

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 17, 2010****DEVELOPMENT NAME**

Commerce Limited Partnership #9602 & 9231

LOCATION3653 and 3659 Airport Boulevard
(Southwest corner of Airport Boulevard Service Road,
150'± East of Western America Drive)**CITY COUNCIL
DISTRICT**

Council District 5

AREA OF PROPERTY

1.2± acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development Approval to allow shared access and parking
between two building sites.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**Disturbed areas may not remain denuded longer than 60
days, this includes building pads. Building pads that are expected to remain 60 days or longer
must be stabilized with sod, gravel, UV resistant polyethylene or other approved materials
appropriate for the use. 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.**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 comply
with Section 508.5.1 of the 2003 IFC.

REMARKS

The purpose of this application is to construct a new commercial tenant building on the western portion of an existing Planned Unit Development. The Planned Unit Development must be amended to allow redevelopment of the site.

The Commission approved the proposed development in February 2008; however, the application has since expired. The applicant is also proposing a slight change to the proposed Western entrance to accommodate an exit gate of the apartment complex to the South.

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 significant changes to the approved site plan will require a new application to the Planning Commission.

As illustrated on the site plan, the Eastern portion of the site, Lot 1 of Commerce Subdivision, is already developed with an 8,000 square foot building and 42 parking spaces. A new 9,435 square foot building with 35 parking spaces is proposed for the Western portion of the site, Lot 1 of Windsor Subdivision Unit.

It should be noted that the new building, while adjacent to the existing building, will cross the interior lot line by approximately 5'; thus, an easement may need to be recorded in probate court. It should also be noted that 26 of the proposed parking spaces appear to be only 8.5' wide; 9' is required by Traffic Engineering and is shown on the previous Planned Unit Development. Finally, the relocation of the entrance along the private drive will not impact the overall site; however, the proposed dumpster should be shifted to the East so that it does not affect traffic flow. The site plan should be revised accordingly and copies of the revised plans should be submitted to the Planning Section of Urban Development prior to obtaining subsequent building permits.

There is an existing tree plan for the Eastern portion of the site, which needs to be amended to accommodate the new development. Therefore, full compliance with the trees and landscaping should be required for the overall site. At that time, the applicant should also be sure to illustrate any power lines running along the street frontages; the existence of power lines limits the allowed species of trees to be planted.

