

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: March 5, 2009****DEVELOPMENT NAME**

Providence Park P.O.B. West Subdivision, Resubdivision of Lot 1, Resubdivision and Addition to Lot 1, Phase 1, Resubdivision of Lot 1

SUBDIVISION NAME

Providence Park, P.O.B. West Subdivision, Resubdivision of Lot 1, Resubdivision and Addition to Lot 1, Phase 1, Resubdivision of Lot 1

LOCATION

600 Providence Park East
(West side of Providence Park Drive East, [private Street],
2/10± mile South of Airport Boulevard)

**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

1-Lot/1.5± acres

CONTEMPLATED USE

Subdivision approval to amend the curb cut condition on a previously approved subdivision and Planned Unit Development (PUD) Approval to amend the conditions of a previously approved Planned Unit Development (PUD) to allow two curb cuts to the site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Rip rap or other appropriate energy dissipation measures will be required at the outfalls labeled E and J on the submitted plans.

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. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

REMARKS

The applicant is seeking Subdivision approval to amend a curb cut condition on a previously approved subdivision and Planned Unit Development (PUD) Approval to amend the conditions of a previously approved Planned Unit Development (PUD) to allow two curb cuts to the site. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

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 any changes to the site plan / Subdivision plan will require approval by the Planning Commission.

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 applicant proposes to develop a one (1) lot commercial subdivision, which will access Providence Park East, a private street. The site will have frontage on Providence Park East and a yet to be built street.

The plan illustrates the proposed location of the medical office building, parking and landscaping. Per the requirements of the Planning Commission's April 2008 approval, the site is limited to one (1) curb-cut onto Providence Park Drive East and one (1) curb-cut onto the private cul-de-sac. As the private cul-de-sac has not been constructed as of yet, the applicant is requesting the Commission to remove the condition that the site will be built with only one curb-cut to Providence Park East at this time: an additional curb-cut will be provided onto the private cul-de-sac, once it is constructed.

The site is zoned B-3, Community Business District, thus maximum development of the lot could result in approximately 32,400 square feet of development (50% site coverage, 45-foot height limit). Another condition the Commission required the previous Planned Unit Development (PUD) Master Plan, that a Traffic Impact Study would be required for the overall development. However, staff agreed not to require a Traffic Impact Study for this lot or the next one to the North.

Regarding the proposed Subdivision, the lot should be limited to two curb-cuts, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards. If the location should change due to the location of the curb cuts by Traffic Engineering, two copies of the revised site plan should be submitted to Urban Development for the Planned Unit Development (PUD) file. The applicant stated that they would have no problem removing this curb cut if a curb would be allowed to the future private street when this road is constructed.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

