

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT,
PLANNING APPROVAL, &
REZONING STAFF REPORT**

Date: December 16, 2010

APPLICANT NAME

Ernest Construction, LLC

SUBDIVISION NAME

Old Shell Road at MIB Subdivision

DEVELOPMENT NAME

Old Shell Road at MIB Subdivision

LOCATION

North side of Old Shell Road, 200'± West of Mobile Infirmary Boulevard extending to the West side of Mobile Infirmary Boulevard 395'± North of Old Shell Road

**CITY COUNCIL
DISTRICT**

Council District 1

PRESENT ZONING

R-1, Single-Family Residential District; B-1, Buffer Business District; and B-2, Neighborhood Business District

PROPOSED ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

3.1 Acres ±

CONTEMPLATED USE

Subdivision Approval to create one legal lot of record from an existing metes and bounds parcels; Planned Unit Development and Planning Approval to amend existing approvals to allow a multiple buildings on a single building site as well as a communications tower, and rezoning from R-1, Single-Family Residential District; B-1, Buffer Business District; and B-2, Neighborhood Business District to B-2, Neighborhood 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**

Immediate

ENGINEERING**COMMENTS**

Engineering Department did not receive preliminary site plan, additional comments may be applied upon review of preliminary site plan. Show Minimum Finished Floor Elevation on each lot on Plat. Also show the FFE on the plat for any existing buildings. There is to be no fill placed within the limits of the flood plain without providing compensation. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Must comply with all storm water and flood control ordinances.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC

REMARKS

The applicant is requesting Subdivision Approval to create one legal lot of record from an existing metes and bounds parcels; Planned Unit Development and Planning Approval to amend existing approvals to allow a multiple buildings on a single building site as well as a communications tower, and rezoning from R-1, Single-Family Residential District; B-1, Buffer Business District; and B-2, Neighborhood Business District to B-2, Neighborhood Business District, to eliminate split zoning.

This site came before the Planning Commission in 1996 for construction of the communications tower. As stated previously, this application is to amend those approvals.

The applicant did not provide any justification or narratives for the Rezoning Application or the Planning Approval Application. The Planned Unit Development Application only includes a brief, non-descriptive narrative that does not provide the scope of work to be done, if any, or the impetus for the application. The revised narratives should be submitted before a full review is done.

The site plan provided is not complete as it does not show all of the buildings on the site, completely omits the communications tower and associated equipment and amenities, omits

communications tower height and setbacks, does not fully indicate the communications tower lease parcel, does not depict the aggregate surfacing on the site, does not depict any existing or proposed parking, and does not depict any improvements or removals to be made, if any. The site plan should be revised before any review is done.

RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for Holdover until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, Planning Approval, and Rezoning Applications as outlined.

Planning Approval: Based on the preceding, this application is recommended for Holdover until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail; and
- 2) revision of the site plan to show **ALL** improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.

Planned Unit Development: Based on the preceding, this application is recommended for Holdover until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance; and
- 2) revision of the site plan to show **ALL** improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.

Rezoning: Based on the preceding, this application is recommended for Holdover until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail;
- 2) submittal of justification for rezoning to include which, if any, of the four acceptable conditions to warrant rezoning are occurring at the site as defined by Section 64-9.A.1. of the Zoning Ordinance; and

- 3) revision of the site plan to show **ALL** improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.

LOCATOR MAP



APPLICATION NUMBER 8,9,10 & 11 DATE December 16, 2010

APPLICANT Ernest Construction, LLC

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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west of the site.
Commercial sites are located to the east and south of the site.

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LEGEND NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west of the site.
Commercial sites are located to the east and south of the site.

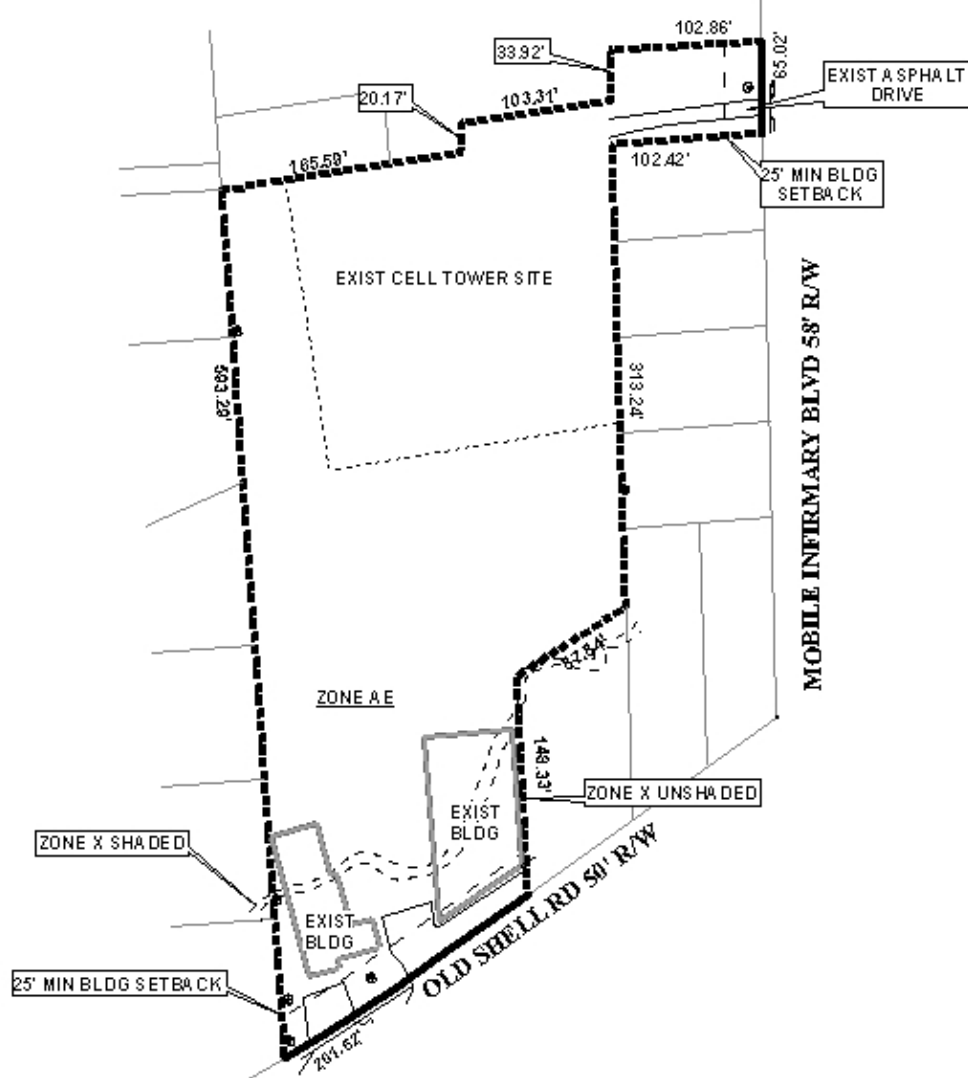
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SITE PLAN



