

**ZONING AMENDMENT,  
PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: December 19, 2019****NAME**

Thomas Larry Smith

**SUBDIVISION NAME**

Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 &amp; 5.

**LOCATION**2955 Dauphin Street  
(Southeast corner of Dauphin Street and South Sage Avenue)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-2 Neighborhood Business District, and LB-2, Limited Neighborhood Business District

**PROPOSED ZONING**

LB-2, Limited Neighborhood Business District

**REASON FOR  
REZONING**

Changing conditions in the area, and the subdivision of land into building sites makes reclassification necessary.

**AREA OF PROPERTY**3 Lot / 25.8  $\pm$  Acres**CONTEMPLATED USE**

Subdivision approval to create three (3) lots from four (4) existing lots of record; Planned Unit Development Approval to allow shared access between multiple building sites, and Rezoning from B-2, Neighborhood Business and LB-2, Limited Neighborhood Business Districts to LB-2, Limited Neighborhood Business to accommodate a medical office and clinic.

**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:**

January 2020

**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. Add legible street names to the vicinity map – Sage Ave.
- D. Provide the recording data for any ROW or drainage easement that is vacated prior to signing the Final Plat.
- E. Provide the Surveyor's Signature.
- F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #74) LOTS 1A, 2A and 3A 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). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of any Land Disturbance Permit application.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. 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.
- N. 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.

**PUD:**

1. Revise GENERAL NOTE #8 to read “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.”
2. Retain NOTES #5, 6, 7, 9, and 10 as shown on the PUD SITE PLAN, sheet PUD.

**Rezoning:**

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 and paving 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. 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. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

A traffic impact study was conducted for the proposed development on Lot 1A. A previous study for the site required offsite improvements, including but not limited to a northbound right turn lane on Sage Avenue. Based on the known development proposed for this site as a medical clinic, the offsite improvements warranted at this time are improvements to the median on Dauphin Street to allow full access at the proposed driveway. Traffic Engineering approval of the PUD site plan is based on completion of these

improvements by the developer prior to final completion of the medical clinic on Lot 1A. The improvements may require the widening of the opening and improvements for a westbound left turn storage. Specific details of the improvements shall be coordinated with the right-of-way permit for Lot 1A. When additional development is proposed for the remaining portions of the property, an additional impact study may be required based on the intensity of each development prior to approval of any additional site access. The proposed 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. Future access points will be determined with future phases of the planned unit development.

## **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) 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 three (3) lots from four (4) existing lots of record; Planned Unit Development Approval to allow shared access between multiple building sites, and Rezoning from B-2, Neighborhood Business and LB-2, Limited Neighborhood Business Districts to LB-2, Limited Neighborhood Business.

The site has been given a Low Density Residential land use designation, 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.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context.

The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

There is an extensive history associated with this site. In 2008, applications for Rezoning, PUD and Subdivision were submitted for this site and the overall 38+/- acre property which included the R-3 zoning to the south. The requests were revised and multiple public hearings set; however, the last (rezoning) notice of public hearing for the two lots at the corner stated those sites were to be rezoned from R-1 to B-2 to “allow a bank, drug store.” The rezoning(s) were ultimately approved by the City Council, with several conditions; one of the conditions was an approved PUD.

In 2016, a PUD application was submitted for shared access between three lots, one of the lots included a proposed car wash, the previously proposed car wash site is application #6 on this agenda. The 2016 PUD was approved; however, the PUD expired, thus the applicant had to re-apply.

A new PUD application was submitted in 2018 for shared access between three lots, including a car wash on one of the lots. During the course of this application, the Planning Commission was advised that the rezoning in 2008 restricted the two corner lots to a bank and drug store. The Planning Commission denied the PUD. The applicant then appealed the denial to the City Council, and the City Council upheld the Planning Commission’s decision.

It should be noted that application #6 for rezoning is part of this PUD and Subdivision approval; however, as the property owner is different, that property owner has chosen to file a separate rezoning application. If all applications are approved, the end result will create legal lots of record with a consistent zoning classification; LB-2 Limited Neighborhood Business.

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

In reference to #2 above (changing conditions), the applicant states that “With the reconfiguring of the parcels associated with the Graf Dairy Subdivision we are proposing to remove the B-2 zoned areas, as the boundary of the zoning would no longer follow property lines.” The applicant also states in reference to #4 (subdivision of land into urban sites): “As mentioned in item 2, we are combining the B-2 zoned parcel into a LB-2 zoned property. Therefore, we are looking to rezone the B-2 property to LB-2 so that the new parcel has a single zoning classification.

A medical clinic is allowed by right in a LB-2 district. As illustrated on the vicinity map and site plan, the proposal would rezone the existing corner lot from B-2 Neighborhood Business to LB-2, Limited Neighborhood Business, which is consistent with existing zoning designation for the overall PUD and Subdivision site. It should be noted that LB-2 allows less uses by right than the existing B-2 zoning; furthermore, there are existing B-2 and B-3 districts to the northeast and west, as illustrated on the locator zoning map and vicinity map-existing zoning.

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.