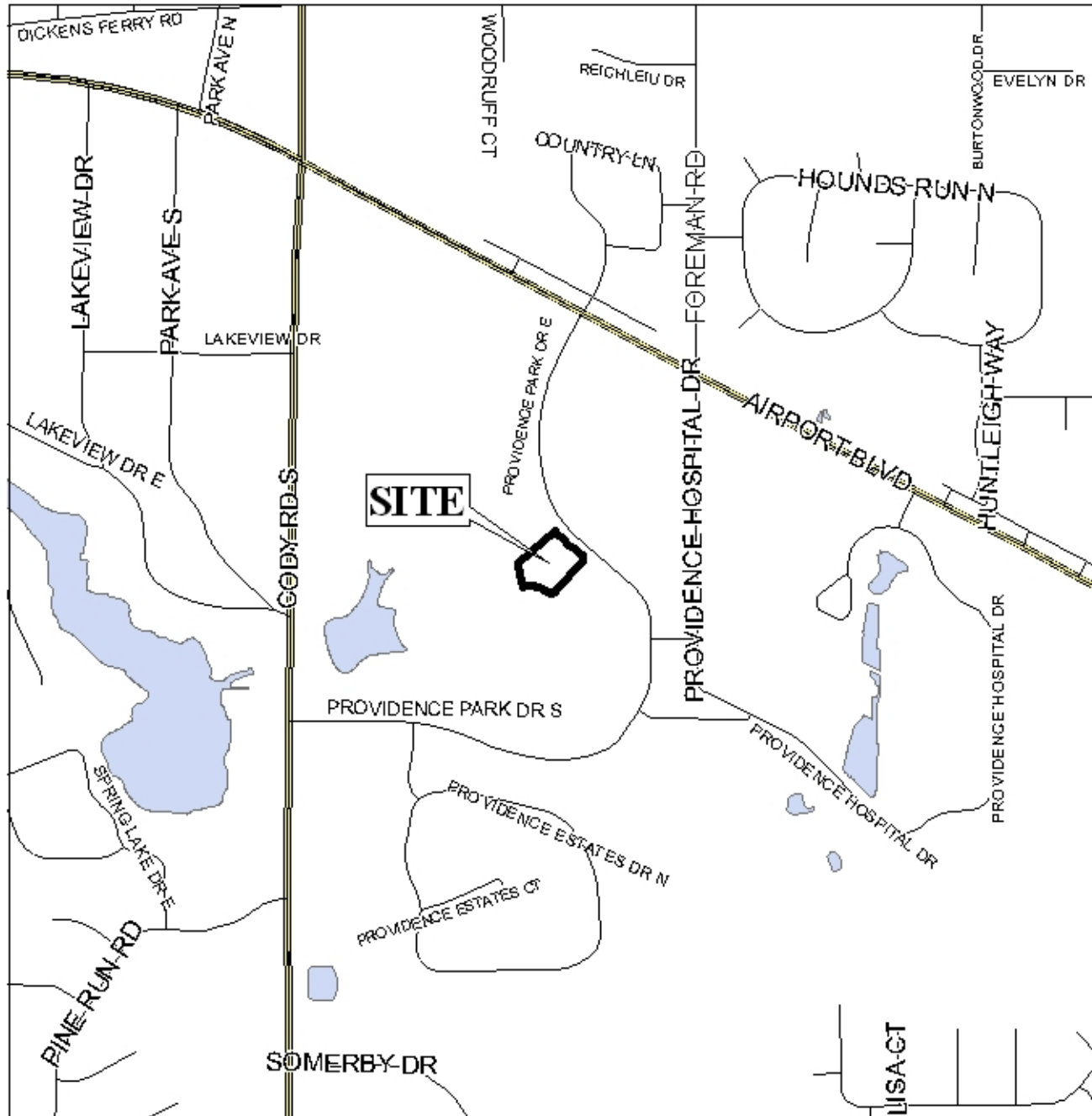
Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Rip rap or other appropriate energy dissipation measures will be required at the outfalls labeled E and J on the submitted plans.*);
- 2) placement of a note on the Final Plat stating that the lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 3) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 4) the labeling of the lot with its size in square feet;
- 5) the labeling of the private street as private; and
- 6) provision of a revised PUD site plan prior to the signing of the Final Plat.

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

- 1) completion of the Subdivision process;
- 2) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Rip rap or other appropriate energy dissipation measures will be required at the outfalls labeled E and J on the submitted plans.*);
- 3) placement of a note on the site plan stating that the lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 4) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 5) the labeling of the lot with its size in square feet;
- 6) the labeling of the private street as private; and
- 7) provision of a revised PUD site plan prior to the signing of the Final Plat.