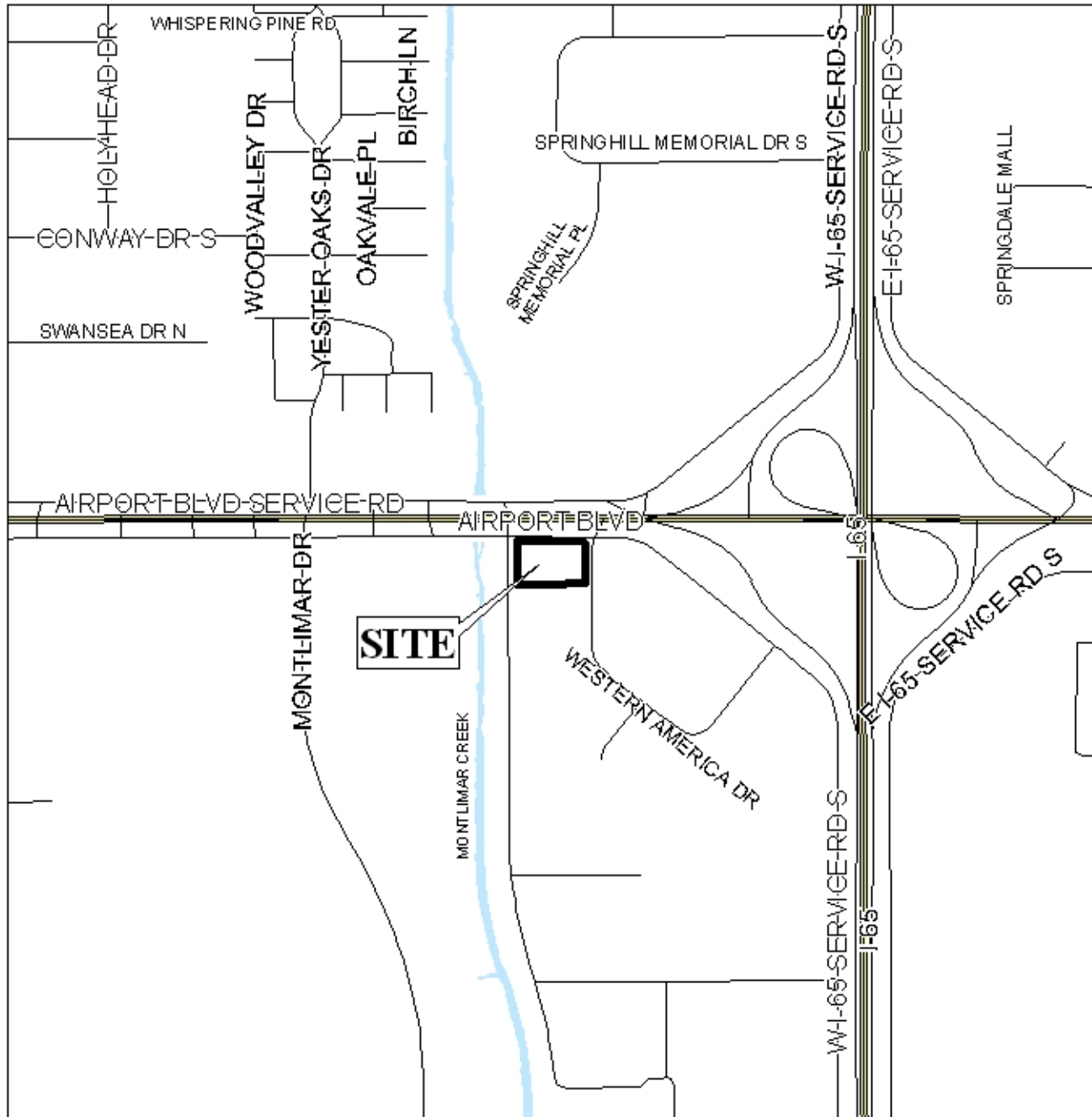
RECOMMENDATION

Planned Unit Development: Based upon the preceding, it is recommended that this application be approved subject to the following condition:

- 1) revision of the parking spaces to a minimum 9' in width;
- 2) relocate dumpster so that it does not affect traffic flow;

- 3) full compliance with tree planting and landscaping requirements for the overall site;
- 4) subject to Engineering comments: *(Disturbed areas may not remain denuded longer than 60 days, this includes building pads. Building pads that are expected to remain 60 days or longer must be stabilized with sod, gravel, UV resistant polyethylene or other approved materials appropriate for the use. 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);*
- 5) full compliance with all municipal codes and ordinances; and
- 6) submission of a revised site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



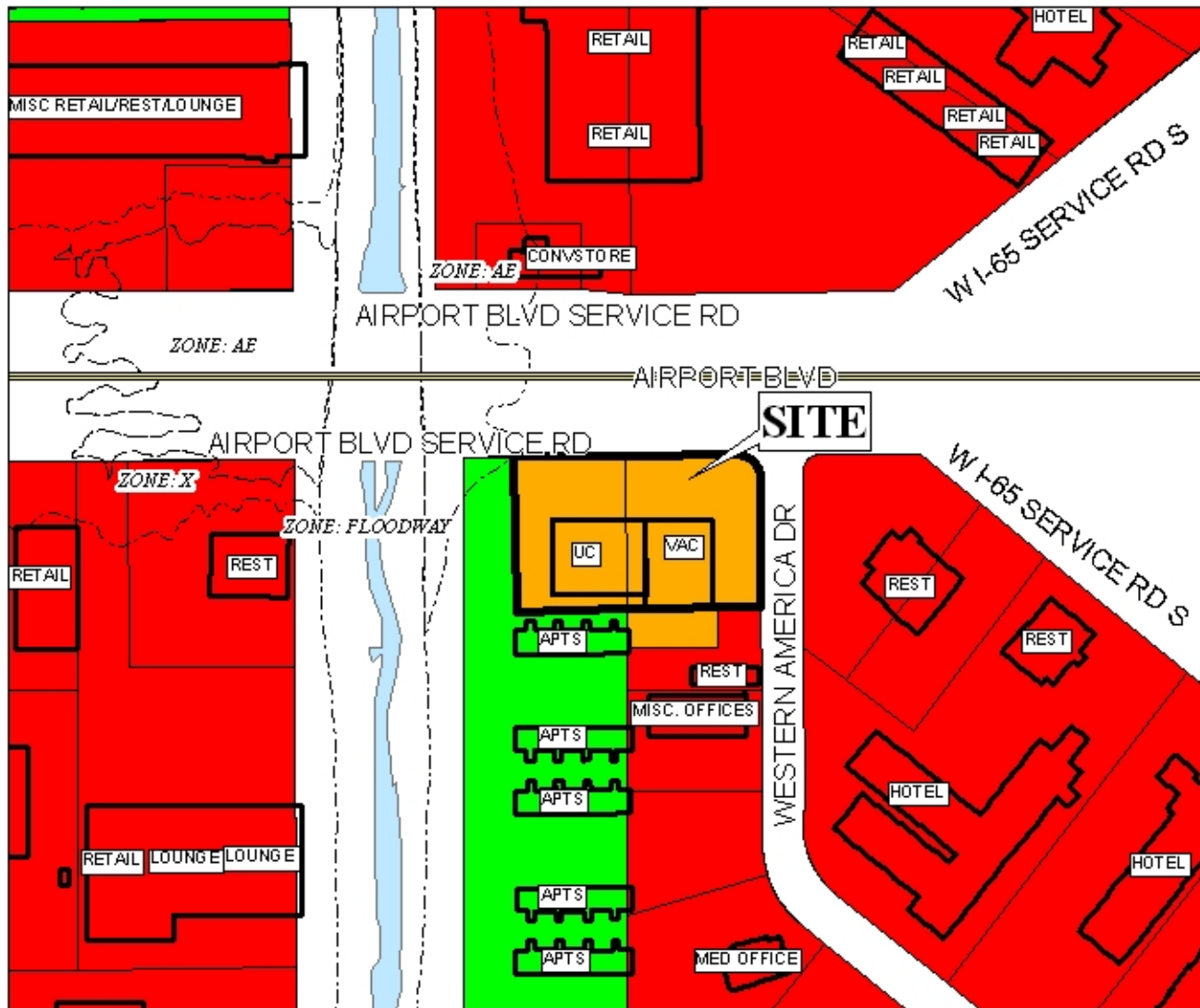
APPLICATION NUMBER 11 DATE June 17, 2010

