 2017 amendment of the Major Street Plan reduced the right-of-way requirement from 100 feet to the existing right-of-way width, thus no dedication will be required. The preliminary plat does not depict the existing minimum right-of-way widths for either street. The preliminary plat should be revised to depict the minimum existing right-of-way-widths for both Dauphin Street and Conti Street on the Final Plat. The right-of-way widths are provided on the site plan, and should be retained.

The 25' minimum building setback lines do not appear to be labeled or identified on the preliminary plat, but are labeled on the site plan. Therefore, the plat should be revised to depict the 25' minimum building setback lines along Dauphin Street and Conti Street, and the lines should be retained on the site plan.

The site has an existing single family dwelling, as well as an existing four-story building that contains an antique home furniture store, an office, and one (1) residential unit on the bottom floor. The applicant now wishes to renovate the larger existing building to allow 14 dwelling units while still operating the office/commercial retail business. The proposed building will have retail/furniture sales, some office use, and the one (1) existing residential unit on the first floor, office use on the second floor, and residential on the third and fourth floors; with no major exterior work being proposed besides some additional parking spaces.

With regards to parking requirements, a total of 41 parking spaces are required based on the breakdown of usage for the building in square footage and dwelling units. There are 21 parking spaces required for the residential portion of the site, 10 parking spaces required for the retail/furniture, and 10 for the office space. The parking chart provided on the site plan states there are 50 parking spaces provided, and this agrees with the number illustrated on the site plan. All parking spaces are indicted to have bumper stops. It should be pointed out that the two proposed handicap accessible spaces will need to be paved with a material that meets accessibility requirements.

As proposed, the site plan depicts an aggregate surfacing and maneuvering area on the North side of the site to remain. Requests to allow the existing aggregate surfacing to remain as well as substandard parking lot lighting were heard at the March 2018 Board of Zoning Adjustment meeting. The Parking Lot Lighting request was approved by the Board, but the other requests were withdrawn by the applicant at that meeting. The applicant has submitted a request to allow the aggregate parking on the North side of the main building to remain, and is scheduled to be heard at the August 3rd Board of Zoning Adjustment meeting. Should the request be denied, the site plan should be revised to provide compliant paved surface parking in this area.

Typically with Planned Unit Developments, the Planning Commission has required full compliance with tree and landscape requirements of the Zoning Ordinance. The site plan depicts multiple existing trees on the site, and there will be no major exterior work to the site or building expansion that might otherwise trigger full tree and landscape compliance. It would appear that no additional trees will be required at this time.

It should be noted the site is within the Old Dauphin Way Historic District and any exterior work will require permits and approvals from the city's Historic Development Department.

The site plan depicts a dumpster pad with truck access/maneuvering area. A note should be required on the PUD site plan stating that dumpsters will be in compliance with Section 64-4.D.9. of the Zoning Ordinance.

Two (2) 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.

RECOMMENDATION

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

- 1) revision of the plat to depict and label the 25' minimum building setback line along Dauphin Street and Conti Street;
- 2) revision of the plat to depict the minimum existing right-of-way width along Dauphin Street and Conti Street;
- 3) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along all street frontages;

- 5) verification of the total site area and labeling of the lot with its size in both square feet and acres, to match that of the PUD site plan, or the furnishing of a table on the Final Plat providing the same information;
- 6) retention of the lot identification label on the Final Plat;
- 7) 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. Provide and label the monument set or found at each subdivision corner. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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 Owner's (notarized) signatures. H. The Applicant shall review the 1984 aerial photo (FLIGHT 29 - #76) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. I. 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. J. 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. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 8) Placement of a note on the Final Plat stating the Traffic Engineering comments: (The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should 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. A permit from Urban Forestry is required for removing, relocating, or pruning 8 inch or larger diameter heritage trees in any historic district, area, or property within the City of Mobile.);*
- 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));* and
- 11) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

