

**SUBDIVISION,  
PLANNED UNIT DEVELOPMENT, &  
ZONING AMENDMENT  
STAFF REPORT****Date: July 6, 2017****APPLICANT NAME**

Broadstreet Partners, LLC

**SUBDIVISION NAME**

The Landing Subdivision

**DEVELOPMENT NAME**

The Landing Subdivision

**LOCATION**

75, 79, 113, 123, & 129 West Drive and 108, 110, 114,  
120, & 124 Center Drive  
(East side of West Drive, 120'± North of Pherin Woods  
Court, extending to the West side of Center Drive, 625'±  
South of Old Shell Road)

**CITY COUNCIL  
DISTRICT**

Council District 6

**PRESENT ZONING**

R-1, Single-Family Residential District and R-3, Multiple-Family Residential District

**PROPOSED ZONING**

R-3, Multiple-Family Residential District

**AREA OF PROPERTY**

1 Lot/5.9± Acres

**CONTEMPLATED USE**

Subdivision Approval to create a single legal lot of record from three metes-and-bounds parcels and eight legal lots of record; Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Rezoning from R-1, Single-Family Residential District and R-3, Multi-Family Residential District to R-3, Multi-Family Residential District, to allow multi-family housing.

**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.**

**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. Review and revise the written legal description and drawing to clarify the description.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- E. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- F. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development:** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

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, paving, and all above ground structures, 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. The detention facility shall be maintained as it is constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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 initially submitted for this site with the April 2017 Planning Commission application. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. No additional impacts are anticipated for the site based on the increased density proposed with this application. The developer is responsible for the construction of Center Drive to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied vehicular access to West Drive but allowed pedestrian access. Any new on-site parking, including ADA handicap spaces, shall 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).

## **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)

## **MAWSS**

### **COMMENTS**

No Comments

## **TIME SCHEDULE FOR DEVELOPMENT**

None provided

## **REMARKS**

The applicant is requesting Subdivision Approval to create a single legal lot of record from three metes-and-bounds parcels and eight legal lots of record; Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Rezoning from R-1, Single-Family Residential District and R-3, Multi-Family Residential District, to R-3, Multi-Family Residential District, to allow multi-family housing.

The site was recently before the Planning Commission at its April 6, 2017 meeting where similar applications were approved. The rezoning was approved by the City Council at its May 30, 2017 meeting. The applicant now wishes to incorporate two adjacent lots to the Southwest (along

Center Drive) into the site; rezone the newly included properties to match the recently approved R-3, Multiple Family Residential District zoning; and place an additional 8 units (including 30 bedrooms) onto the site.

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 create a single legal lot of record from three metes-and-bounds parcels and eight legal lots of record. The lot size is provided in square feet and acres, and exceeds the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations. If approved, the lot size should be retained in square feet and acres on the Final Plat.

The site has frontages along West Drive and Center Drive. West Drive is a minor street with curb and gutter, and Center Drive is a minor unpaved street without curb and gutter. The existing right-of-way width is not provided for either street, nor are the streets themselves labeled on the preliminary plat, however dedication to provide 25' to the centerline of Center Drive is depicted. Based on the previous approvals and the site plan submitted with the Planned Unit Development application, West Drive currently has a compliant right-of-way of 50', and Center Drive will have sufficient right-of-way after the illustrated dedication. Staff and the applicant met on February 23, 2017 to discuss the project, and they were advised at that time that the proposed project would require Center Drive to be improved to City standards (including sidewalks) from Old Shell Road to the Southern driveway of the proposed development to mitigate any potential traffic issues. The site plan provided indicates Center Drive will be improved to provide 24' wide asphalt pavement including curb and gutter (and including sidewalks). If approved, dedication along Center Drive to provide 25' from the centerline should be required as part of the Subdivision as illustrated on the plat, as well as the improvements to Center Drive.

