

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: April 17, 2003**

DEVELOPMENT NAME Middle Bay Marine Subdivision

SUBDIVISION NAME Middle Bay Marine Subdivision

LOCATION East side of Dauphin Island Parkway, 190'± North of Terrell Road.

PRESENT ZONING B-3, Community Business

AREA OF PROPERTY 9.6± Acres 1 Lot

CONTEMPLATED USE Multiple buildings on a single-building site consisting of multiple lots with shared parking and access.

TIME SCHEDULE FOR DEVELOPMENT Immediate

ENGINEERING COMMENTS Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING COMMENTS Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS The applicant is proposing development of the site as a marine sales and service operation, with two buildings; one containing office and sales (7660± sq.ft.) with service/storage (3,200± sq.ft.) – the other a storage facility for privately owned boats, and associated parking facilities and storage yard.

The subdivision portion of this application was heldover from a previous meeting due to issues relating to a 50' parcel along Perch Creek and to be considered in conjunction with the PUD application.

Dauphin Island Parkway, which has an existing right-of-way of 115', is in compliance with the right-of-way requirement of the Major Street Plan component of the Comprehensive Plan. Given the existing development along this section of Dauphin Island Parkway, development of service roads is not practical; therefore, a limitation on the number of curb cuts would be an acceptable method of access management. With less than 300' of frontage, limiting the site to one curb cut would be appropriate.

The site is adjacent to Perch Creek and would be considered environmentally sensitive. Therefore, approvals from federal, state and local agencies will be required prior to the issuance of any permits.

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.

The plan meets the general requirements for PUD approval. However, there are several minor issues relating to access, the number of parking spaces provided, and use of gravel for some of the required parking.

The plan indicates two drives to Dauphin Island Parkway. As stated above, Dauphin Island Parkway is a major street, and with less than 300' of frontage, limiting the site to one curb cut would be appropriate.

The parking calculations provided by the applicant indicate that parking is provided for 3,200 sq.ft. of office area and for two warehouse employees. However, no parking is provided for the showroom area; parking requirements are for gross square footage. While the requirements may be separated between office/retail and warehouse, the display area would be considered part of the retail area and included for parking calculations. Therefore, additional parking spaces would be required.

Of the parking spaces shown on the plan, six are located behind the main building and are proposed to be gravel. While the gravel storage area would be allowed, parking and maneuvering areas are required to be paved.