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 proposed PUD consists of a common access road off Dauphin Street that would serve the three proposed lots. A roundabout near the Dauphin Street entrance is shown to facilitate traffic flow within the site. As noted on the PUD site plan, the proposed 82,500 square foot building will comply with setbacks, maximum building height (45-feet) and site coverage (8.63%) requirements of LB-2, and adequate parking (282 spaces) and circulation is also provided. There is also a notation on the plan indicating the site will fully comply with landscaping and tree

plantings, as well as photometric compliance for the parking and lighting. These notations should remain on the PUD plat, if approved.

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 fronts both Dauphin Street and Sage Avenue which are both illustrated on the Major Street Plan, and the subdivision plat illustrates existing rights-of-way in compliance with the Plan. If approved, the rights-of-way should be retained on the final plat.

Due to the location at the intersection of a major street and minor arterial, access management is a concern; therefore if approved, a note should be placed on the final plat stating full compliance with the Traffic Engineering comments should be required.

The three lots to be created were initially approved as Lots 1, 2, 3, and 5, Graf Dairy Subdivision. In addition to conditions regarding access management, that subdivision approval also required 10 foot landscaped buffers and a 6-foot minimum privacy fence where the lots adjoin residential property. This condition would only apply to the proposed Lots 2A and 3A, and should be required on the final plat, if approved.

The prior subdivision also included a condition which stated; “All live oak trees 24’ and larger to be granted protection status, and all live oak trees 50” and larger to be granted preservation status (all work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger), and if any modifications to the landscaped island are needed to help preserve the tree, they should be coordinated with Urban Forestry.”

While the currently proposed PUD plan and subdivision plat differs from the previously approved plan and plat, the current plan and plat provides accommodation for the three, 50” and larger live oaks, and if approved, full compliance with the Urban Forestry comments is recommended.

The existing plat illustrates compliant lot sizes in acres, as well as the required 25-foot minimum building setback line, and if approved, should be retained on the Final Plat.

### **RECOMMENDATION**

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) Illustration of the Major Street Plan compliant, existing, rights-of-way along Dauphin Street and South Sage Avenue on the Final Plat;
- 2) Placement of a note on the Final Plat stating full compliance with the Traffic Engineering Comments: *(A traffic impact study was conducted for the proposed development on Lot 1A.*

*A previous study for the site required offsite improvements, including but not limited to a northbound right turn lane on Sage Avenue. Based on the known development proposed for this site as a medical clinic, the offsite improvements warranted at this time are improvements to the median on Dauphin Street to allow full access at the proposed driveway. Traffic Engineering approval of the PUD site plan is based on completion of these improvements by the developer prior to final completion of the medical clinic on Lot 1A. The improvements may require the widening of the opening and improvements for a westbound left turn storage. Specific details of the improvements shall be coordinated with the right-of-way permit for Lot 1A. When additional development is proposed for the remaining portions of the property, an additional impact study may be required based on the intensity of each development prior to approval of any additional site access. The proposed 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. Future access points will be determined with future phases of the planned unit development.);*

- 3) Placement of a note on the Final Plat stating full compliance with the City Engineering Comments: 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. Add legible street names to the vicinity map – Sage Ave. D. Provide the recording data for any ROW or drainage easement that is vacated prior to signing the Final Plat. E. Provide the Surveyor's Signature. F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #74) LOTS 1A, 2A and 3A 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). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of any Land Disturbance Permit application. H. 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. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. 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;*

- 4) Placement of a note on the Final Plat stating full 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;*
- 5) Completion of the rezoning process prior to the recording of the Final Plat;
- 6) The illustration of compliant lot sizes in acres (or square feet) on the Final Plat; and
- 7) The illustration of the 25-foot minimum building setback line on 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), as it allows for a new office building with enhanced traffic flow configuration both on and off-site;
- b. 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 it will allow for the development of a vacant existing site within the City;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because of the preservation of open space on the site and the accommodation of large live oaks;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because of the large amounts of pervious area proposed on the site;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval should be subject to the following conditions:

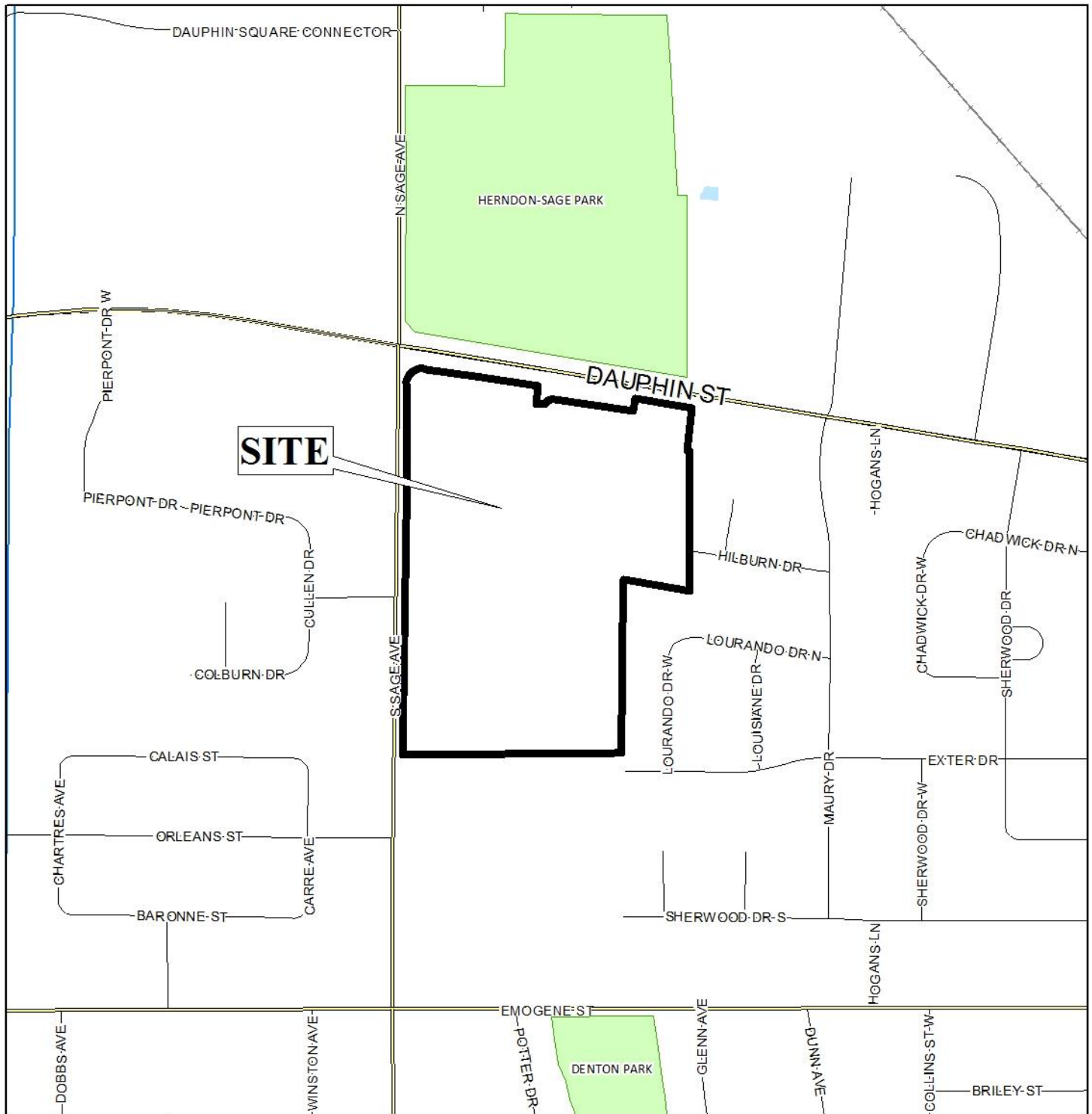
- 1) Placement of a note on the Final Plan stating full compliance with the Traffic Engineering Comments: *(A traffic impact study was conducted for the proposed development on Lot 1A. A previous study for the site required offsite improvements, including but not limited to a northbound right turn lane on Sage Avenue. Based on the known development proposed for this site as a medical clinic, the offsite improvements warranted at this time are improvements to the median on Dauphin Street to allow full access at the proposed driveway. Traffic Engineering approval of the PUD site plan is based on completion of these improvements by the developer prior to final completion of the medical clinic on Lot 1A. The improvements may require the widening of the opening and improvements for a westbound left turn storage. Specific details of the improvements shall be coordinated with the right-of-way permit for Lot 1A. When additional development is proposed for the remaining portions of the property, an additional impact study may be required based on the intensity of each development prior to approval of*

- any additional site access. The proposed 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. Future access points will be determined with future phases of the planned unit development.);*
2. Placement of a note on the Final Plan stating full compliance with the City Engineering Comments.: *1. Revise GENERAL NOTE #8 to read "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." 2. Retain NOTES #5, 6, 7, 9, and 10 as shown on the PUD SITE PLAN, sheet PUD .*
  3. Placement of a note on the Final Plan stating full 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;*
  4. The submission of two revised Final PUD site reflecting the above conditions.

**Rezoning:** The application is recommended for Approval subject to the following condition:

- 1) full compliance with all municipal codes and ordinances.