The preliminary plat does illustrate the 25' minimum building setback along both frontages, adjusted for dedication. Along the North property line there is a 10' setback where the site abuts R-1, Single-Family Residential property and an 8' setback where the site abuts B-2, Neighborhood Business District and B-1, Buffer Business District. The site is adjacent to R-1, Single-Family Residential properties to the South and illustrates a 32' buffer along that property line. The previous approval had the following additional conditions regarding residential buffers:

- 1) *Replace the 6' high privacy fence along south property line where site abuts Pherin Woods subdivision (approximately 315 linear feet) with an eight foot (8') high CMU block wall, transitioning to an eight foot (8') high privacy fence near the 36" Oak tree as needed to avoid damage to the tree, and transitioning to a six foot (6') high privacy fence where required in road setback and along the West property line, with a pedestrian/bicycle gate to West Drive;*

- 2) *Plant a row of 12-feet tall Leyland Cypress or other evergreen trees, with spacing and species to be coordinated with the City Landscape Architect, along south property line where site abuts Pherin Woods subdivision (approximately 315 linear feet);*

The currently proposed site plan illustrates compliance with these conditions across the currently proposed Southern boundary. If approved, the Final Plat and site plan should retain all building setbacks.

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.

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.

The site plan proposes two curb cuts to Center Drive as well as a pedestrian/bicycle access with gate to West Drive to be used for pedestrian access only per the previous approvals. As a means of access management, the site should be limited to no more than two curb cuts to Center Drive once improved to City standards from the site to Old Shell Road, and one pedestrian/bicycle gate to West Drive, with size, location and design to be approved by Traffic Engineering and Fire and conform to AASHTO standards, as was previously approved.

The applicant states that changing conditions resulting in an increased need for student housing within walking distance to the University of South Alabama and there are currently few or no (undeveloped) large sites currently zoned R-3, Multi-Family Residential District, making the rezoning of this site necessary and desirable. Furthermore, it should be noted that the proposed Subdivision would result in a split-zoned lot, if approved.

The site has been given a Mixed Density Residential (MxDR) land use designation, per the recently adopted Future Land Use Plan and Map. 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 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 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential (LDR) areas, MxDR 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 site is bounded to the North by a vacant R-1, Single Family Residential lots, a self-storage facility and two vacant lots zoned B-2, Neighborhood Business District, as well as a Catholic Student Center zoned B-1, Buffer Business District; to the West (across West Drive) by dwellings zoned R-1, Single-Family Residential District; to the East (across Center Drive) by dwellings and a religious facility zoned R-1, Single-Family Residential District; and to the South by dwellings in an R-1, Single-Family Residential District.

The proposed development will consist of 57 buildings containing 56 dwelling units and a total of 210 bedrooms as well as a clubhouse, and pool. All buildings will contain one dwelling unit each. There are 14 three-bedroom units, and 42 four-bedroom units proposed for the site. Based on the size of the site, there could potentially be up to 160 dwelling units, provided that parking and all other requirements are met.

The site plan indicates that 233 parking spaces are proposed, which exceeds the minimum 231 spaces required, and meet the minimum dimensions for parking spaces. It should be noted that because the site will have more than 25 parking spaces, a photometric plan will be required at the time of permitting.

Landscape area and tree planting information are provided. It should be noted that residential PUDs require a minimum of 700 square feet of “common open space” per dwelling unit, which for this site would be at least 39,200 square feet. The site plan illustrates full compliance with tree planting and landscape area requirements. The site plan shows several existing trees to remain on the site including a 40” live oak, a 36” magnolia, two 32” water oaks, a 30” water oak,

a 36" live oak, and a 41" water oak. A 30" live oak illustrated on the plan is noted that it will be removed as it is located in a proposed maneuvering area. A private property tree permit will be required prior to the removal of any trees larger than 12".

The proposed site plan indicates a dumpster on the site, as well as a note stating the dumpster will be connected to sanitary sewer and have an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance. This note should be retained on the site plan, if approved.

Based on neighborhood meetings held at the time of the previous hearing, the applicant made several voluntary conditions and has stated it is their intent to maintain these same conditions. In addition to the previously mentioned residential buffer conditions, these conditions are:

- 1) *Sod the detention pond with Zoysia grass;*
- 2) *Treat the detention pond for mosquitoes as part of our ongoing landscaping contracts;*
- 3) *On the buildings adjacent to the detention pond, install Bahamian-style shutters on any windows above the 1st floor which are facing the South property line (facing Pherin Woods);*
- 4) *Install 3 street lights along West Drive adjacent to the development;*
- 5) *Fumigate the house at 129 West Drive for rodents prior to demolition;*
- 6) *Use Center Drive as the primary entrance to the site during construction; and*
- 7) *Relocate the dumpsters and dumpster enclosure to an area adjacent to the Northwest portion of the site, near where the emergency access gate was originally proposed leading to West Drive.*

It would be appropriate to have these conditions remain associated with this project.