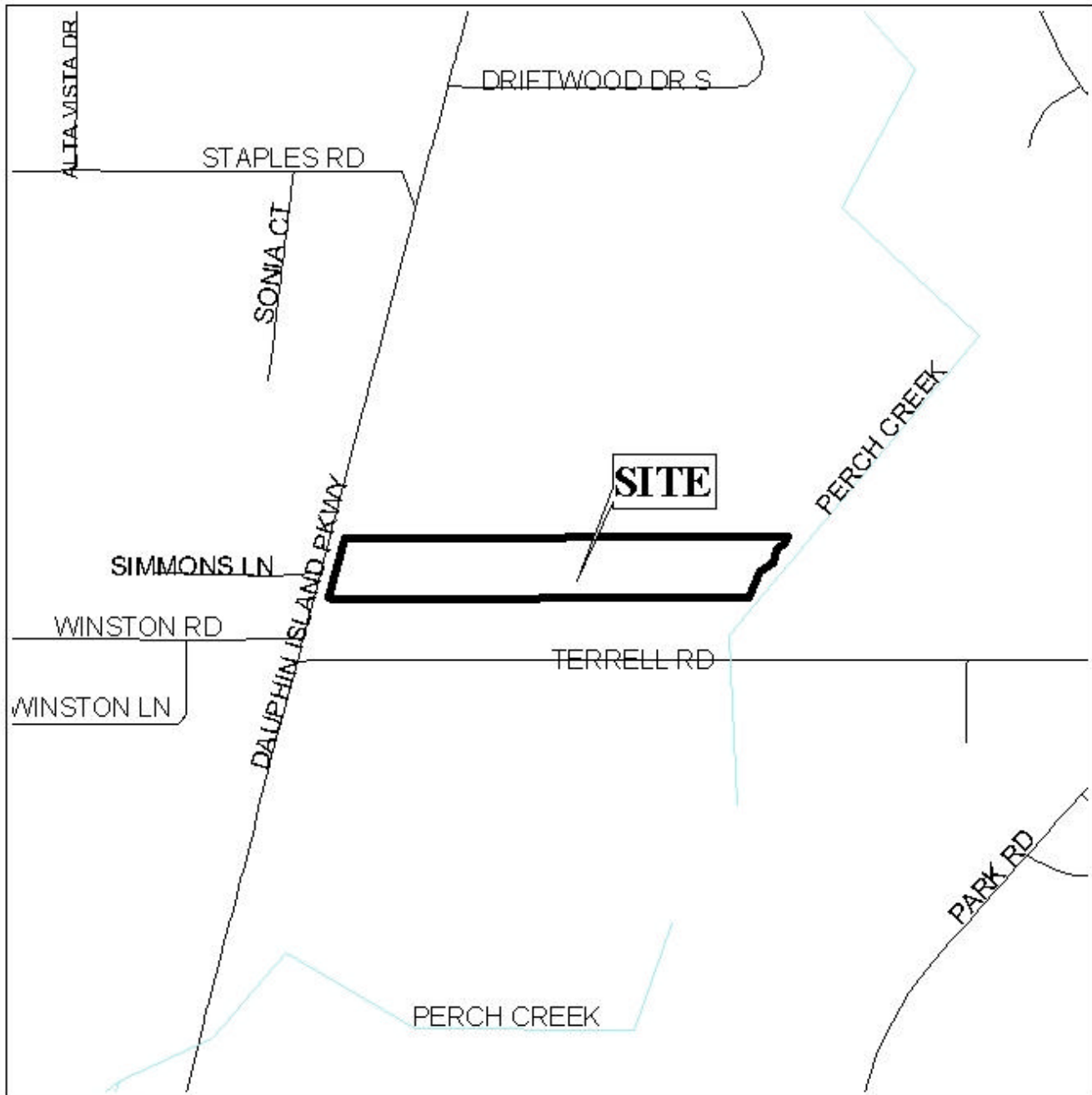
Based on the site plan submitted, it appears that modifications to address the above referenced issues would have little impact on the overall plan.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) limited to the site plan submitted, as required to be revised by this approval; 2) limited to one curb cut to Dauphin Island Parkway, exact location and design to be approved by Traffic Engineering and ALDOT; 2) existing curb cuts to be closed and removed; 3) parking to be provided at 1:300 sq.ft. for office and retail/display area(s), configuration to be approved by Urban Development; 4) all parking and maneuvering for parking to be paved, gravel surface only allowed for storage yard; 5) provision of buffering where the site abuts residentially zoned properties; 6) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and 7) full compliance with all municipal codes and ordinances.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Dauphin Island Parkway, exact location and design to be approved by Traffic Engineering and ALDOT; and 2) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits

