

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT STAFF REPORT Date: October 7, 2021**

<u>DEVELOPMENT NAME</u>	RNR Mobile Properties of Mobile LLC
<u>SUBDIVISION NAME</u>	RNR Mobile Properties Subdivision
<u>LOCATION</u>	3059 Dauphin Square Connector and 3060 Dauphin Street (North side of Dauphin Street, 430'± East of Dauphin Square Connector, extending to the South side of Dauphin Square Connector, 415'± West of North Sage Avenue).
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>AREA OF PROPERTY</u>	2 Lots / 6.8± Acres (Subdivision) 2 Lots / 7.6± Acres (Planned Unit Development)
<u>CONTEMPLATED USE</u>	Subdivision approval to create two legal lots of record from three legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access and parking between multiple building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not provided
<u>ENGINEERING COMMENTS</u>	

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. Provide and label the monument set or found at each subdivision corner.
- C. Add legible street names to the vicinity map.
- D. Add a flood zone note.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate.

- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. Add a note to the SUBDIVISION PLAT stating that the Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount of historical credit of existing (1984) impervious area towards stormwater detention that each Lot will receive prior to the submittal of the Final Plat for review and signatures.
- I. Add a note 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.
- J. Add a note 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.
- K. 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.
- L. Add a note that all existing and 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.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 Permitting 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

Lot is limited to the curb cuts as illustrated on the approved PUD with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create two legal lots of record from three legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access and parking between multiple building sites.

The site has been given Mixed Commercial Corridor (MCC) land use designations, 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

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 proposed lot sizes are labeled in square feet and acres, and exceed the minimum size requirements of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

The site has frontages along Dauphin Street and Dauphin Square Connector. Dauphin Street, a major street on the Major Street Plan, is shown as having a compliant 122' right-of-way and Dauphin Square Connector, a minor street with curb and gutter, is shown as having a compliant 50' right-of-way, making no dedications necessary.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

The preliminary plat indicates the 25' minimum building setback line for both street frontages. If approved, this should be retained on the Final Plat as well.

There are several drainage easements on the site. If approved, a note should be placed on the Final Plat stating that no structures are to be erected in any easement without permission of the easement holder.

PUD 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.

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.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The existing site consists of one lot with two buildings associated with an automobile dealership, which has shared access with an adjacent lot to the East that is utilized as inventory storage by the dealership. The applicant wishes to incorporate an adjacent lot to the North, and a portion of an adjacent lot to the Northeast into the dealership development in order to accommodate new vehicle storage as well as new office and service buildings for a new brand the dealership plans to incorporate. The site has been the subject of several PUD applications before, with the most recent being approved by the Planning Commission at its September 7, 2017 meeting to allow the adjacent lot to the East to be utilized for inventory storage.

The applicant states:

5. Application Description:

This project entails adding two new parcels to the existing Mercedes Benz properties development off Dauphin Street. The new parcel to the north contains an existing building of approximately 5,837 sf. A new building of approximately 14,563 sf is to be constructed to the south of the existing northern building, in an area that is presently paved and used for Automobile Inventory. These two buildings will be used as a Service Center for Mercedes Benz / Sprinter Vans. The northern building will be the Delivery and Pick Up location for Vans requiring service and will also house the business aspects of this operation. The new building to be constructed will be the Service Center for these Vans.

Additionally, the new parcel to the east is presently paved, as this was formerly a portion of the parking area for a Movie Theater complex. This lot will be resurfaced and will be used for Automobile Inventory, which will be displaced by the addition of the new Sprinter Service building.

The existing Mercedes property has been a part of several PUDs over its lifetime. The most recent PUD was from 2018, when several small additions were made to the existing dealership. Prior to that, additional Parking areas were developed to the east of the dealership buildings, which are used for Employee Parking and Vehicle Display and Inventory. The existing dealership building and parking areas to the east will not be modified during the prosecution of this project.

It should be noted that the existing dealership and associated PUD does not completely satisfy the current Landscape Ordinance. Owner will be providing landscaping surrounding the new Parking area (to the east) and the existing parcel to the north has existing landscaping that appears to be in compliance. However, as no work is proposed to the south of the exist dealership building on the site, no additional landscaping is proposed in these areas.

6. Plan Consistency Statement

The proposed development is consistent with the surrounding businesses, which have been a part of this area for many years. This development will not create any detrimental impacts to the surrounding areas.

The proposed Lot 1 is illustrated with two (2) existing buildings, and two (2) new buildings, as well as new inventory storage. The proposed structures will meet site coverage and setback requirements as proposed.

While the site, as proposed, will contain a large number of parking spaces to accommodate customers and employees, it is difficult for staff to determine the number of required parking spaces for the site. If approved, the site plan should be revised to include the amount of office space as well as the number of employees in the service areas so that staff can determine the number of required parking spaces. Typically, when parking lots are expanded by 25% or more, they are required to comply with the Zoning Ordinance requirements regarding photometrics; however, as the proposed parking expansion is for sales inventory, and not customers or employees, it has been departmental policy that photometrics not be required at this time.