## **RECOMMENDATION**

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

- 1) dedication to provide 25' to the centerline of Center Drive;
- 2) retention of the note on the Final Plat stating the lot size in square feet and acres;
- 3) retention of the 25' minimum building setback line along both frontages;
- 4) retention of the side yard setbacks;
- 5) placement of a note on the Final Plat stating that the lot is limited to no more than two curb cuts to Center Drive once improved to City standards from the site to Old Shell Road, and one pedestrian/bicycle gate to West Drive, with size, location and design to be approved by Traffic Engineering and Fire and conform to AASHTO standards;
- 6) provision of a photometric site plan at time of permitting;
- 7) full compliance with the Traffic Engineering comments (*A traffic impact study was initially submitted for this site with the April 2017 Planning Commission application. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. No additional impacts are anticipated for the site based on the increased density proposed with this application. The developer is responsible for the construction of Center Drive to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO*

*standards. Site is denied vehicular access to West Drive but allowed pedestrian access. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 8) full compliance with 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. Review and revise the written legal description and drawing to clarify the description. C. Provide and label the monument set or found at each subdivision corner. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 9) compliance with 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) 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);
- 11) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat; and
- 12) completion of the Subdivision process prior to the issuance of permits (demo and right-of-way work ok).

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

- 1) improvement of Center Drive from Old Shell Road to the subject site to City standards, including sidewalks;
- 2) provision of a photometric site plan at time of permitting;
- 3) retention of illustration of full compliance with tree planting and landscape area requirements;
- 4) obtain tree removal permit prior to the removal of the 30" oak on site;
- 5) retention of the dumpster in a compliant location with the note stating it will be connected to sanitary sewer and have an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance
- 6) placement of a note on the site plan stating that the lot is limited to no more than two curb cuts to Center Drive once improved to City standards from the site to Old Shell Road,