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

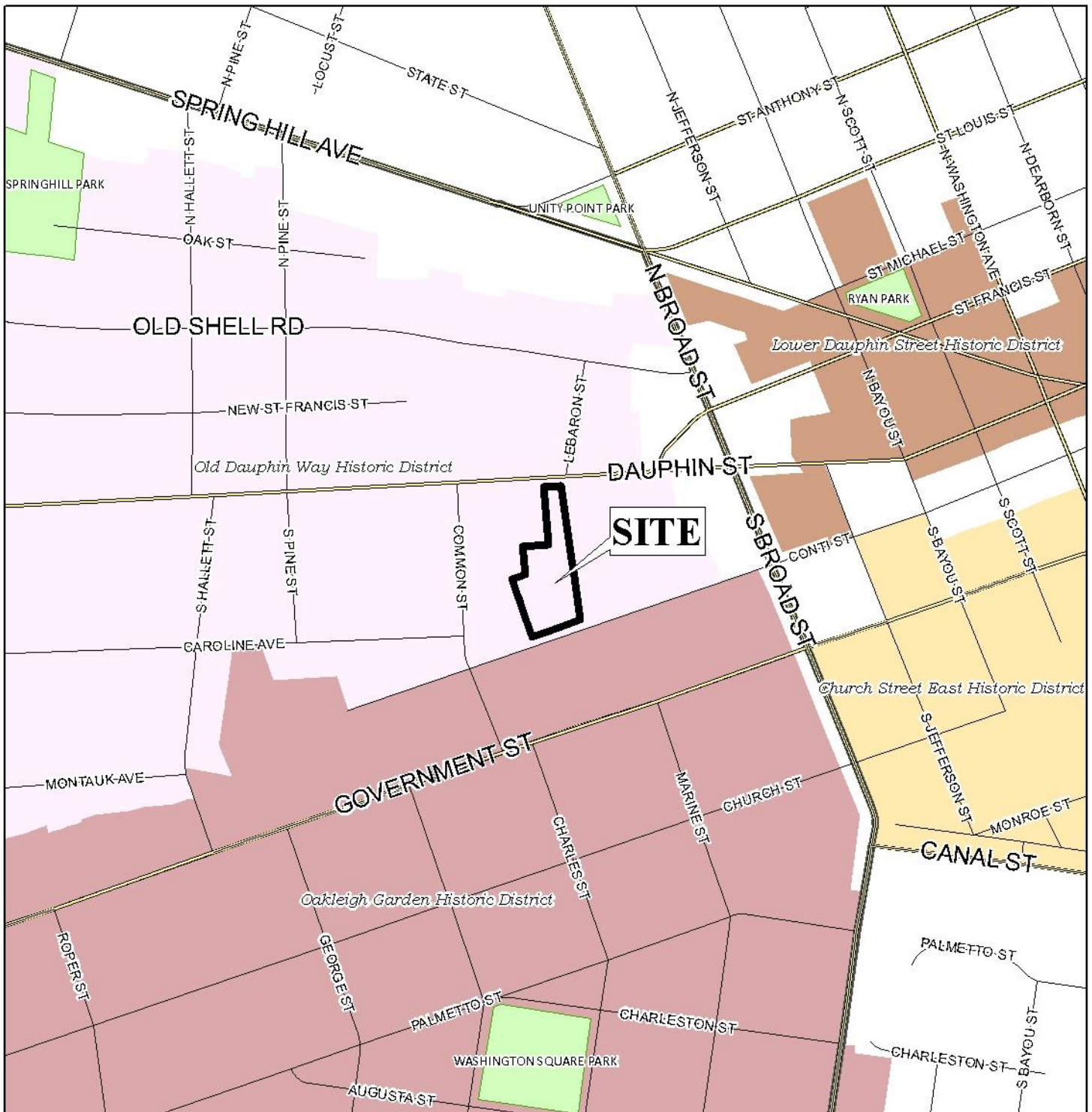
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it encourages mixed-use development;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows the conversion of an old warehouse to be utilized in multiple ways;
- 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 use of the existing historic building is preferred to demolishing the structure;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it encourages redevelopment and does not require the removal of trees;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site is utilizing existing resources instead of adding more structures to the site;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site will not only provide retail/commercial and office uses, but now will allow more housing in the area.

