

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: March 1, 2007**

<b><u>DEVELOPMENT NAME</u></b>	American Tennis Courts
<b><u>LOCATION</u></b>	West side of Bolton's Branch Drive, 620'± South of Halls Mill Road.
<b><u>CITY COUNCIL DISTRICT</u></b>	District 4
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	1.4± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved PUD to allow an office/warehouse building, above-ground fuel tanks, and four containerized storage units on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	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.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	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).
<b><u>FIRE DEPARTMENT COMMENTS</u></b>	No comments.
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development approval to amend a previously approved PUD to allow an office/warehouse building, above-ground fuel tanks, and four containerized storage units on a single building site.

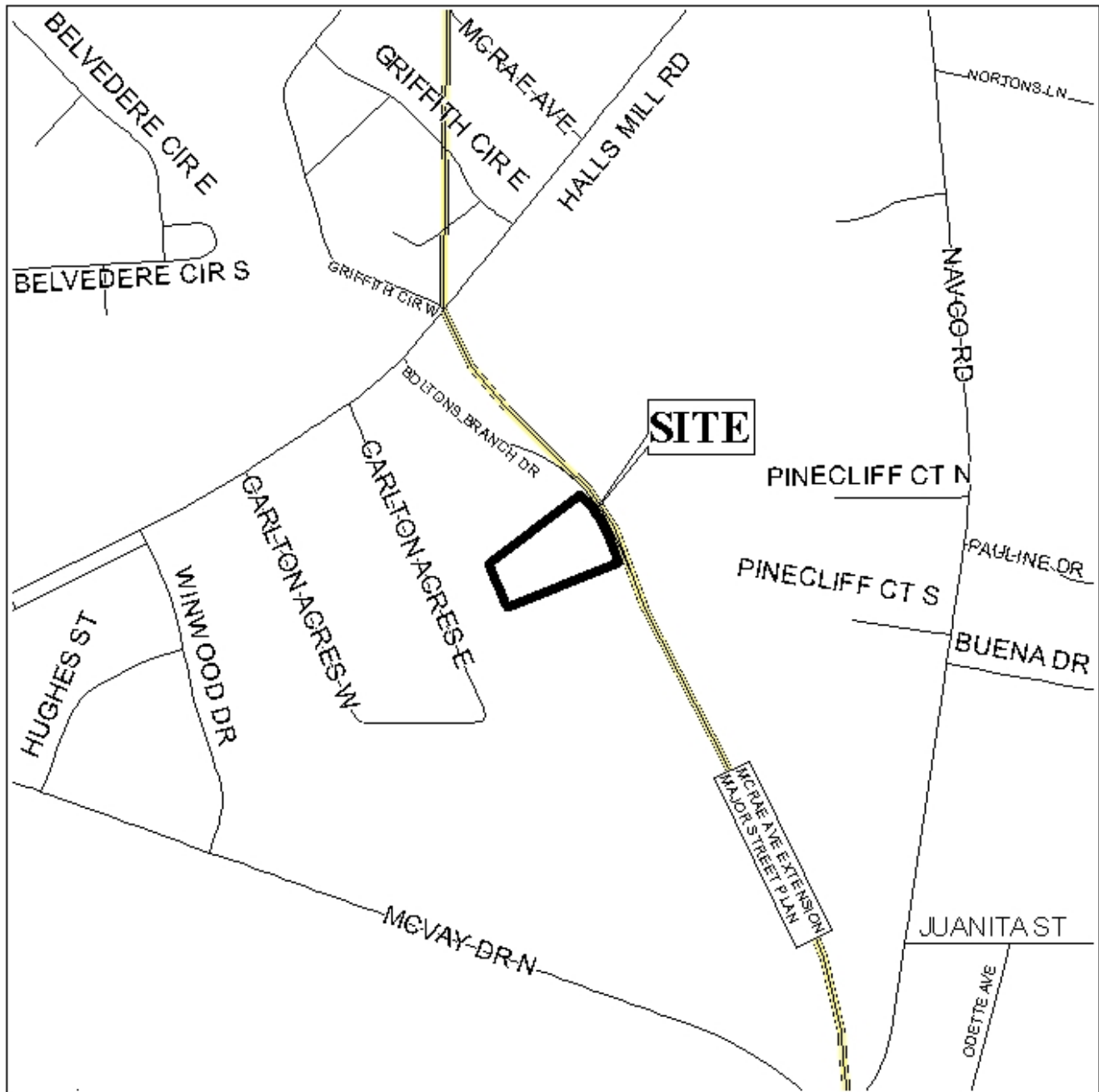
The previous application proposed the use of above ground fuel tanks and heavy equipment, which are not allowed in a B-3 district. Because the staff had recommended holdover until the

Board of Zoning Adjustment had heard and decided the issue, the applicant revised the request at the meeting to remove those two requests from the application – with the understanding that if the variances were approved, an application to amend the PUD would be required. There was some discussion from the applicant with regard to the determination that the equipment was in fact heavy equipment. Ultimately, the Board of Zoning Adjustment approved the necessary variances, subject to the submission and approval of an amended PUD.