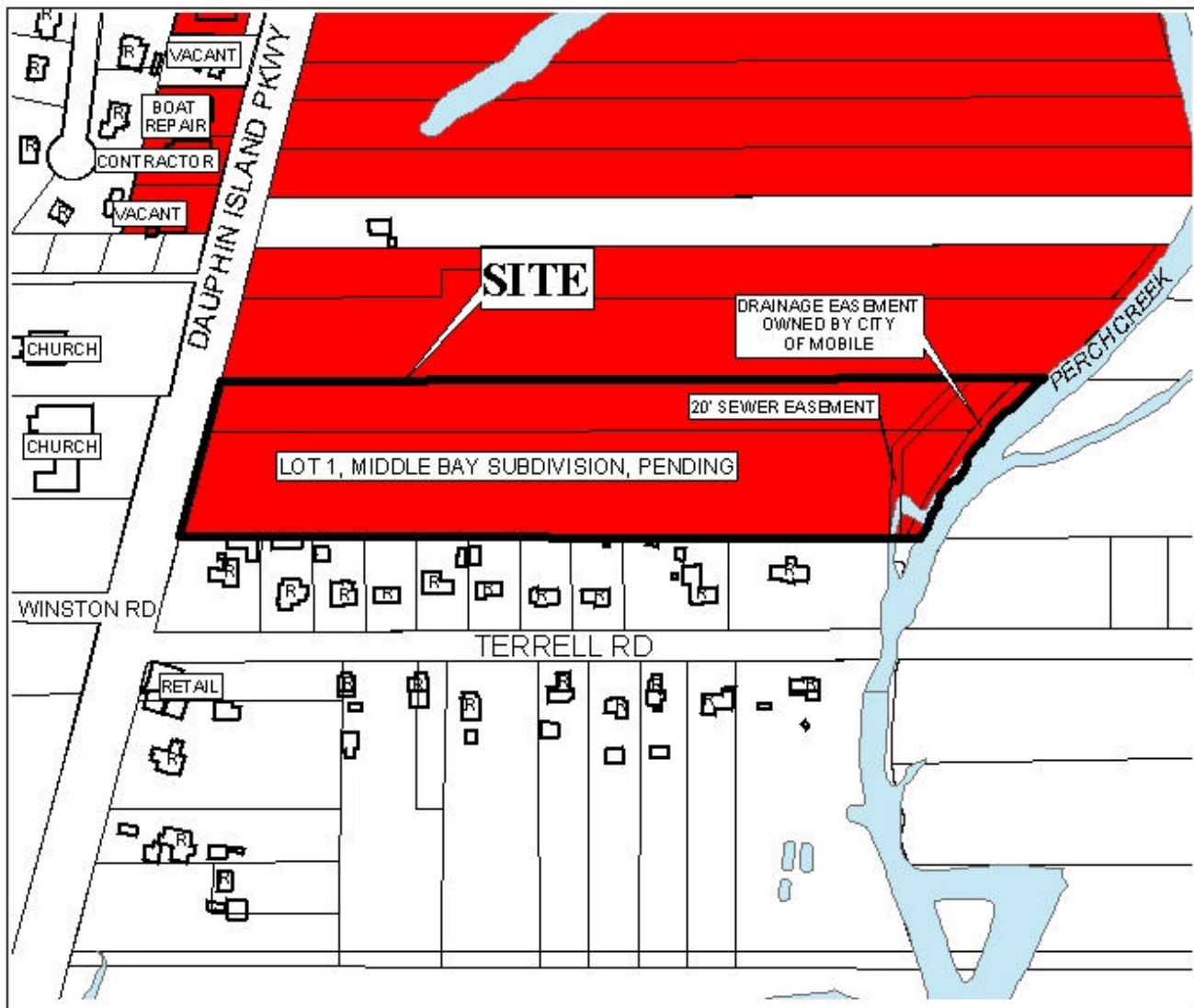
LOCATOR MAP



APPLICATION NUMBER 10 DATE April 17, 2003
APPLICANT Middle Bay Marine Subdivision
REQUEST Planned Unit Development



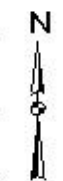
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is located in an area of mixed land use. Single-family residential dwellings are located to the south and churches are to the west. Vacant woodlands are to the north and east.

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LEGEND



NTS

DAUPHIN ISLAND PKWY

298.01'

PROPOSED LANDSCAPING

PROPOSED ASPHALT DRIVE AND RING

PROPOSED DRIVE ASPHALT

PROPOSED BLDG

CRUSHED LIMESTONE

LIMESTONE

WATER/POWER LINE

1610.50'

PROPOSED LANDSCAPING

UNDEVELOPED AREA

DEVELOPMENT LIMITS

1383.50'

EXIST 20' SEWER EA SERVANT

EAST EASTERN PKWY

PERCH CREEK (CTRLINE)

412'

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NTS