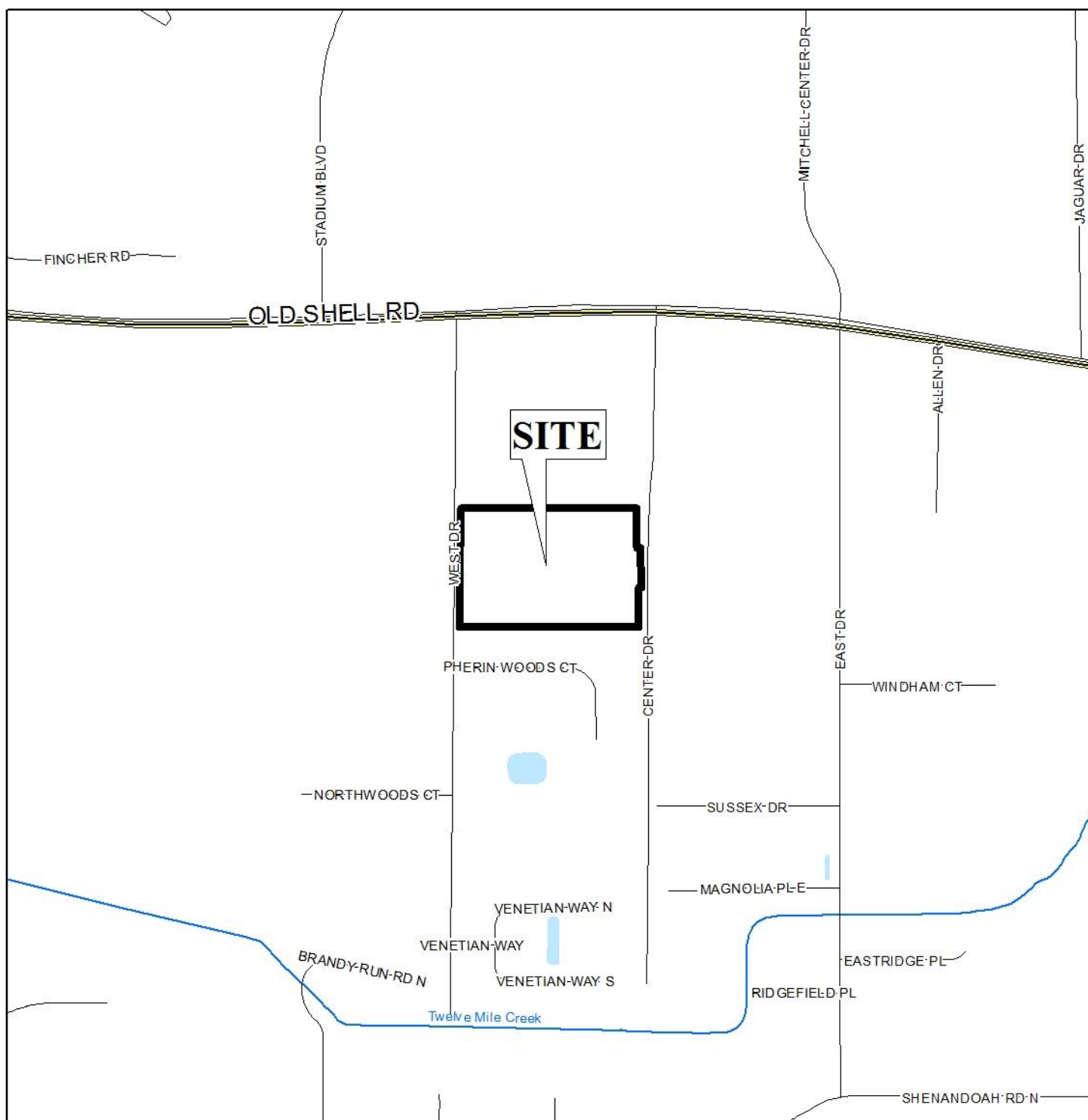
- and one pedestrian/bicycle gate to West Drive, with size, location and design to be approved by Traffic Engineering and Fire and conform to AASHTO standards;
- 7) revision of the site plan to illustrate a residential buffer compliant with Section 64- 4.D.1. of the Zoning Ordinance where adjacent to R-1, Single-Family Residential District (also see condition # 15);
  - 8) retention of the sidewalks along both frontages;
  - 9) compliance with Engineering Department comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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, paving, and all above ground structures, 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. The detention facility shall be maintained as it is constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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.*);
  - 10) full compliance with the Traffic Engineering comments (*A traffic impact study was initially submitted for this site with the April 2017 Planning Commission application. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. No additional impacts are anticipated for the site based on the increased density proposed with this application. The developer is responsible for the construction of Center Drive to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied vehicular access to West Drive but allowed pedestrian access. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
  - 11) compliance with 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)*);

- 12) 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)*);
- 13) subject to the voluntary conditions offered at the previous public hearing, and listed below;
- 14) replace the 6' high privacy fence along South property line where site abuts Pherin Woods subdivision (approximately 611 linear feet) with an eight foot (8') high CMU block wall, transitioning to an eight foot (8') high privacy fence near the 36" live oak tree as needed to avoid damage to the tree, and transitioning to a six foot (6') high privacy fence where required in road setback and along the West property line, with a pedestrian/bicycle gate to West Drive;
- 15) plant a row of 12-feet tall leyland cypress or other evergreen trees, with spacing and species to be coordinated with the City Landscape Architect, along South property line where site abuts Pherin Woods subdivision (approximately 611 linear feet);
- 16) sod the detention pond with Zoysia grass;
- 17) treat the detention pond for mosquitoes as part of our ongoing landscaping contracts;
- 18) on the buildings adjacent to the detention pond, install Bahamian-style shutters on any windows above the 1st floor which are facing the South property line (facing Pherin Woods);
- 19) install 3 street lights along West Drive adjacent to the development;
- 20) fumigate the house at 129 West Drive for rodents prior to demolition;
- 21) use Center Drive as the primary entrance to the site during construction;
- 22) retain the dumpsters and dumpster enclosure in the area adjacent to the Northwest portion of the site, near where the emergency access gate was originally proposed leading to West Drive; and
- 23) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat.