The site plan illustrates the existing development

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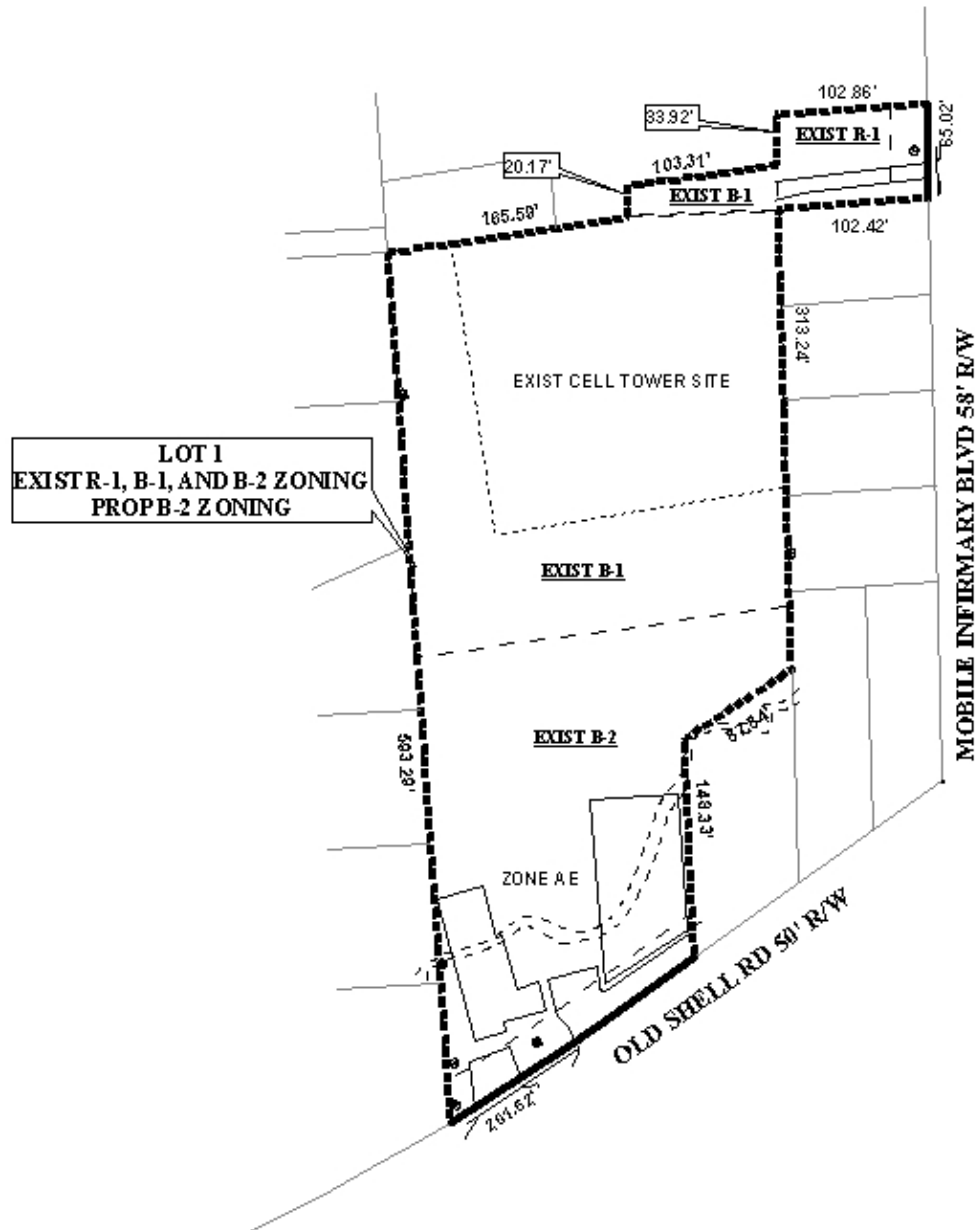
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NTS

SUBDIVISION AND ZONING DETAIL



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