LOCATOR MAP



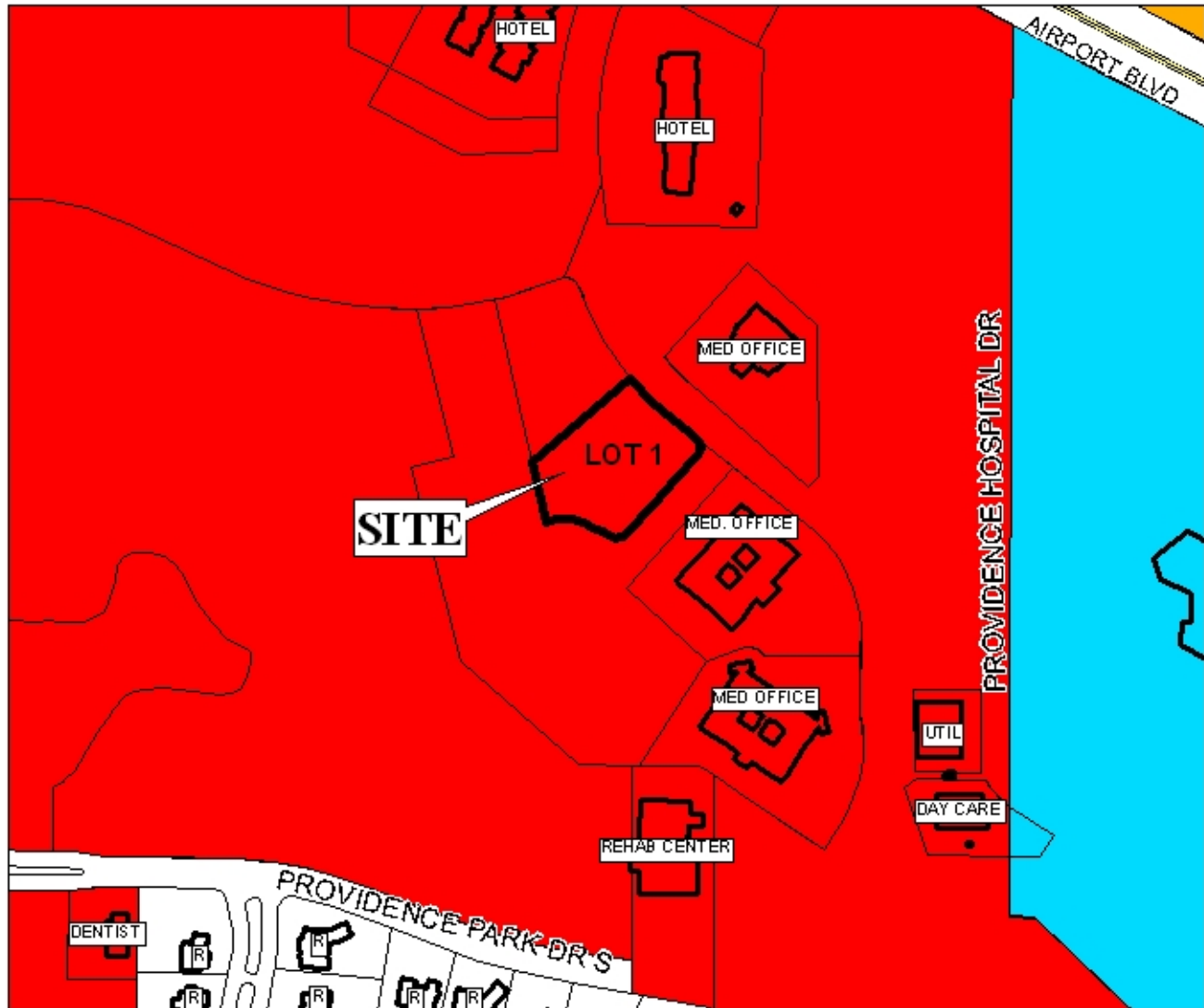
APPLICATION NUMBER 10 & 11 DATE March 5, 2009

APPLICANT Providence Park POB West Subdivision, Resubdivision of Lot 1,
Resubdivision and Addition to Lot 1, Phase 1, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are medical offices to the east of the site, vacant land to the west, hotels to the north, and a rehabilitation center to the south.