**Rezoning:** Based upon the preceding, the application is recommended for Approval, subject to the following:

- 1) completion of the Subdivision process;
- 2) site limited to an approved Planned Unit Development; and
- 3) full compliance with all municipal codes and ordinances.

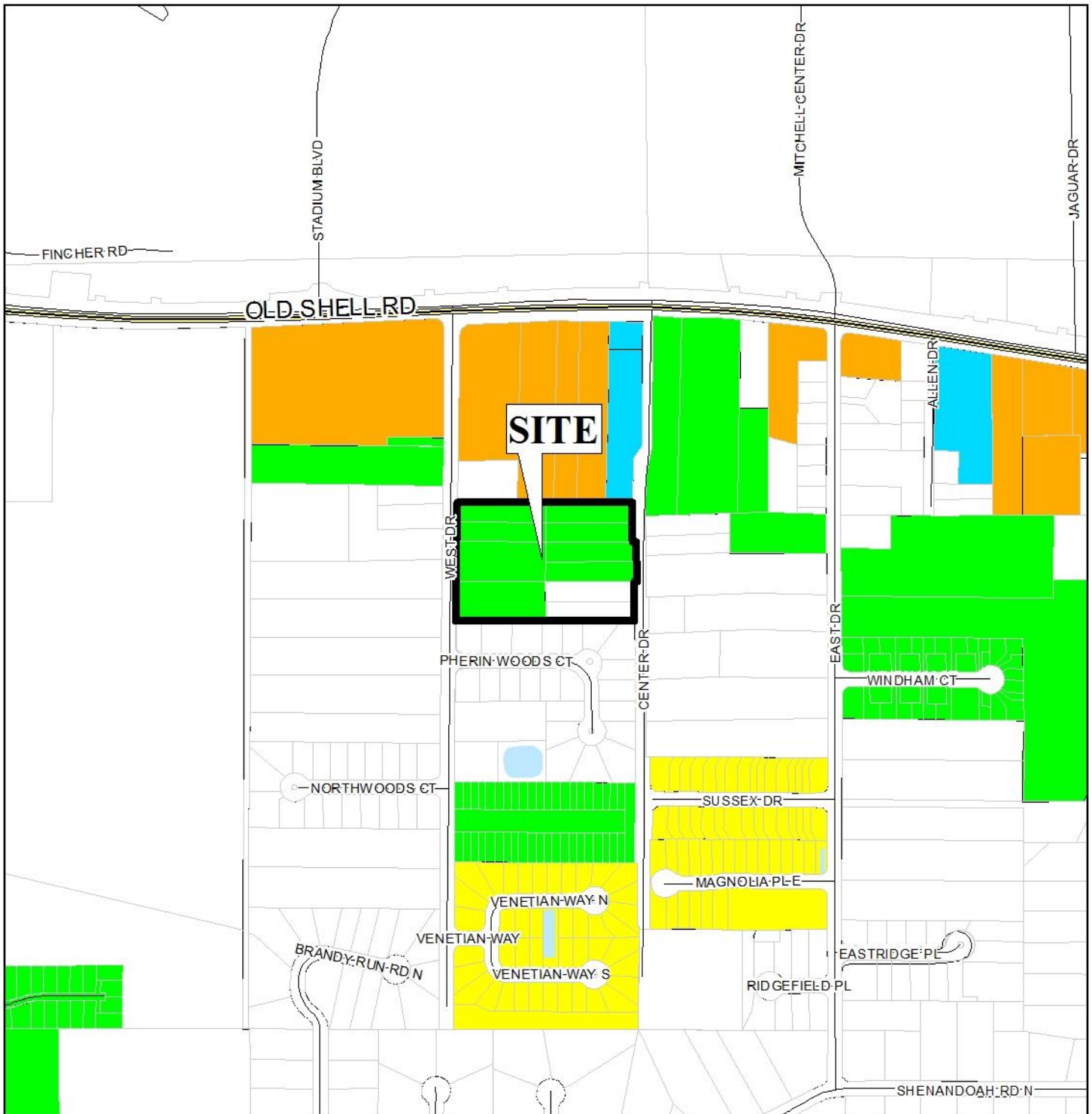
# LOCATOR MAP



APPLICATION NUMBER 10 DATE July 6, 2017  
APPLICANT The Landing Subdivision  
REQUEST Subdivision, PUD, Rezoning from R-1 and R-3 to R-3



# LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE July 6, 2017  
APPLICANT The Landing Subdivision  
REQUEST Subdivision, PUD, Rezoning from R-1 and R-3 to R-3



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units are located to the north.