APPLICANT Commerce Limited Partnership #9602 & 9231

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are apartments to the south of the site, a restaurant is to the east and west, and a convenience store is to the north.

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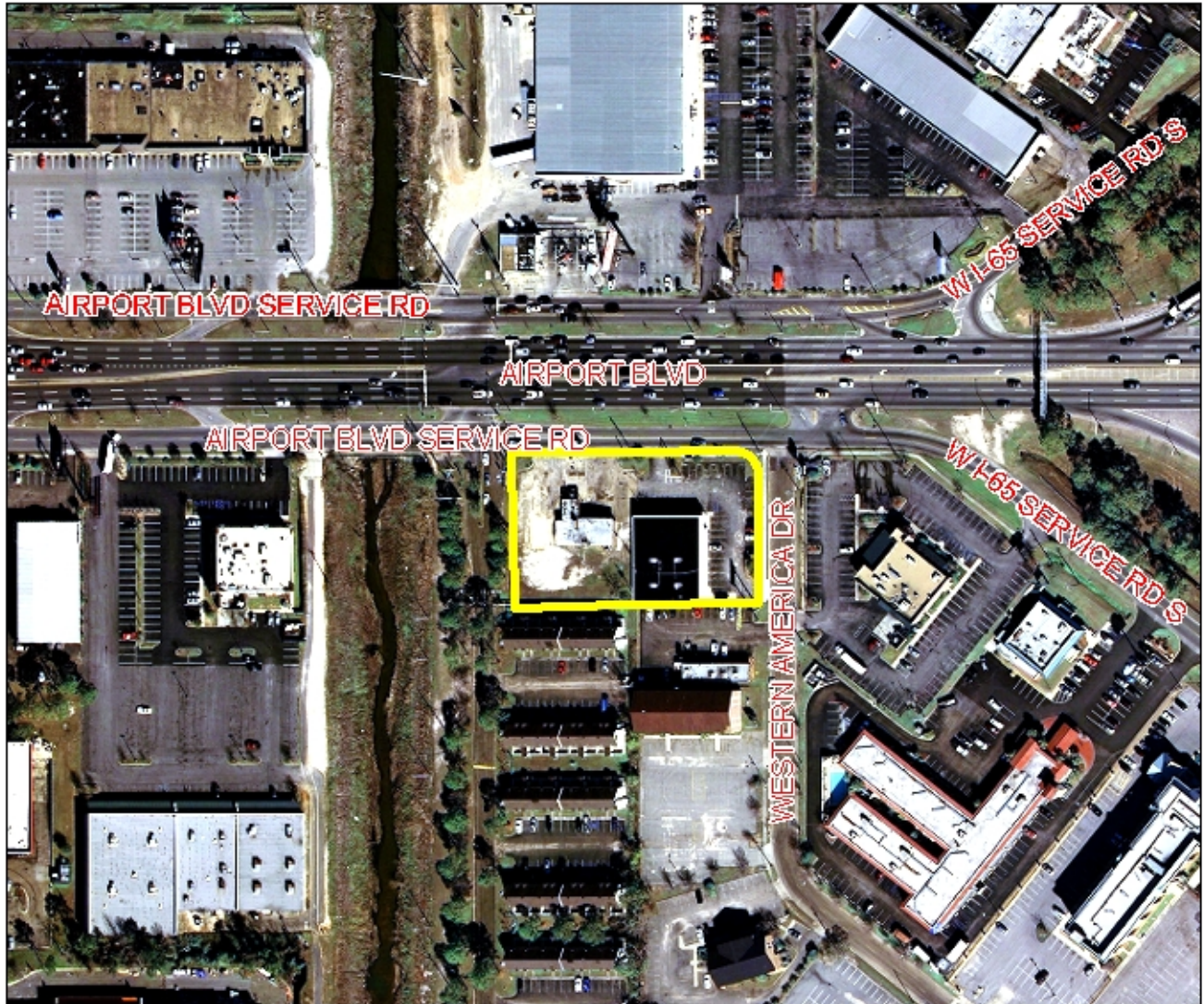
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LEGEND