There are no dumpsters depicted on the site plan submitted, nor is there a note stating that curb side pickup will be utilized. If approved, a note should be added to the site plan addressing waste removal from the site, and stating that all new dumpsters on site will comply with sanitary sewer connection and enclosure requirements.

Because the applicant is incorporating 3059 Dauphin Square Connector into the existing dealership, as well parcel #s: R022908183002067.038 and R022908183002064.000, to be redeveloped, those portions should be required to provide compliant landscape area and tree plantings, to be coordinated with staff to insure all trees are appropriately spaced.

RECOMMENDATION

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;
- 3) 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. Provide and label the monument set or found at each subdivision corner. C. Add legible street names to the vicinity map. D. Add a flood zone note. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that the Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount of historical credit of existing (1984) impervious area towards stormwater detention that each Lot will receive prior to the submittal of the Final Plat for review and signatures. I. Add a note 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. J. Add a note 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. K. 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. L. Add a note that all existing and 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 4) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Lot is limited to the curb cuts as illustrated on the approved PUD with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO

standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 5) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 6) compliance with Fire 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 7) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 8) full compliance with all municipal codes and ordinances.

Planned Unit Development: Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design *(to encourage innovative and diversified design in building form and site development)*, because it will allow the applicant to reconfigure the site so as to accommodate expansion of an existing business;
- b. the proposal promotes the objective of Flexibility *(to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations)*, because it will allow increased shared access between sites;
- c. 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 new development in an existing commercial area;
- d. the proposal promotes the objective of Public services *(to encourage optimum use of available public utilities, streets and community facilities)*, because the proposed development will not require any additional infrastructure.

The approval should be subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) depiction of the 25' minimum building setback along all public rights-of-way;
- 3) either placement of a note stating that all new dumpsters will comply with sanitary sewer connection and enclosure requirements or that curbside pickup will be utilized;

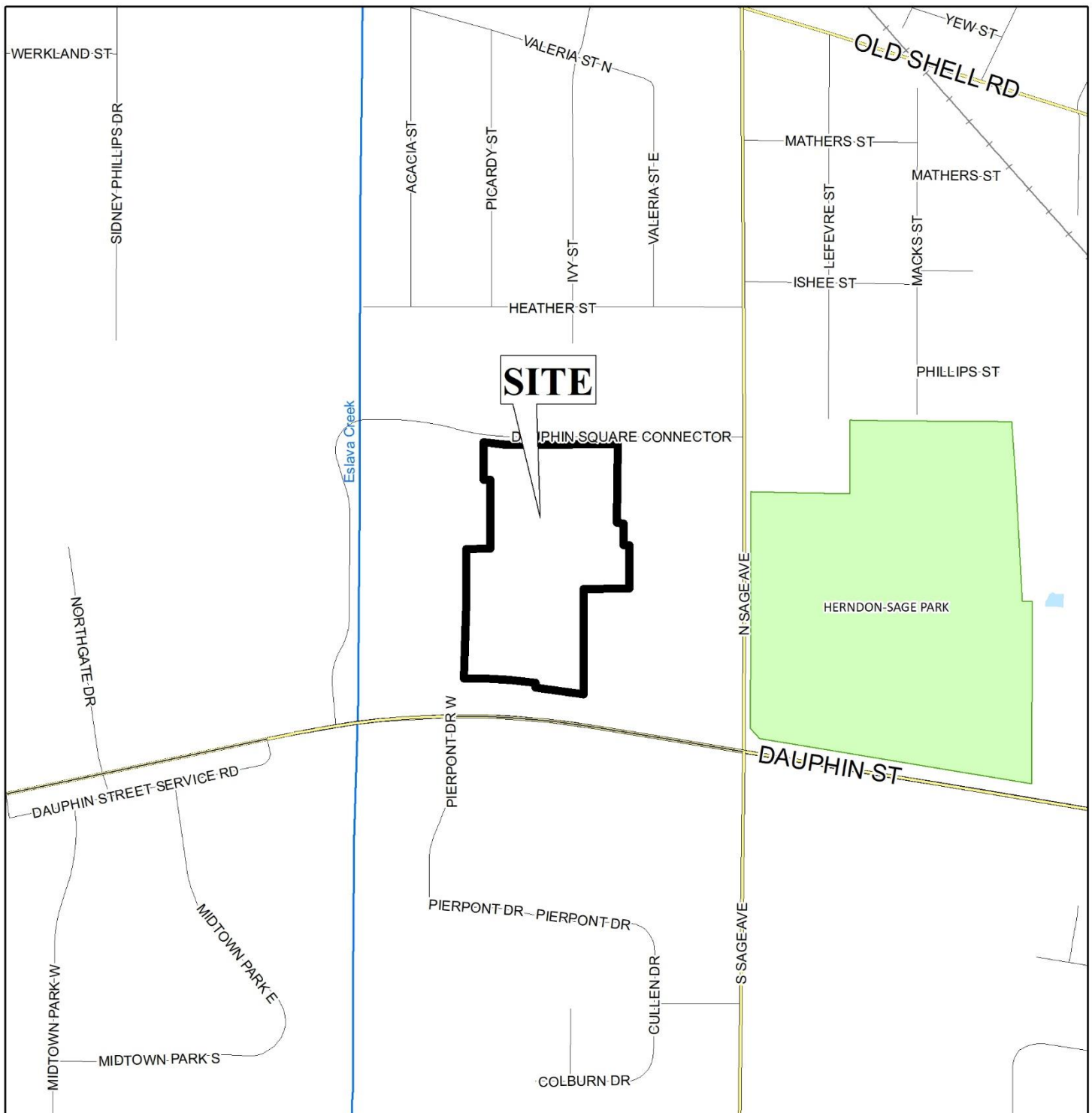
- 4) provision of landscaped area and tree plantings for 3060 Dauphin Square Connector and parcel #s: R022908183002067.038 and R022908183002064.000, to be coordinated with staff;
- 5) compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing 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 Permitting 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.);*
- 6) placement of a note on the site plan stating the following Traffic Engineering comments: (*Lot is limited to the curb cuts as illustrated on the approved PUD with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 8) compliance with Fire 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*