The Approval is subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the right-of-way widths for Dauphin Street and Conti Street;
- 3) placement of a note on the site plan stating that the dumpster pad and enclosure must be in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) retention of the lot size in both square feet and acres;
- 5) placement of a note on the site plan stating tree and landscape compliance will be maintained at existing levels;

6. revision of the site plan to provide compliant parking surfaces in all areas of the site should the request for the aggregate surfacing be denied by the Board of Zoning Adjustment;
- 6) compliance with the Engineering comments: *(1. Add a TITLE to this sheet "PUD SITE PLAN". 2. Label the existing and proposed items, including curb cuts, or provide a legend. 3. Revise NOTE #1. Add "PERMITTING" so that the note reads "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 Permitting 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). 4. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. Retain NOTES #2 - #5, as shown on the unlabeled application drawing dated 06-15-2020.);*
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *(The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 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.);*
- 9) 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));*
- 10) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 11) completion of the Subdivision process prior to the issuance of permits.

LOCATOR MAP



APPLICATION NUMBER 7 DATE July 16, 2020

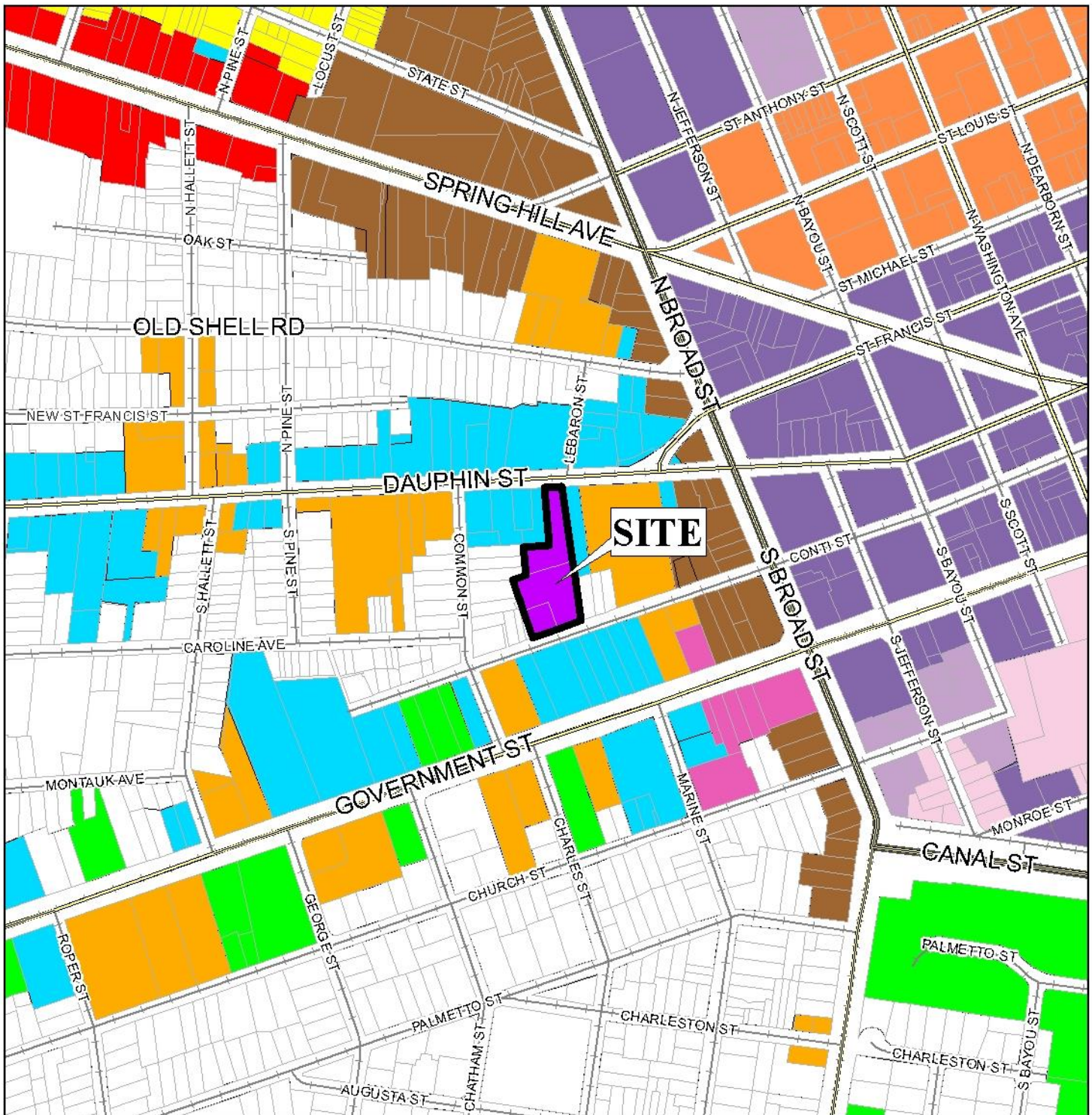
APPLICANT Atchinson Place Subdivision

REQUEST Subdivision, Planned Unit Development



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LOCATOR ZONING MAP



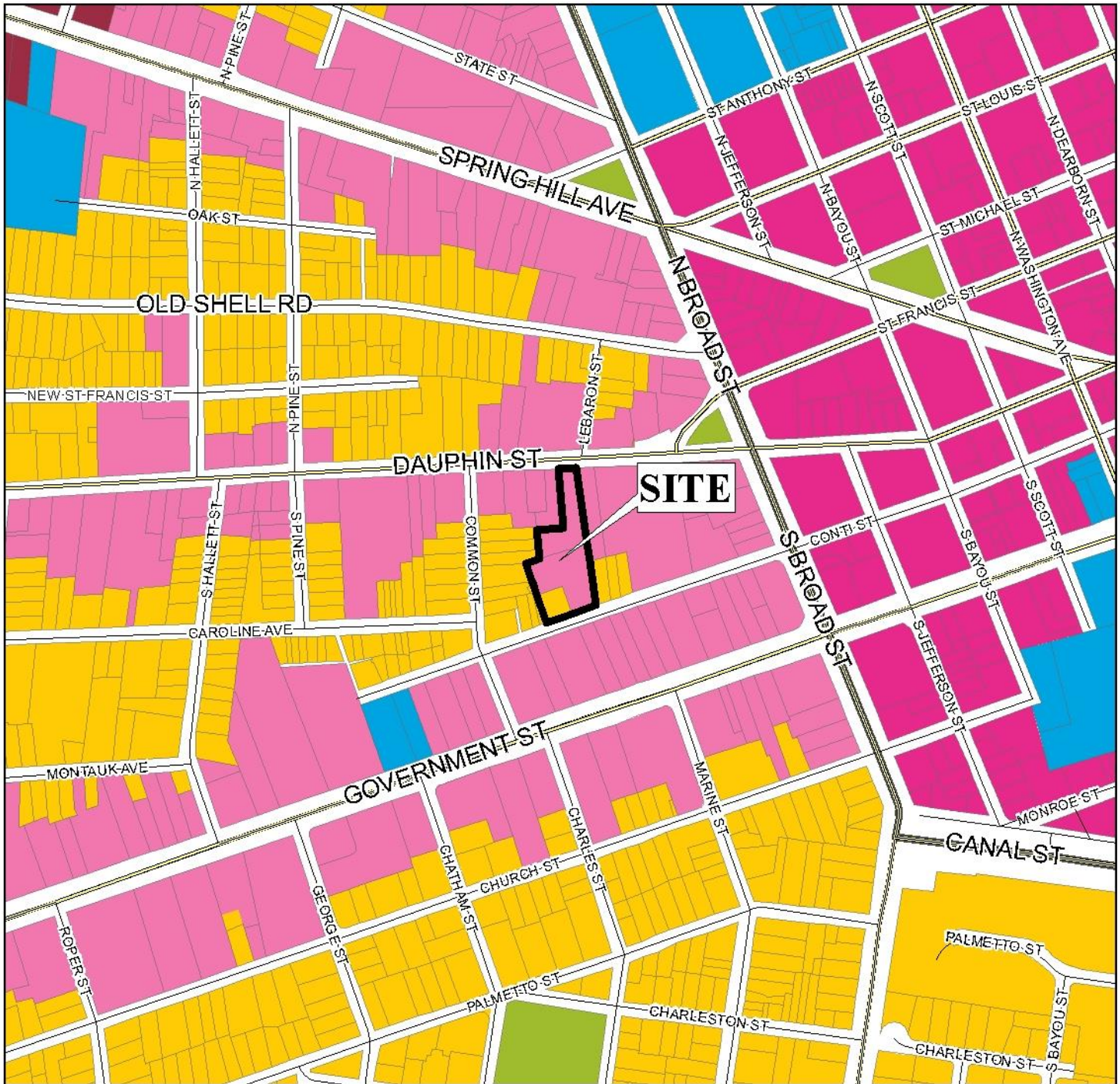
APPLICATION NUMBER 7 DATE July 16, 2020

APPLICANT Atchinson Place Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE July 16, 2020