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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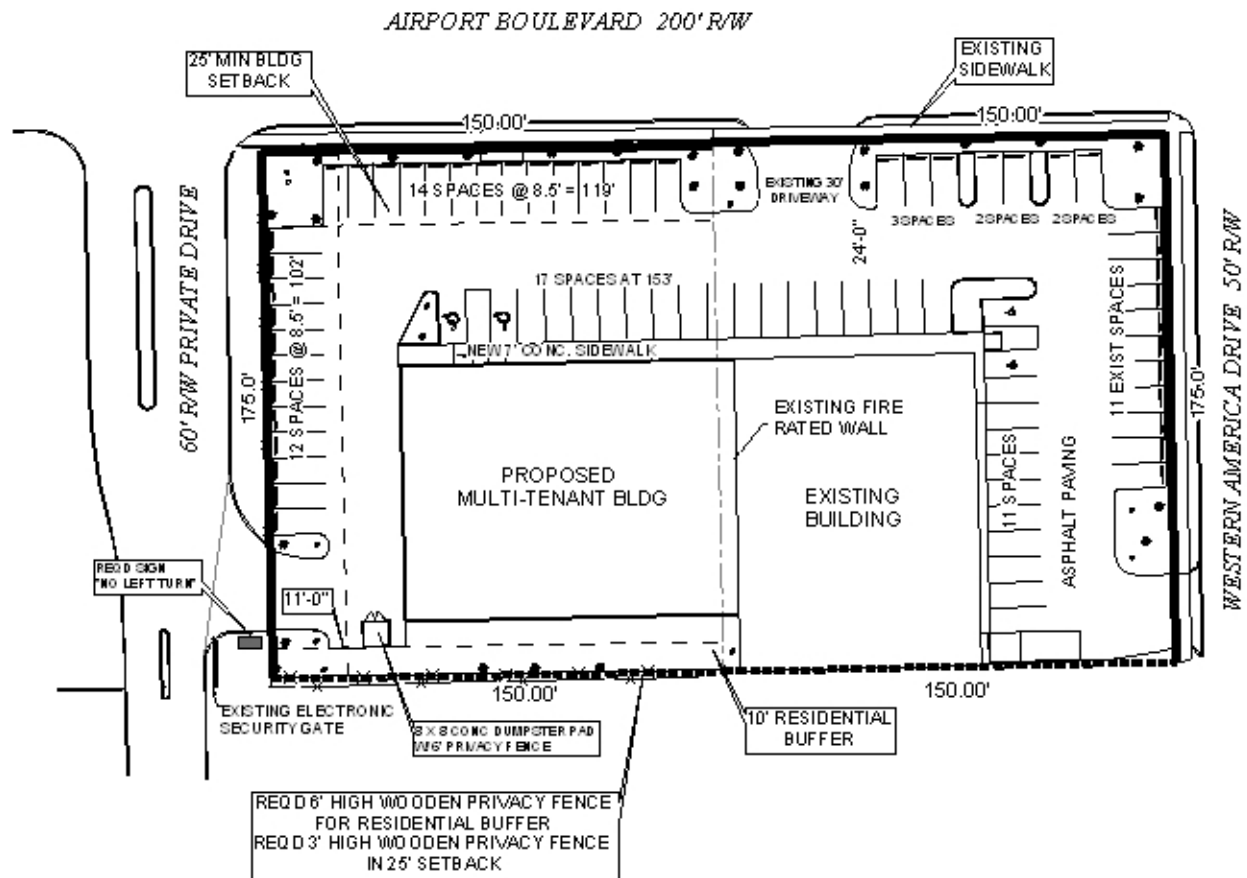
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SITE PLAN



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

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