- 9) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 10) full compliance with all municipal codes and ordinances.

In order for any concerns to be considered by the Planning Commission you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Wednesday, October 6th, before the meeting, in order to be considered by the Commission.

If you wish to participate in the meeting, you must email planning@cityofmobile.org by 2:00 PM on Wednesday, October 6th, before the meeting. In accordance with Planning Commission by-laws, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.

LOCATOR MAP



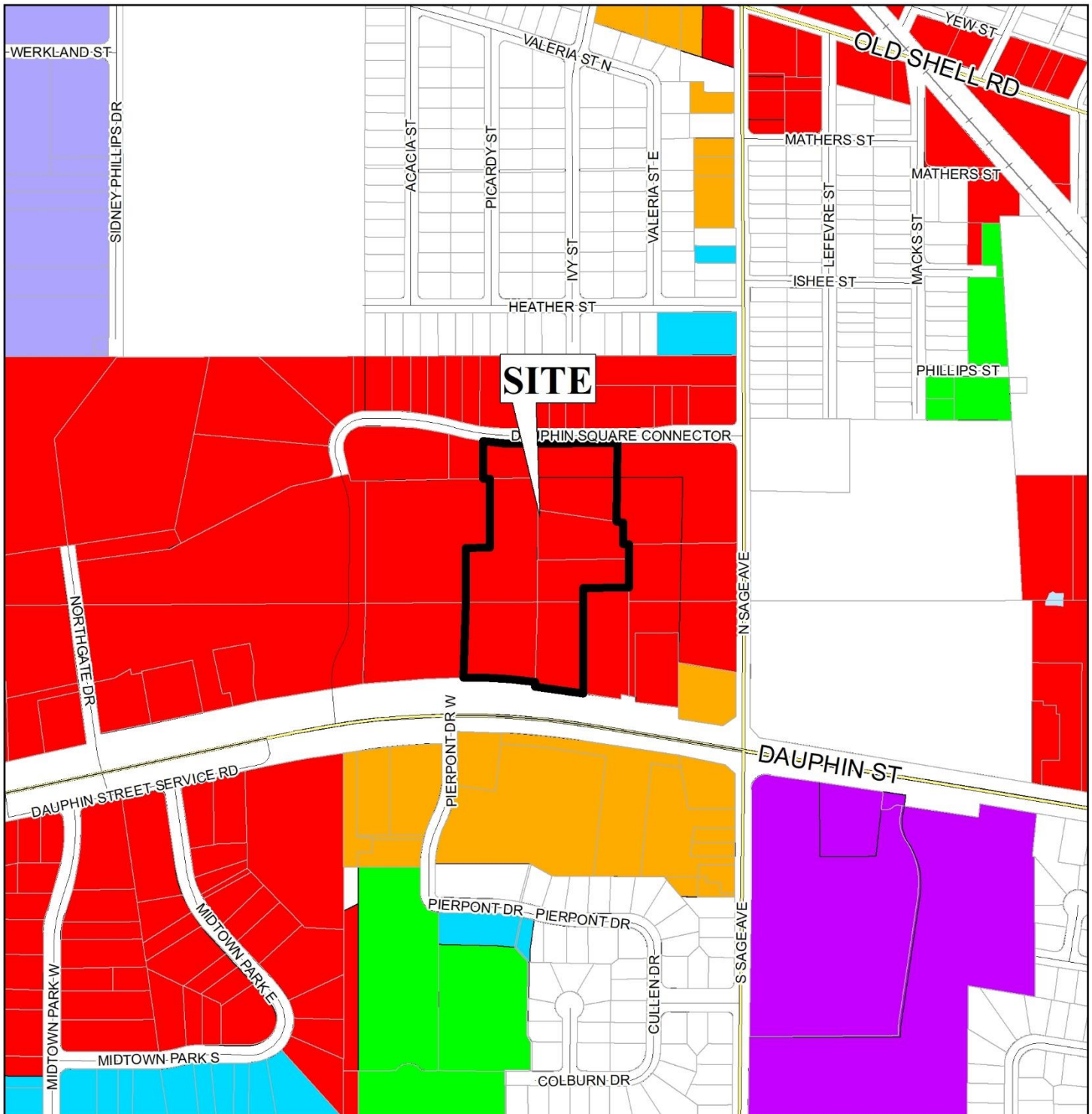
APPLICATION NUMBER 11 DATE October 7, 2021

APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



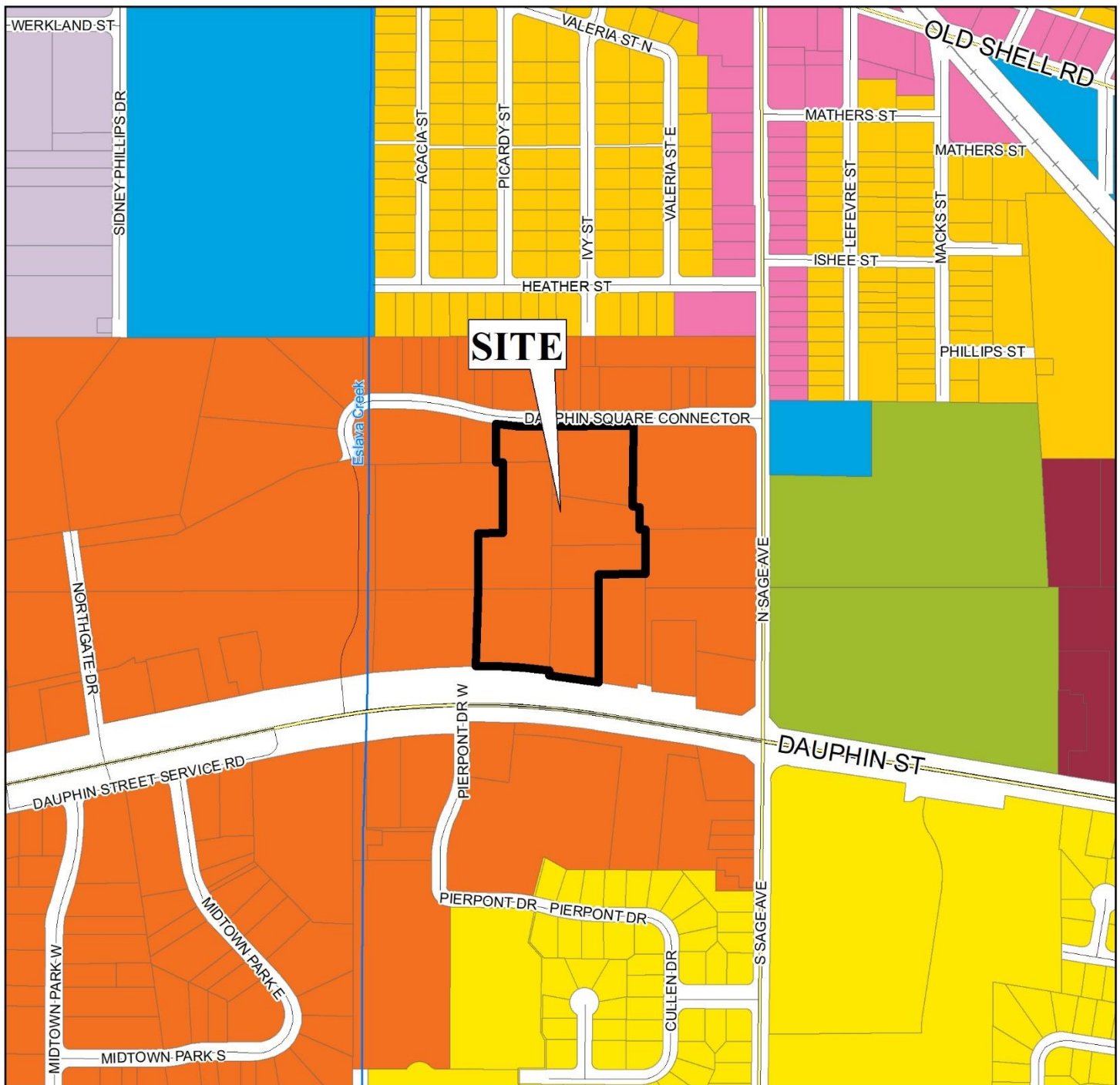
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APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE October 7, 2021