APPLICANT Atchinson Place Subdivision

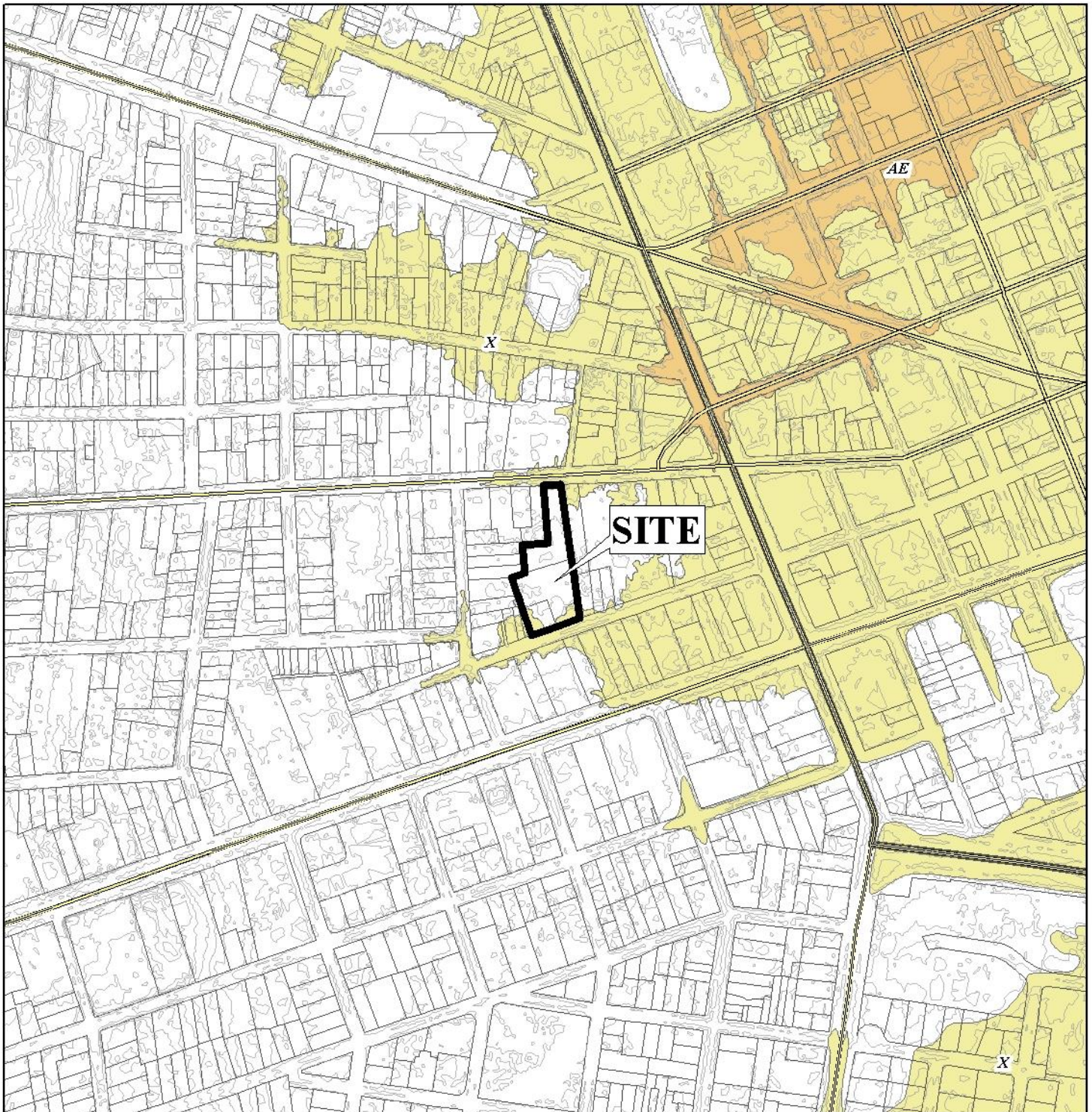
REQUEST Subdivision, Planned Unit Development

