

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 6, 2006**

<u>DEVELOPMENT NAME</u>	Satish Mulekar
<u>SUBDIVISION NAME</u>	Mulekar Subdivision
<u>LOCATION</u>	3221 Spring Hill Avenue (South side of Spring Hill Avenue, 200'+ East of Durant Street)
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	B-3, Community Business
<u>AREA OF PROPERTY</u>	1 Lot/ 1.6± acres
<u>CONTEMPLATED USE</u>	To allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Minimum parking stall width is nine feet. Changes should be made to meet this minimum standard.
<u>URBAN FORESTRY COMMENTS</u>	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 portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

REMARKS

The applicant is requesting Planned Unit Development approval, to allow multiple buildings on a single building site.

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 applicant proposes construction of two additional structures on a single building site. In the first phase, a 7,450 square-foot, multi-tenant, retail building is proposed. In the later stage an 8,300 square-foot, mini-warehouse is proposed.

The site plan illustrates the compliance with the parking requirements of the Ordinance as well as compliance of the landscaping and tree requirements. Additionally, since this site is adjacent to an existing R-1, Single-Family Residential district a buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property, should be required. However, the site is a legal nonconforming B-3 site; and is separated from the site in question by railroad right-of-way, therefore, the Buffer Requirements of the Zoning Ordinance should not be required.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following condition: 1) submission of an Administrative PUD application for the second phase, providing detailed information with regard to the numbers of units involved, number of employees, and number of parking spaces provided; 2) 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); and 3) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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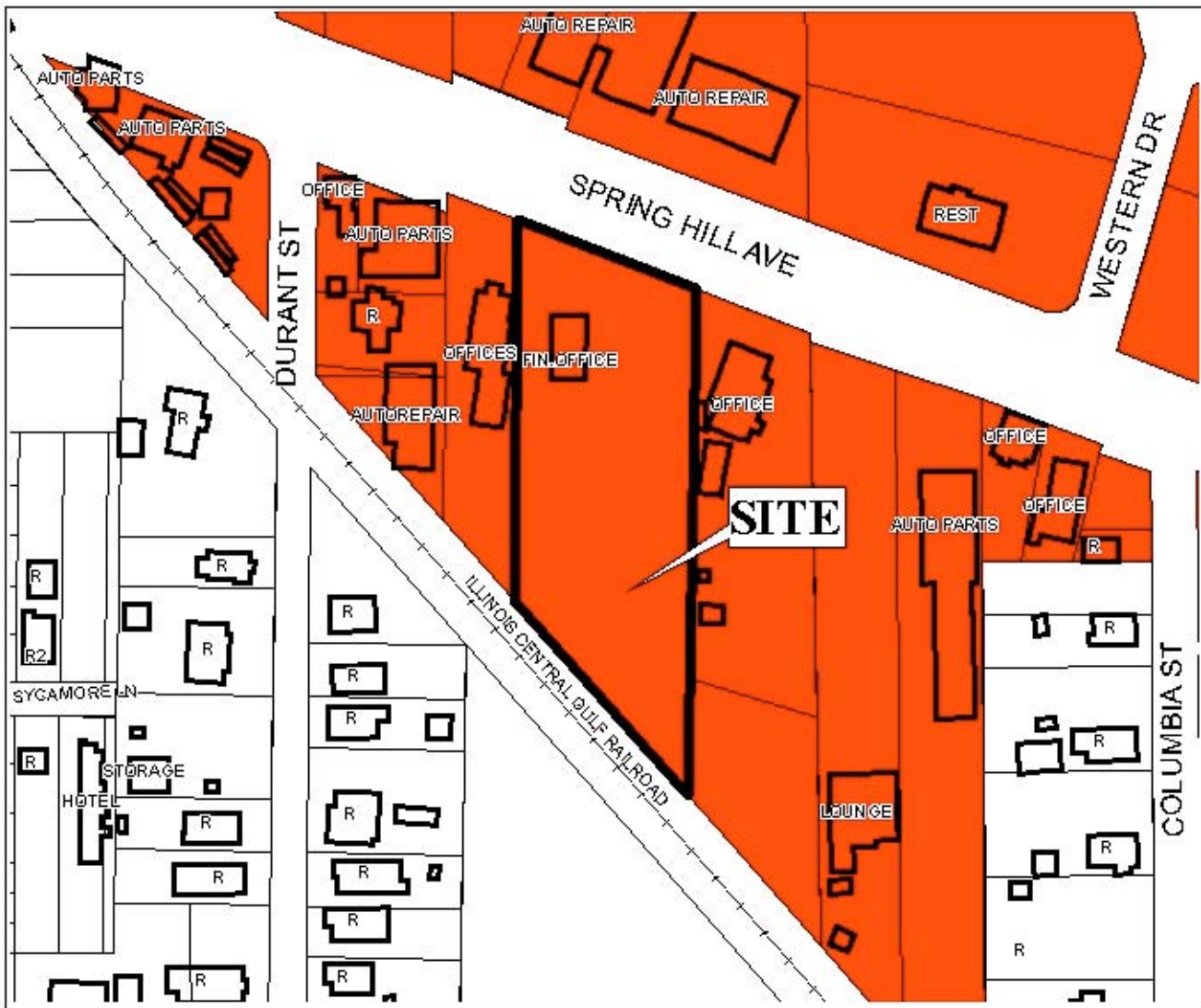
APPLICANT Satish Mulekar

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















The site is surrounded by mixed land use

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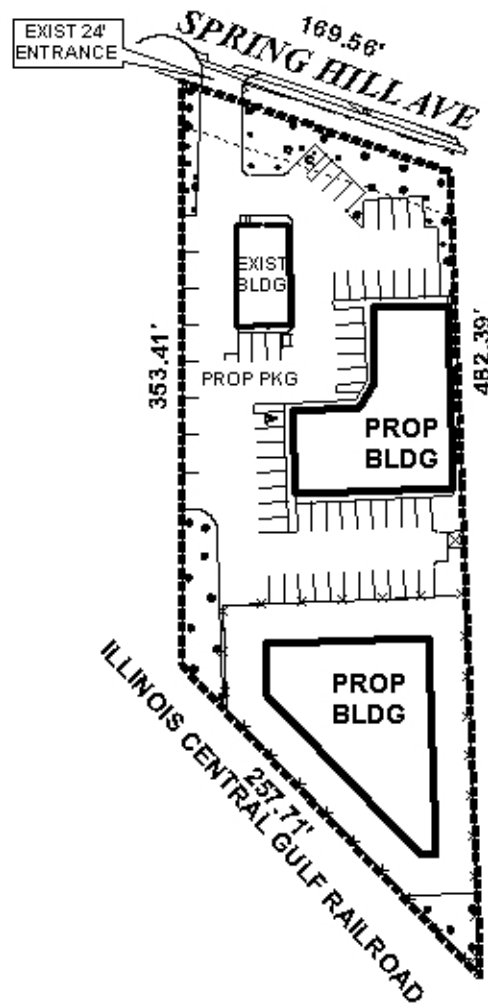
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LEGEND  R-1  R-2  R-3  R-4  R-5  H-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS



SITE PLAN



The site plan illustrates the existing building, proposed parking, and proposed buildings

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