APPLICATION NUMBER 10 DATE July 6, 2017

APPLICANT The Landing Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and R-3 to R-3

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

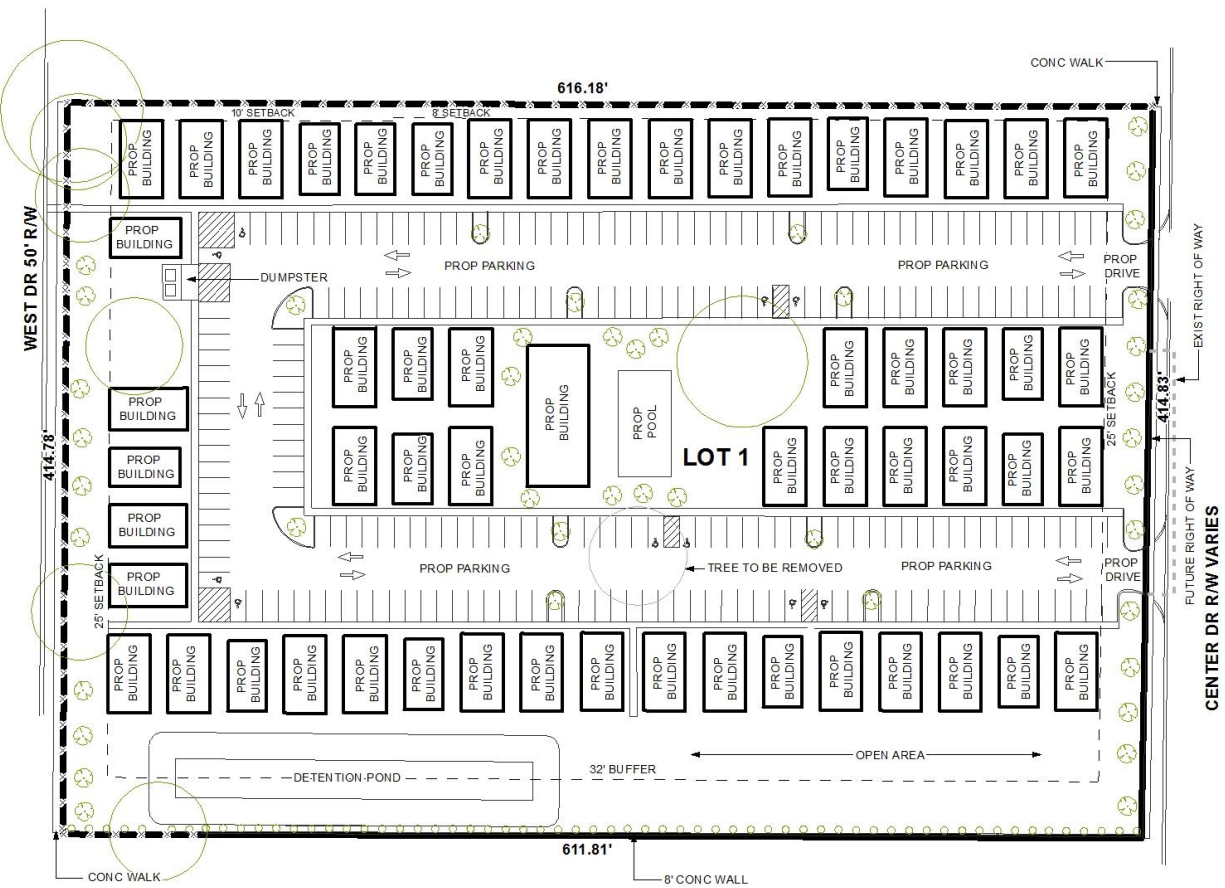


The site is surrounded by residential units. Commercial units are located to the north.