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 | |



NTS

ENVIRONMENTAL LOCATOR MAP



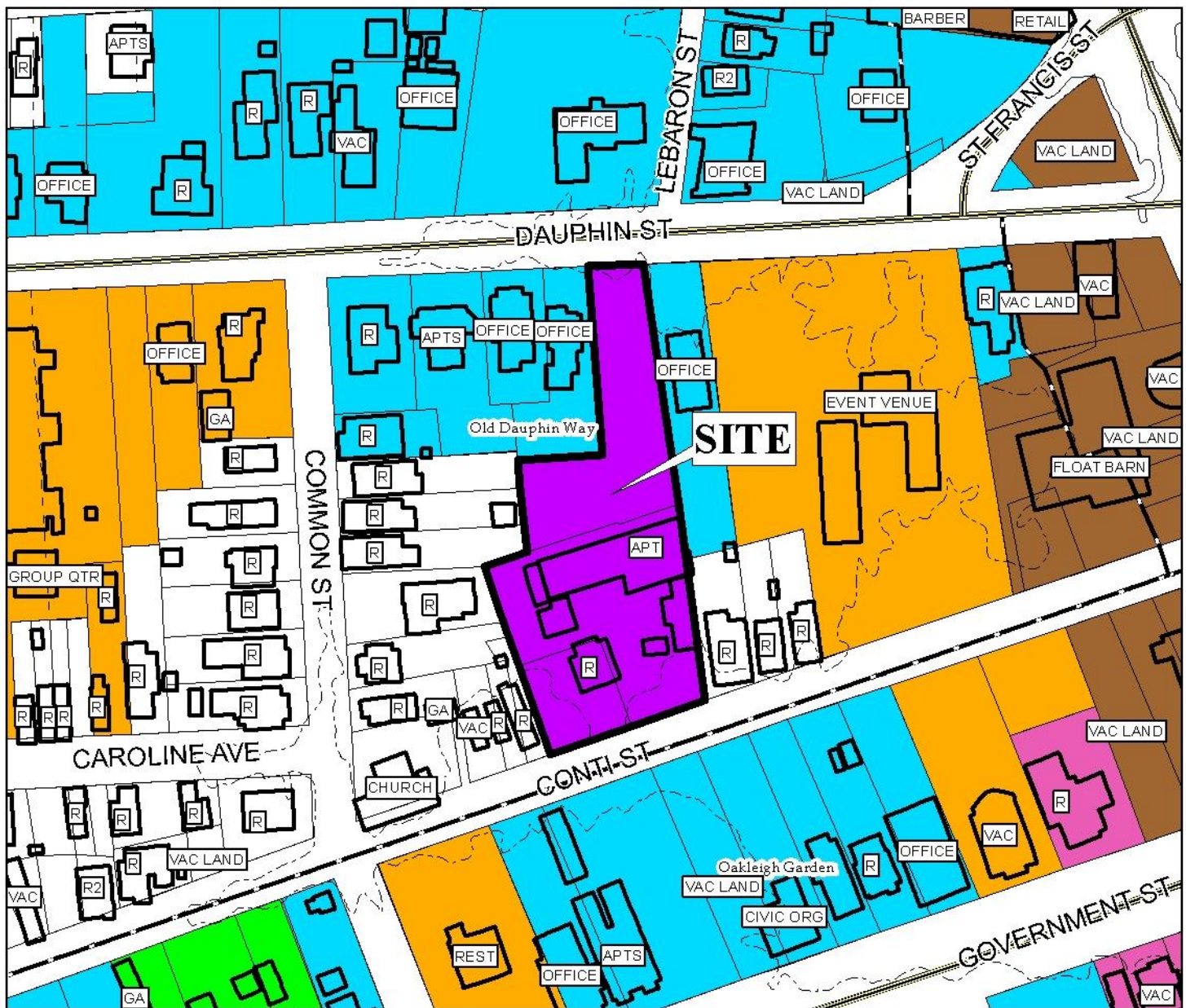
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APPLICANT Atchinson Place Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential, office, and retail units.