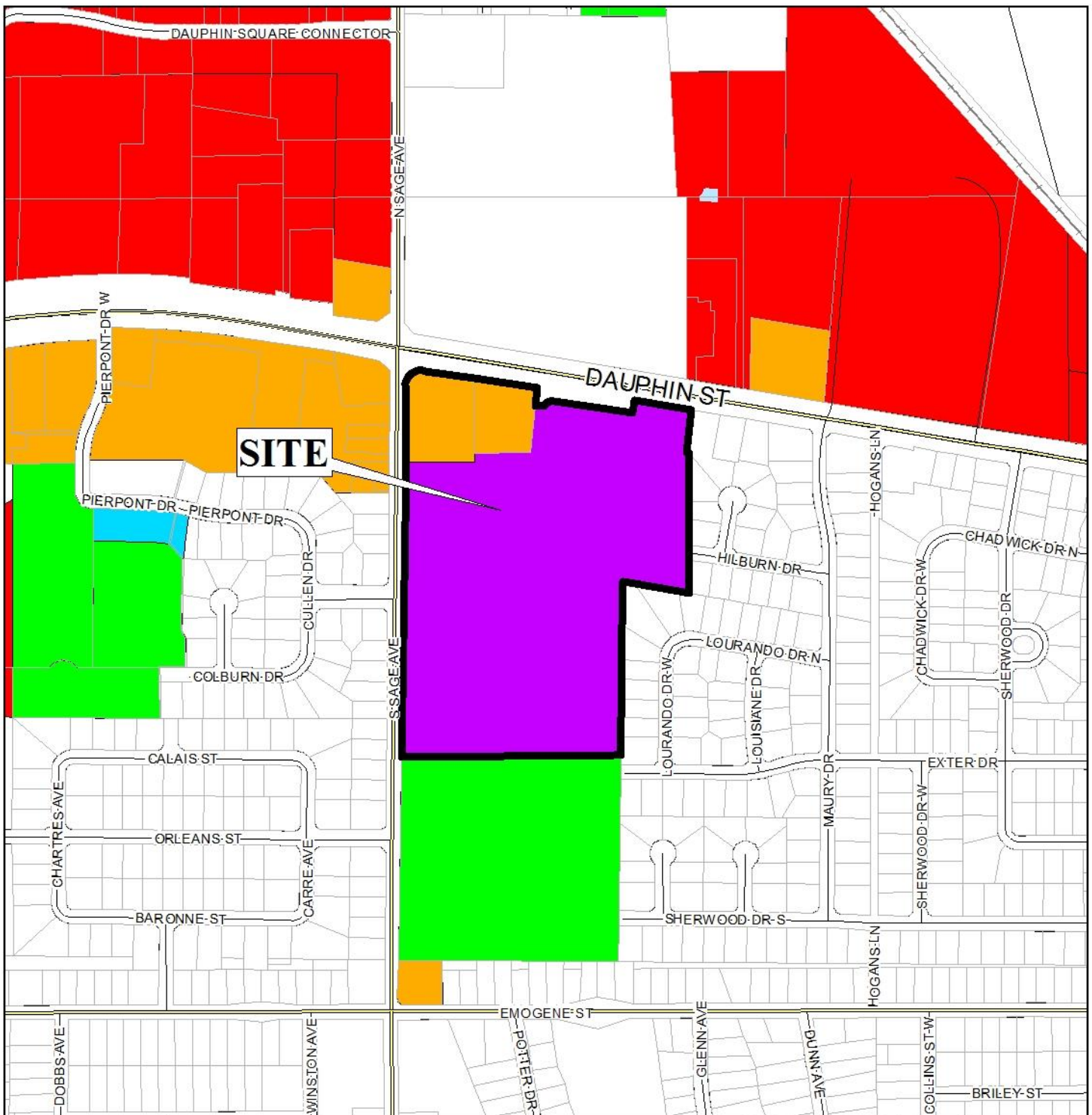
# LOCATOR MAP



APPLICATION NUMBER 7 DATE December 19, 2019  
 APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5  
 REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



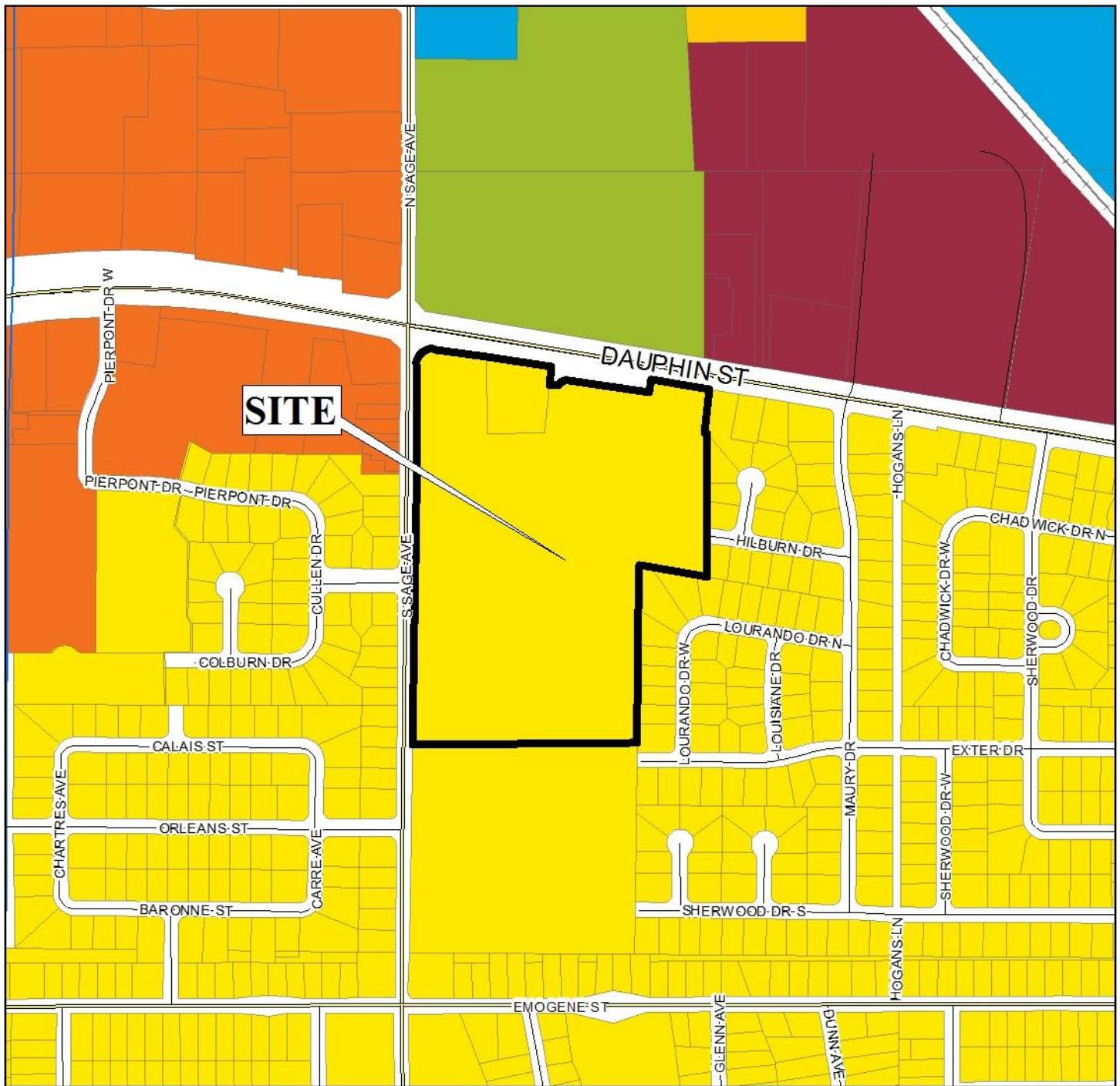
# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE December 19, 2019  
APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5  
REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE December 19, 2019