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SITE PLAN



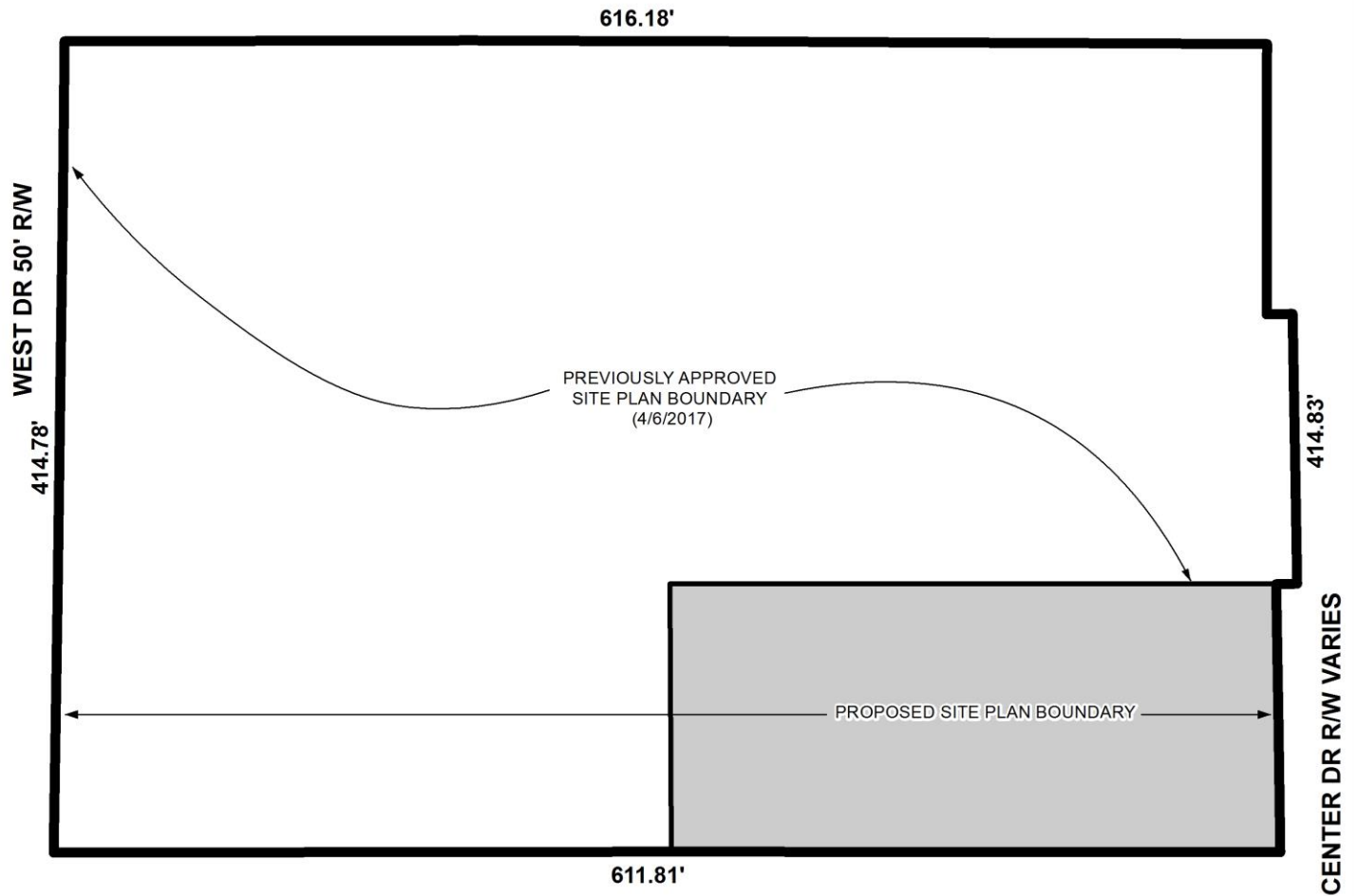
The site plan illustrates the proposed buildings, proposed parking, proposed drives, setbacks, buffer, and detention pond.