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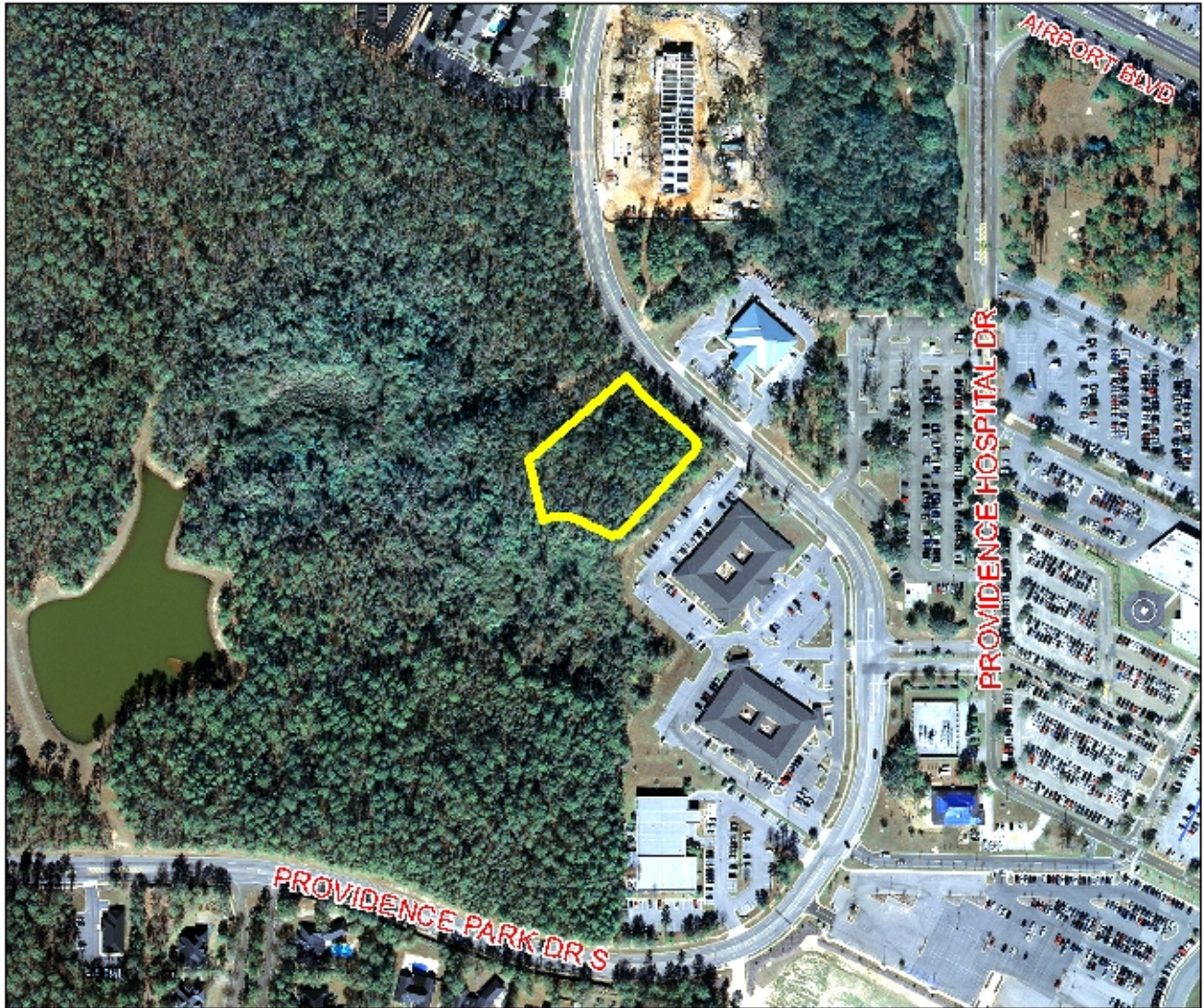
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LEGEND

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
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N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