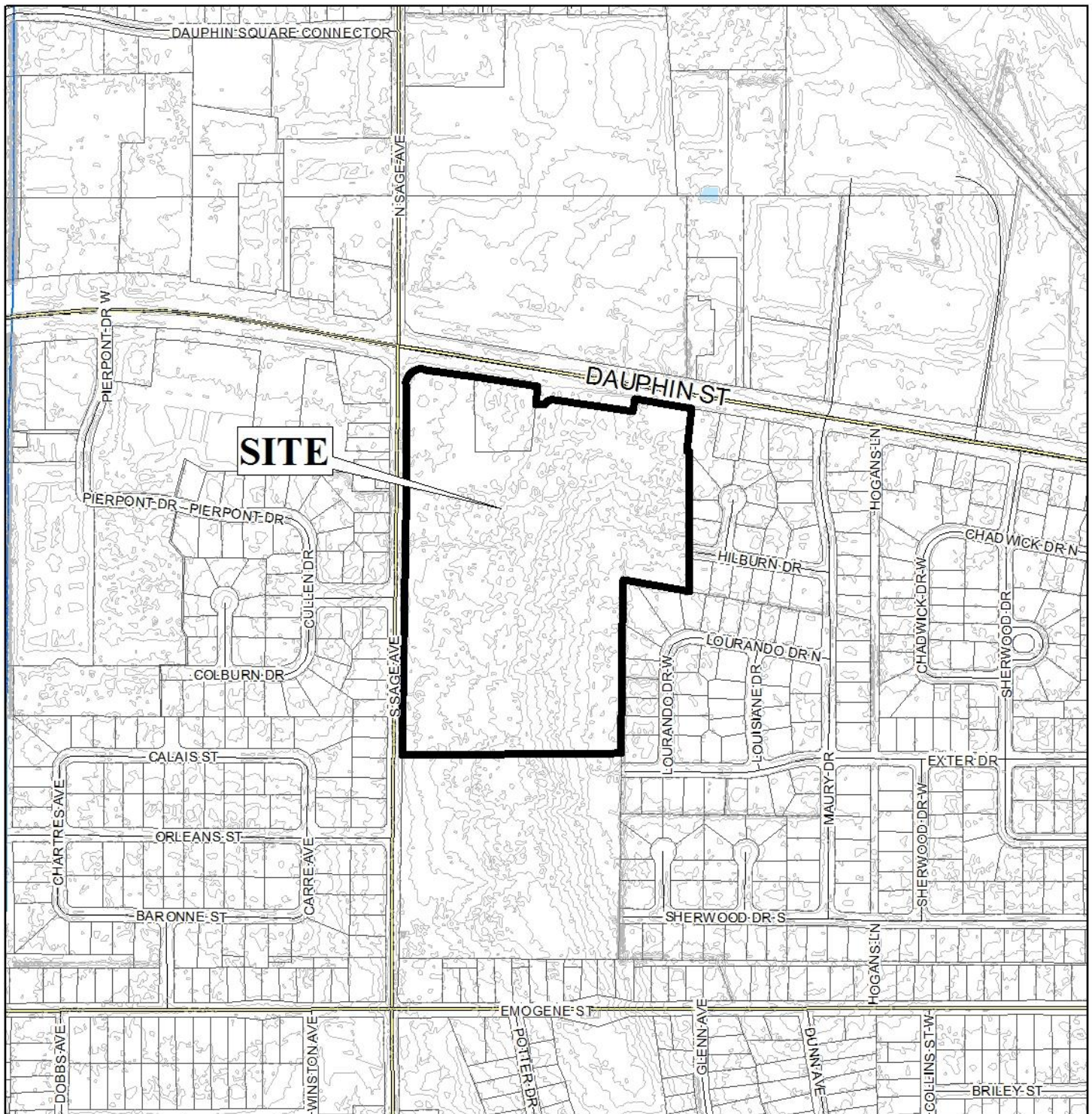
APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5

REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-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	