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# DETAIL SITE PLAN

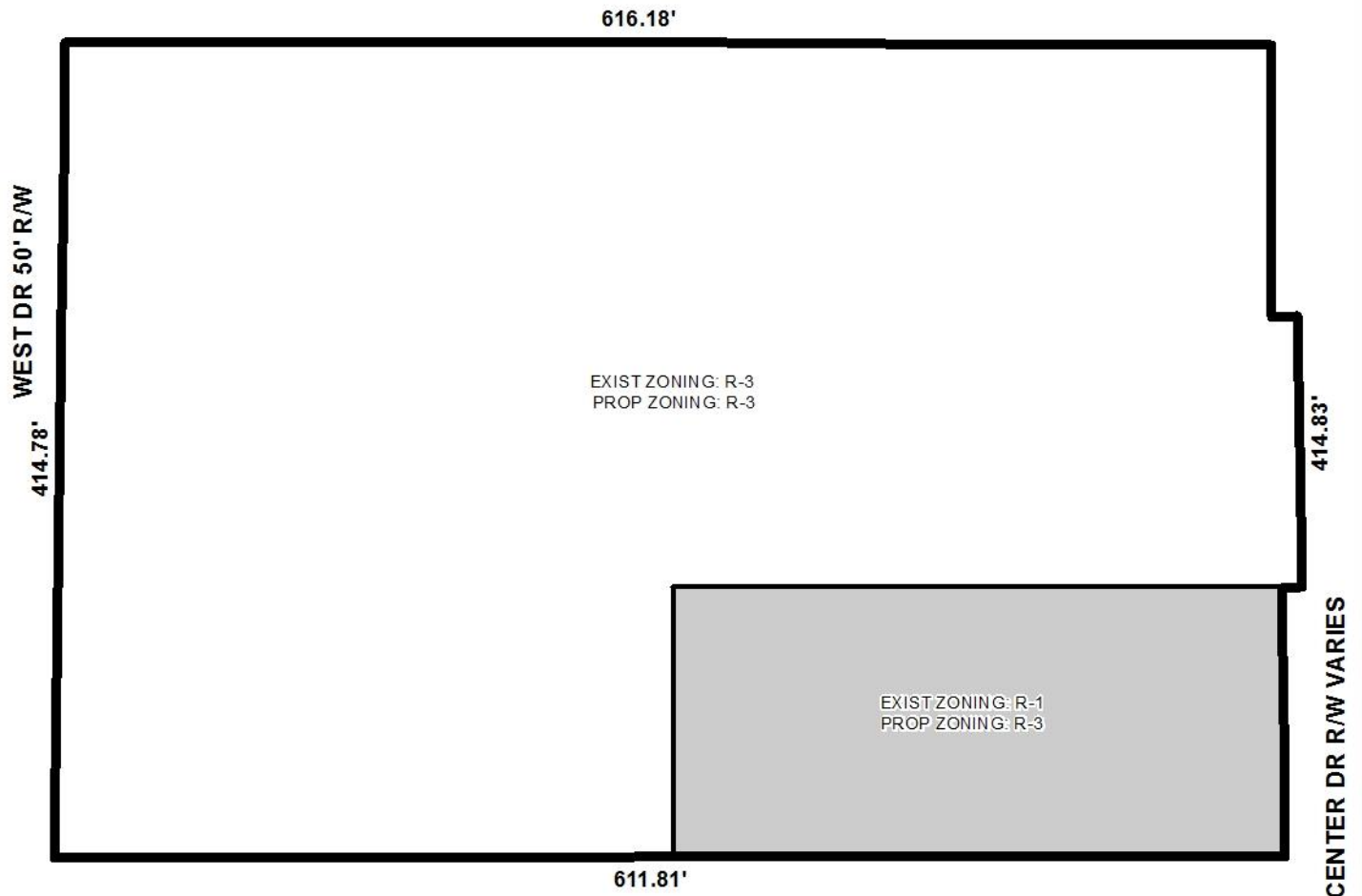


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# DETAIL SITE PLAN



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REQUEST Subdivision, PUD, Rezoning from R-1 and R-3 to R-3