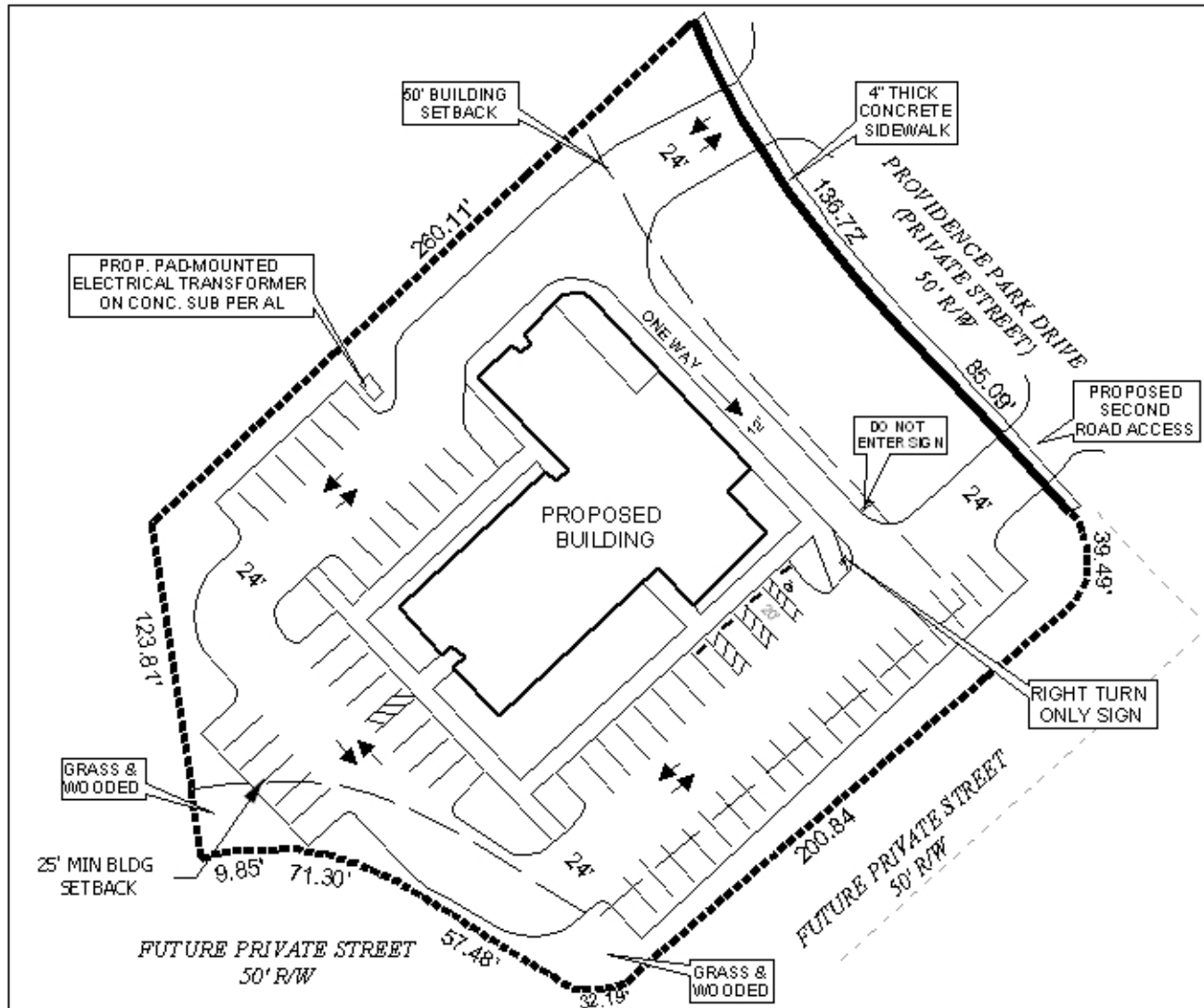


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SITE PLAN



The site plan illustrates the proposed building, setbacks, drives, and parking.

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