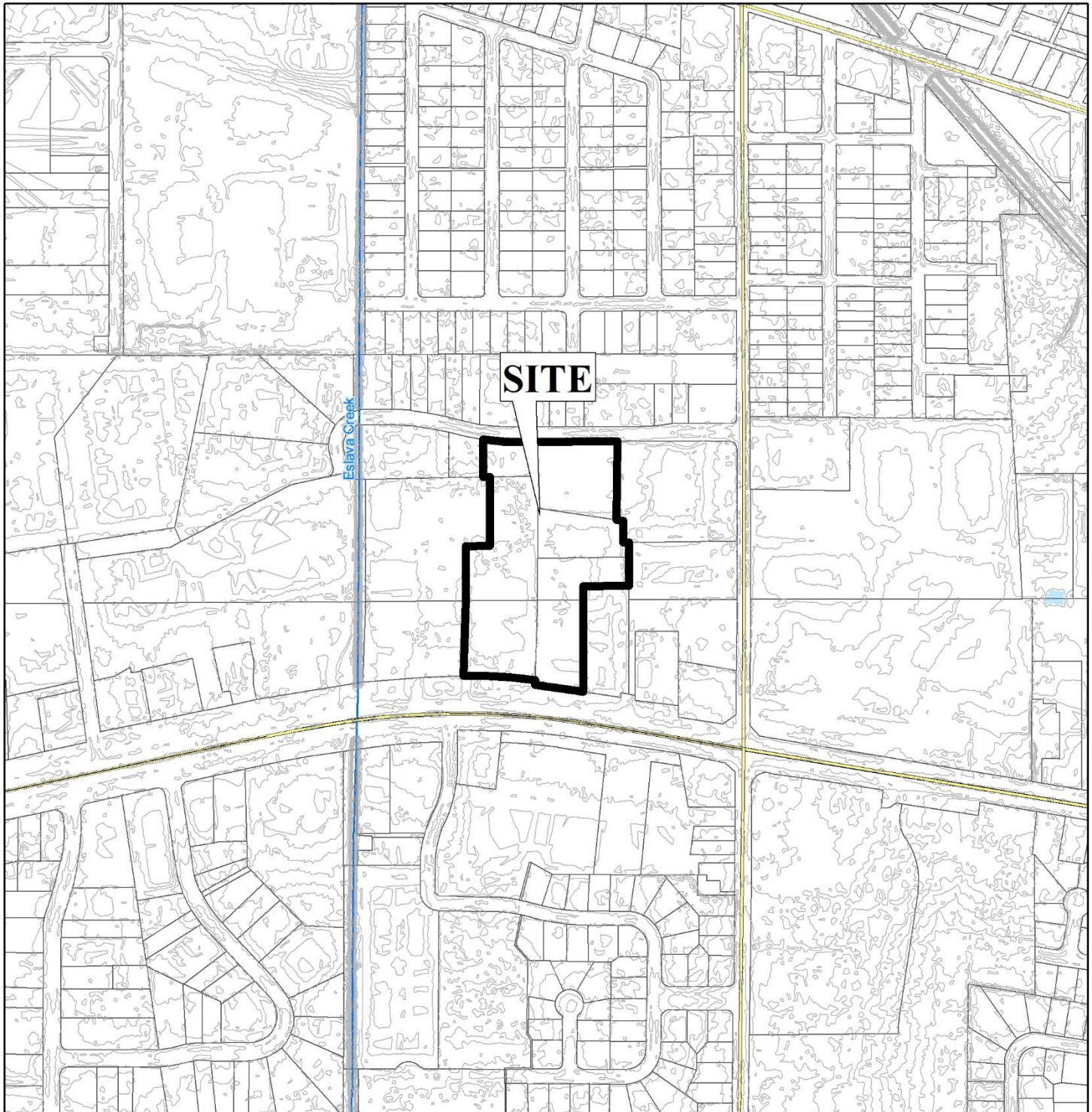
APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development