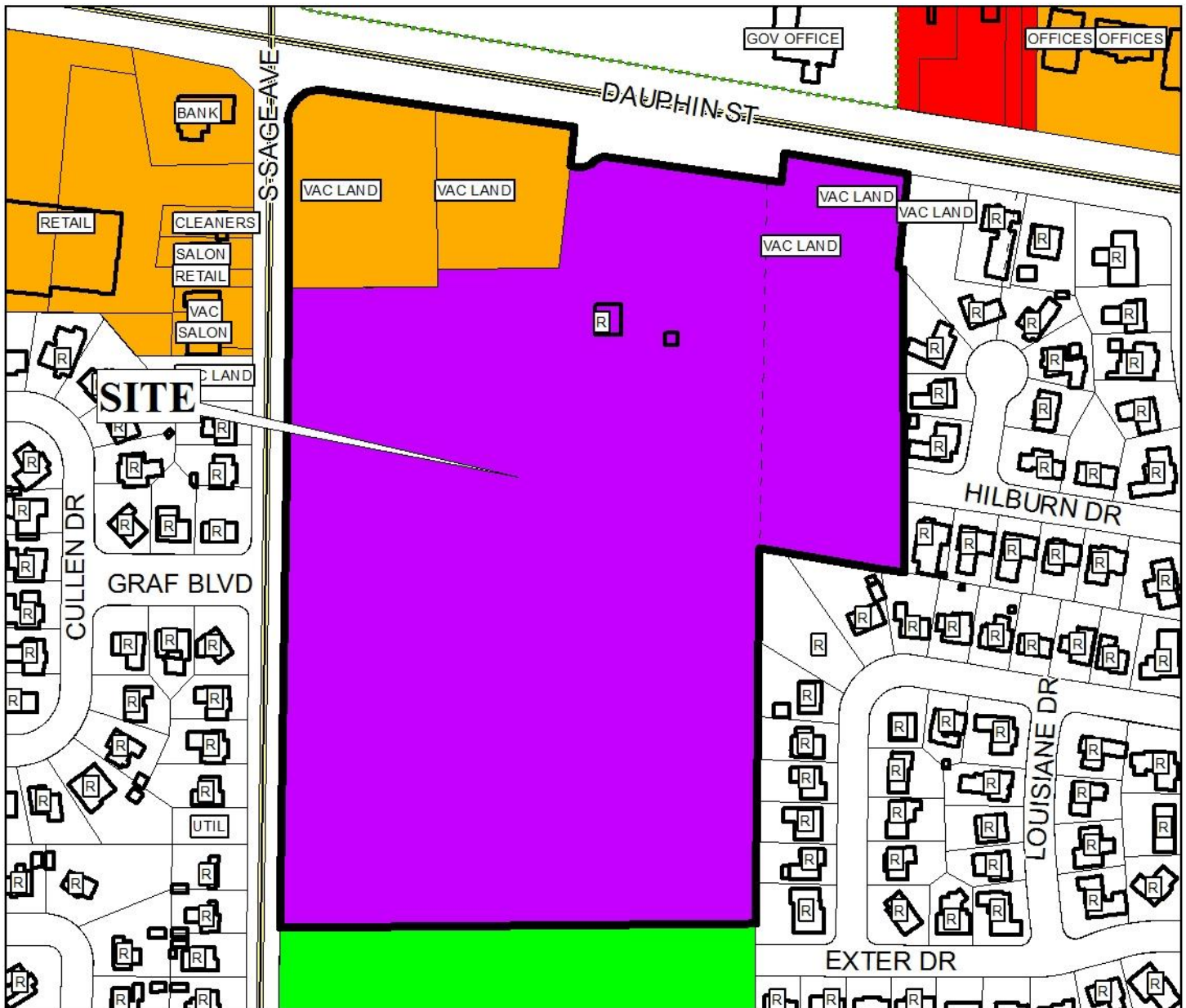
# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 7 DATE December 19, 2019  
APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5  
REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north and northwest, and residential units to the south.

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APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5

REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-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 AERIAL