APPLICATION NUMBER 7 DATE July 16, 2020

APPLICANT Atchinson Place Subdivision

REQUEST Subdivision, Planned Unit Development

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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 |



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential, office, and retail units.

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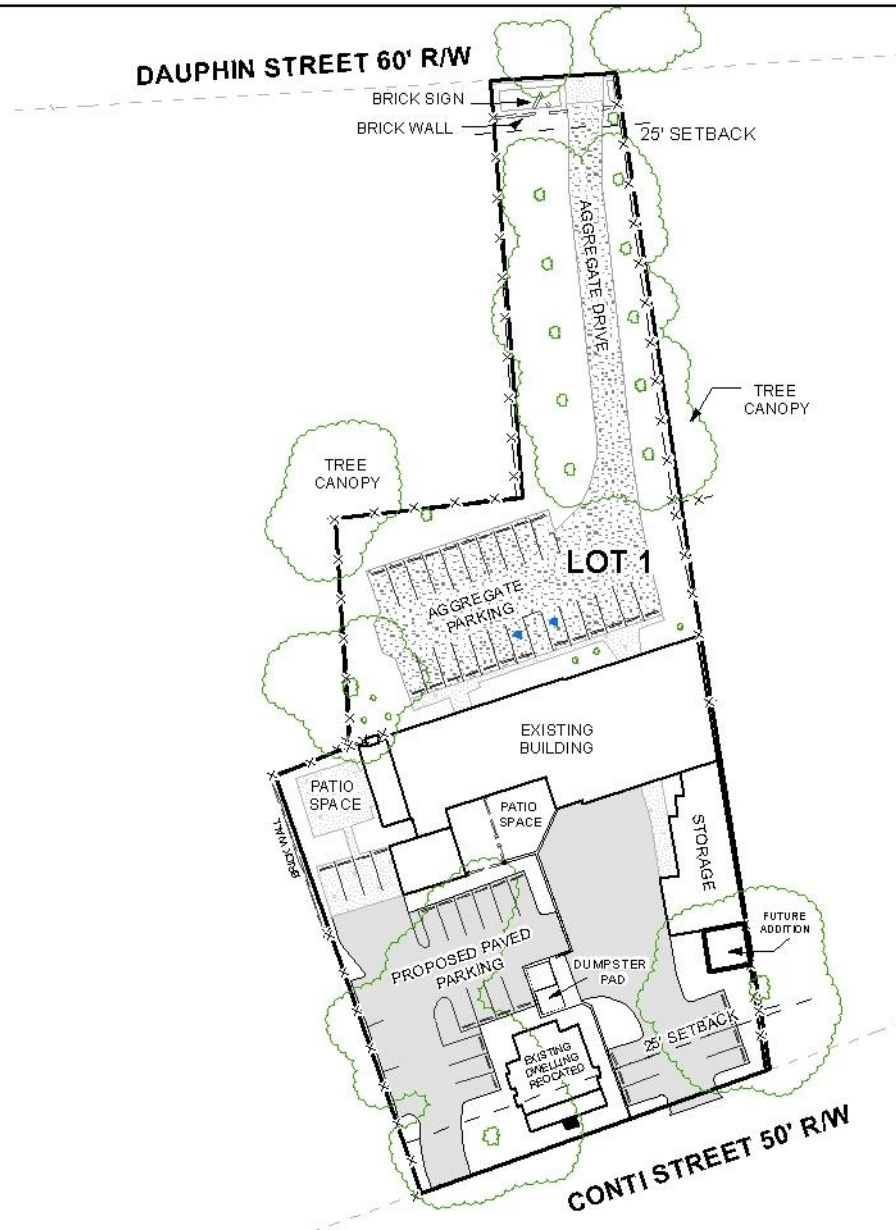
APPLICANT Atchinson Place Subdivision

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NTS

SITE PLAN



The site plan illustrates existing buildings, aggregate parking, and setback. As well as existing storage area with future addition, and proposed paved parking area.

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REQUEST Subdivision, Planned Unit Development