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 11 DATE October 7, 2021

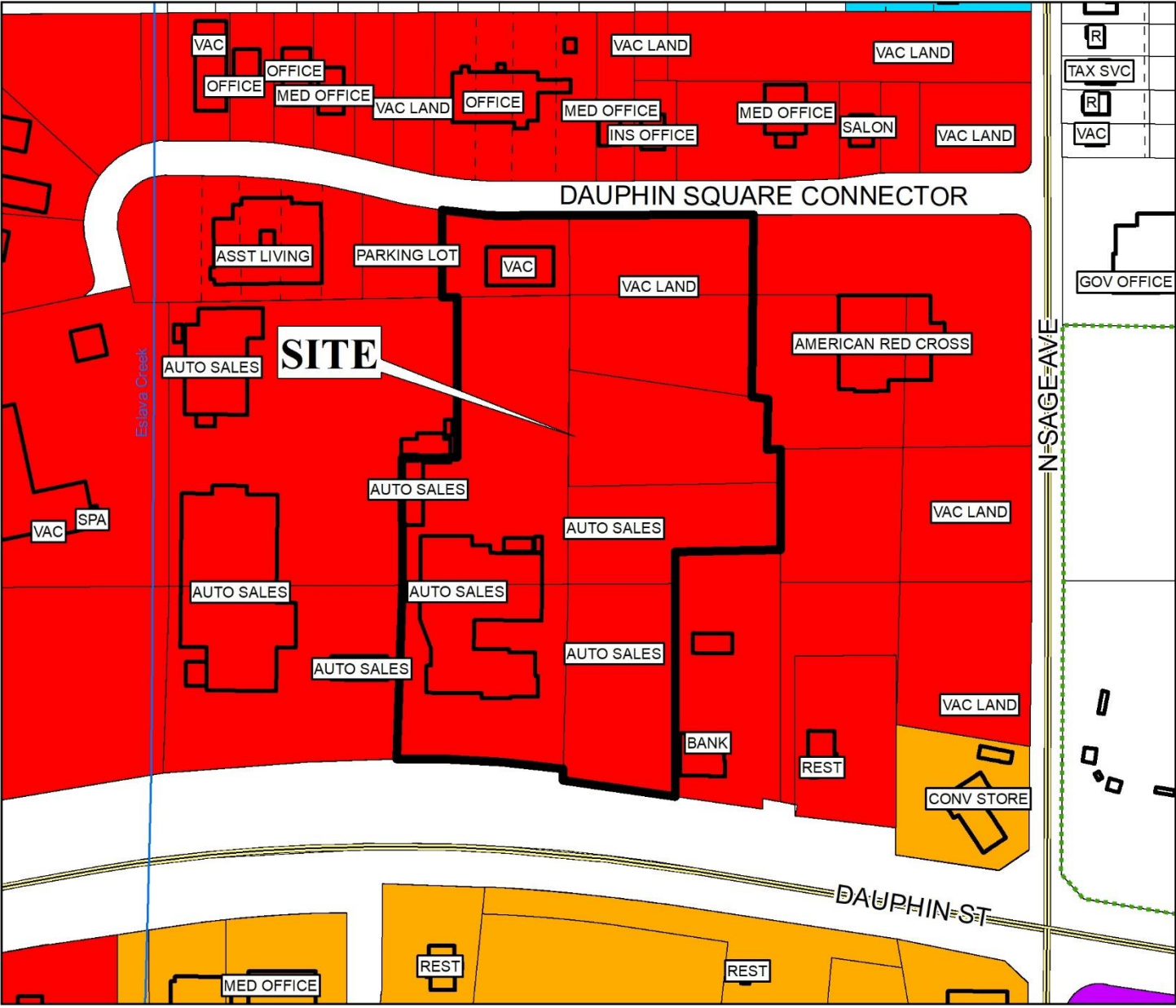
APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development



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**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



























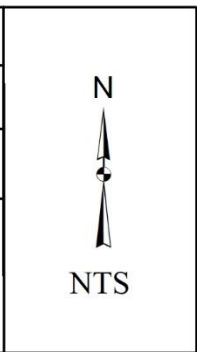
The site is surrounded by commercial units and offices.

APPLICATION NUMBER 11 DATE October 7, 2021

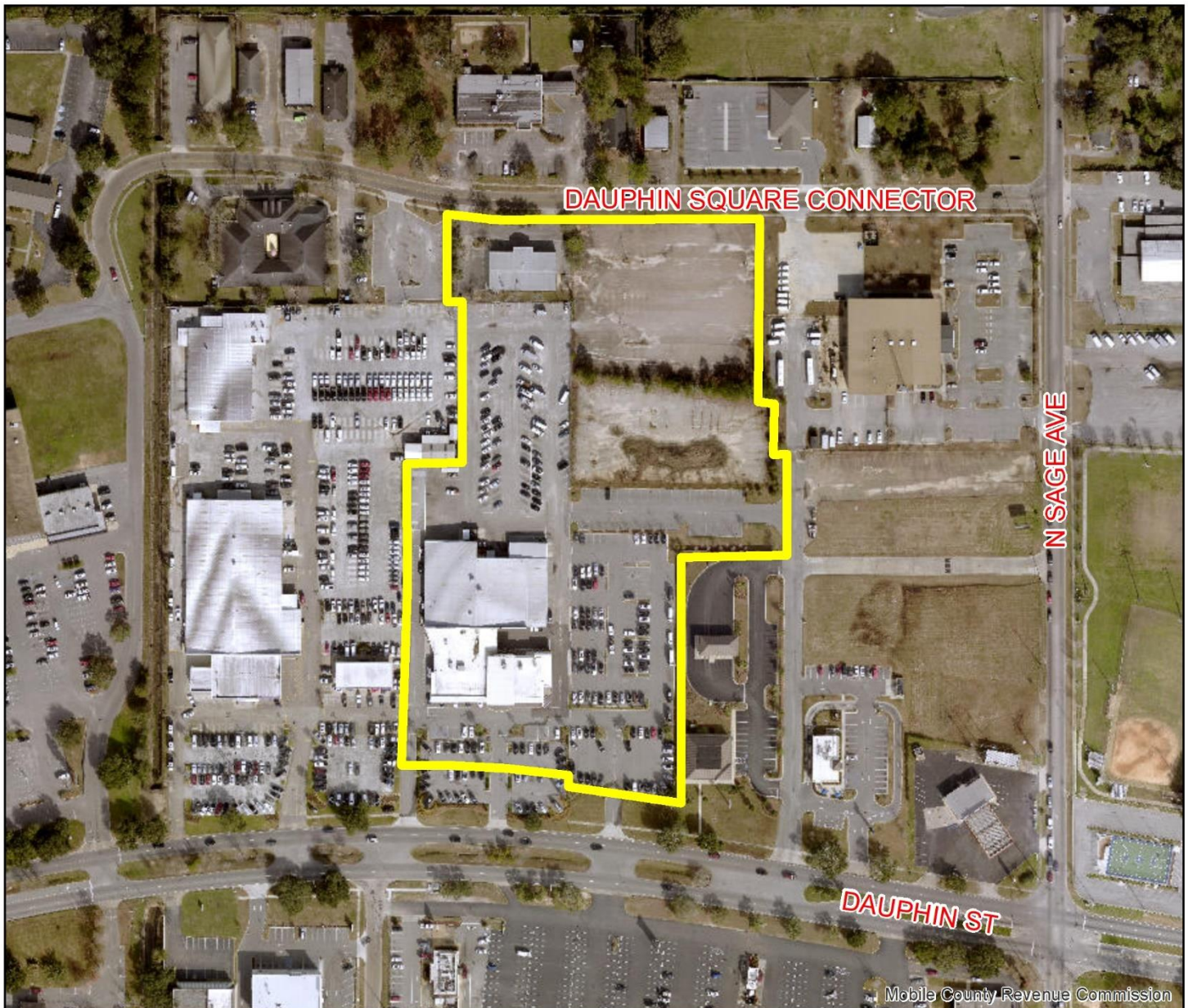
APPLICANT RNR Mobile Properties Subdivision