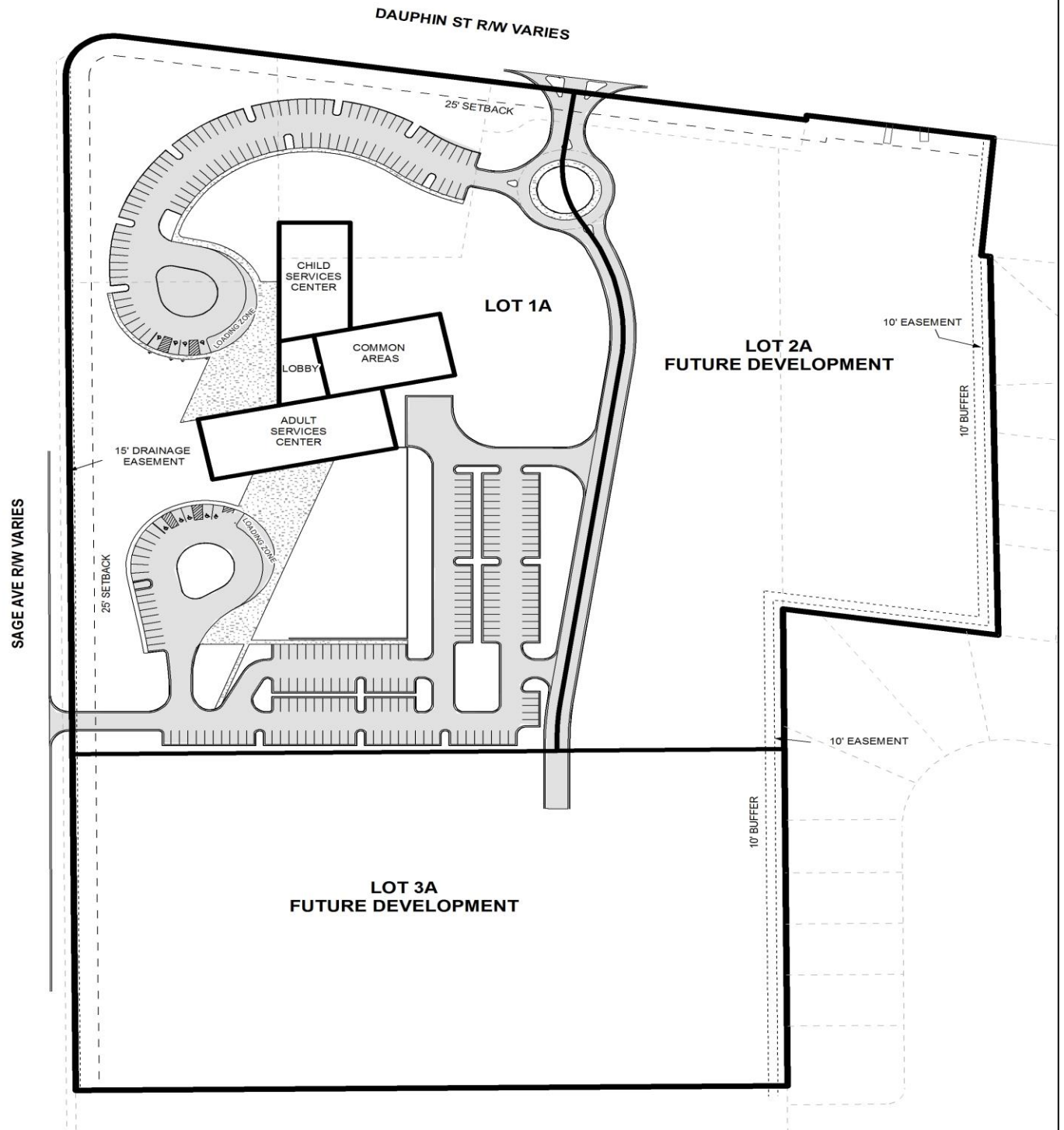


The site is surrounded by commercial units to the north and northwest, and residential units to the south.

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 REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



# SITE PLAN



The site plan illustrates the proposed buildings, parking, setbacks, and easements.

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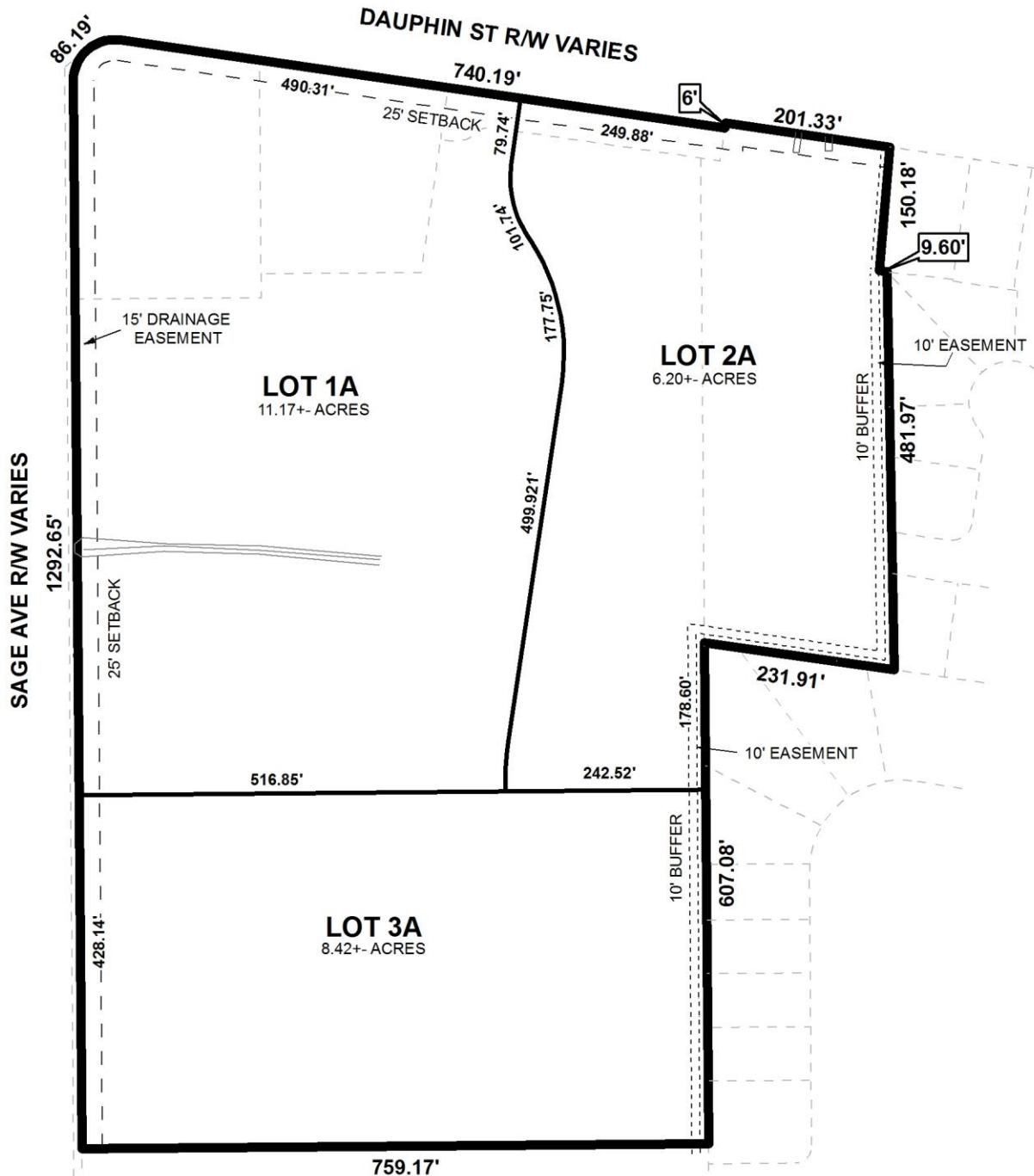
APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5

REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



NTS

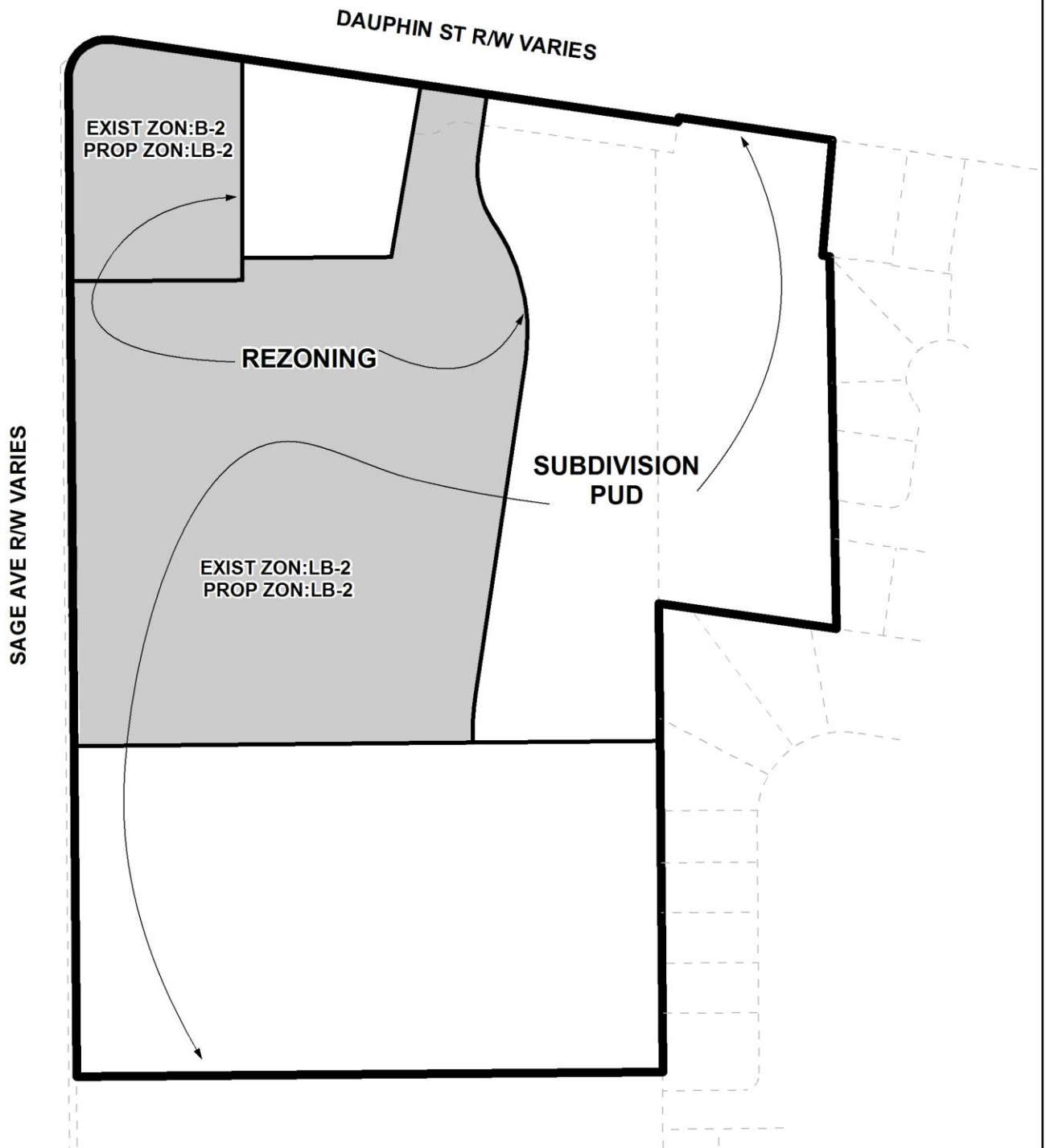
# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 19, 2019  
 APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5  
 REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 19, 2019

APPLICANT Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5

REQUEST Subdivision, PUD, Rezoning from B-2 and LB-2 to LB-2