REQUEST _____ Subdivision, Planned Unit Development

	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 and offices.

APPLICATION NUMBER 11 DATE October 7, 2021

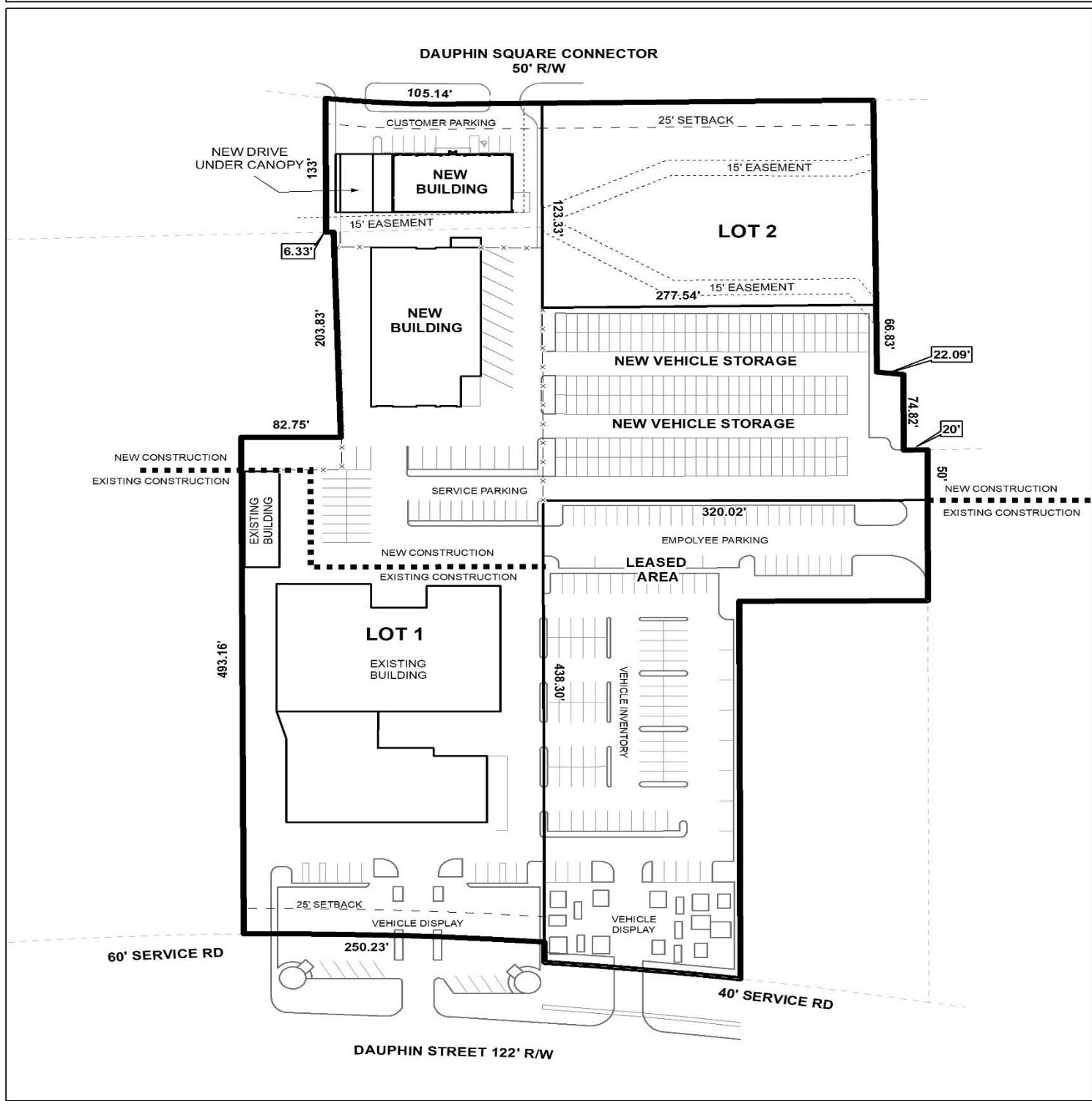
APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN

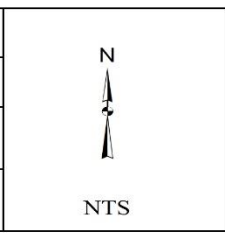


The site plan illustrates proposed lots, buildings and construction areas, as well as existing buildings, setbacks and parking areas.

APPLICATION NUMBER	11	DATE	October 7, 2021
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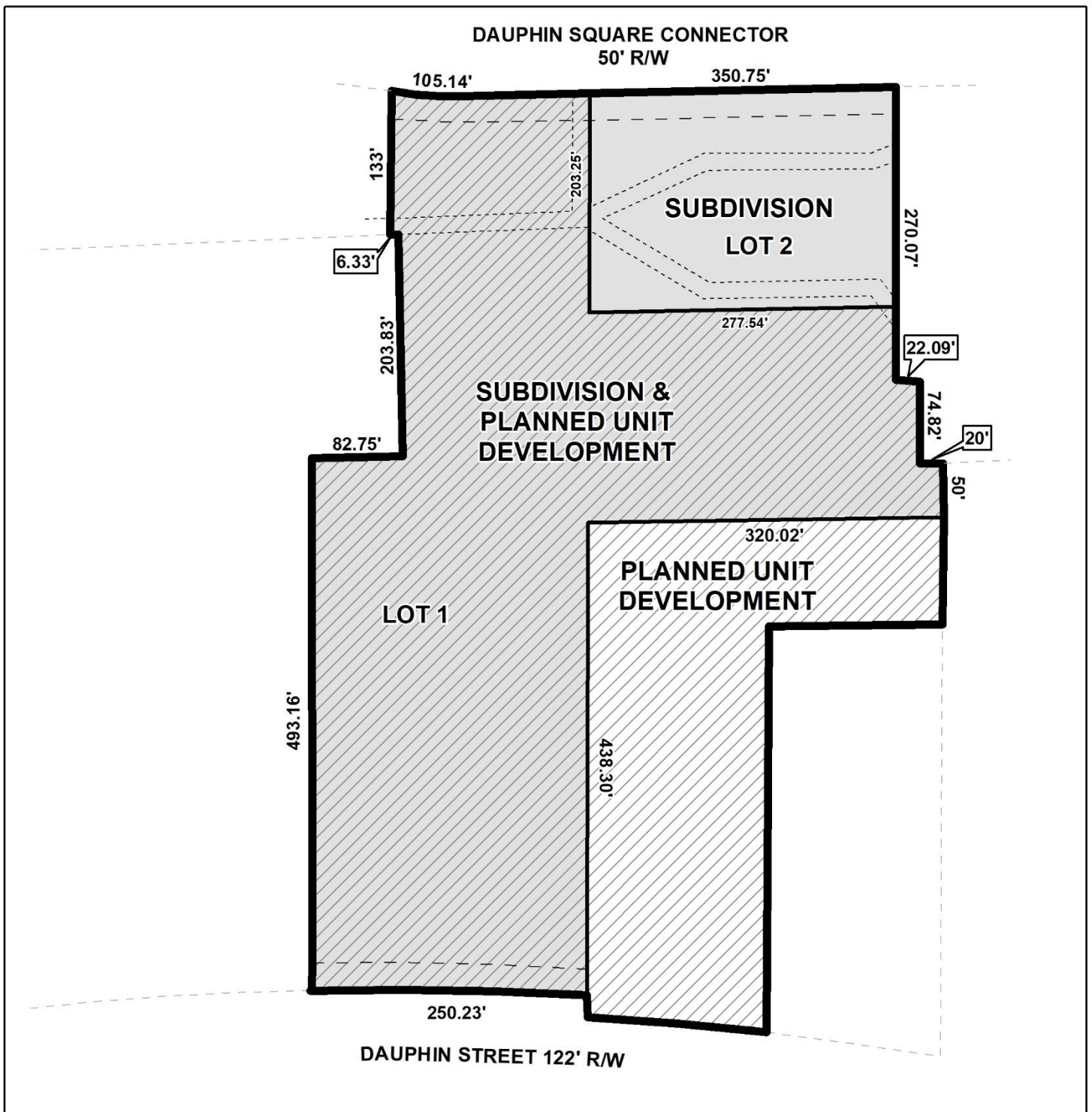
APPLICANT	RNR Mobile Properties Subdivision
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REQUEST	Subdivision, Planned Unit Development
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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE October 7, 2021

APPLICANT RNR Mobile Properties Subdivision

REQUEST Subdivision, Planned Unit Development