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 changes to the site plan must be approved by the Planning Commission.

**RECOMMENDATION:**      **Planned Unit Development:** Based on the preceding, the amendment to the PUD to is recommended for Approval, subject to the following conditions:  
1) compliance with all conditions of the original approval (December 7, 2006), with the exception of conditions 1 (approval by Board of Zoning Adjustment), 4 (no above ground fuel tanks), and 5 (no heavy equipment); 2) the above ground fuel tanks be in full compliance with NFPA requirements and Mobile City Code requirements, to be reviewed and approved by Mobile Fire Department; and 3) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE March 1, 2007

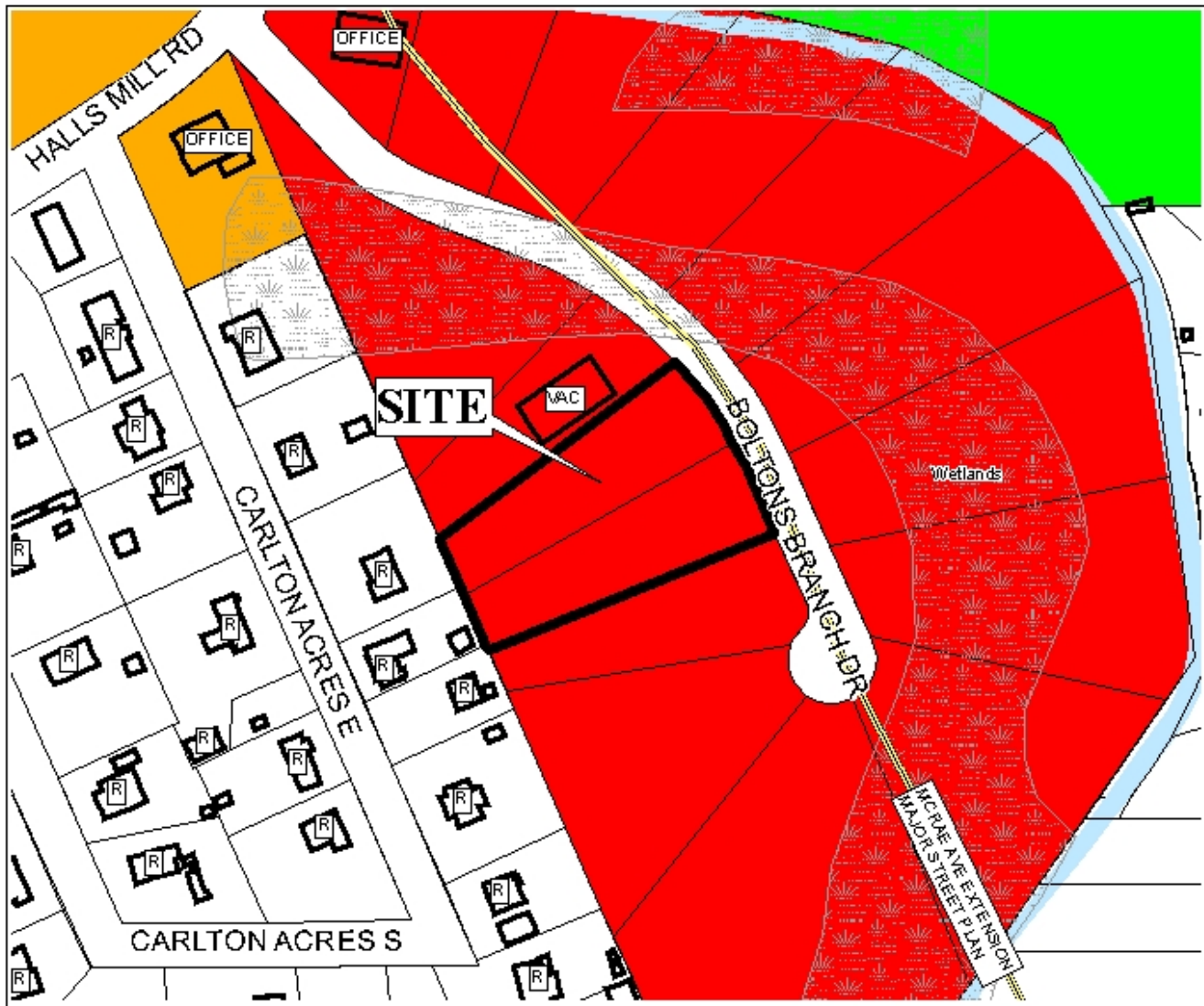
APPLICANT American Tennis Courts

REQUEST Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west of the site. An office is located to the north of the site.

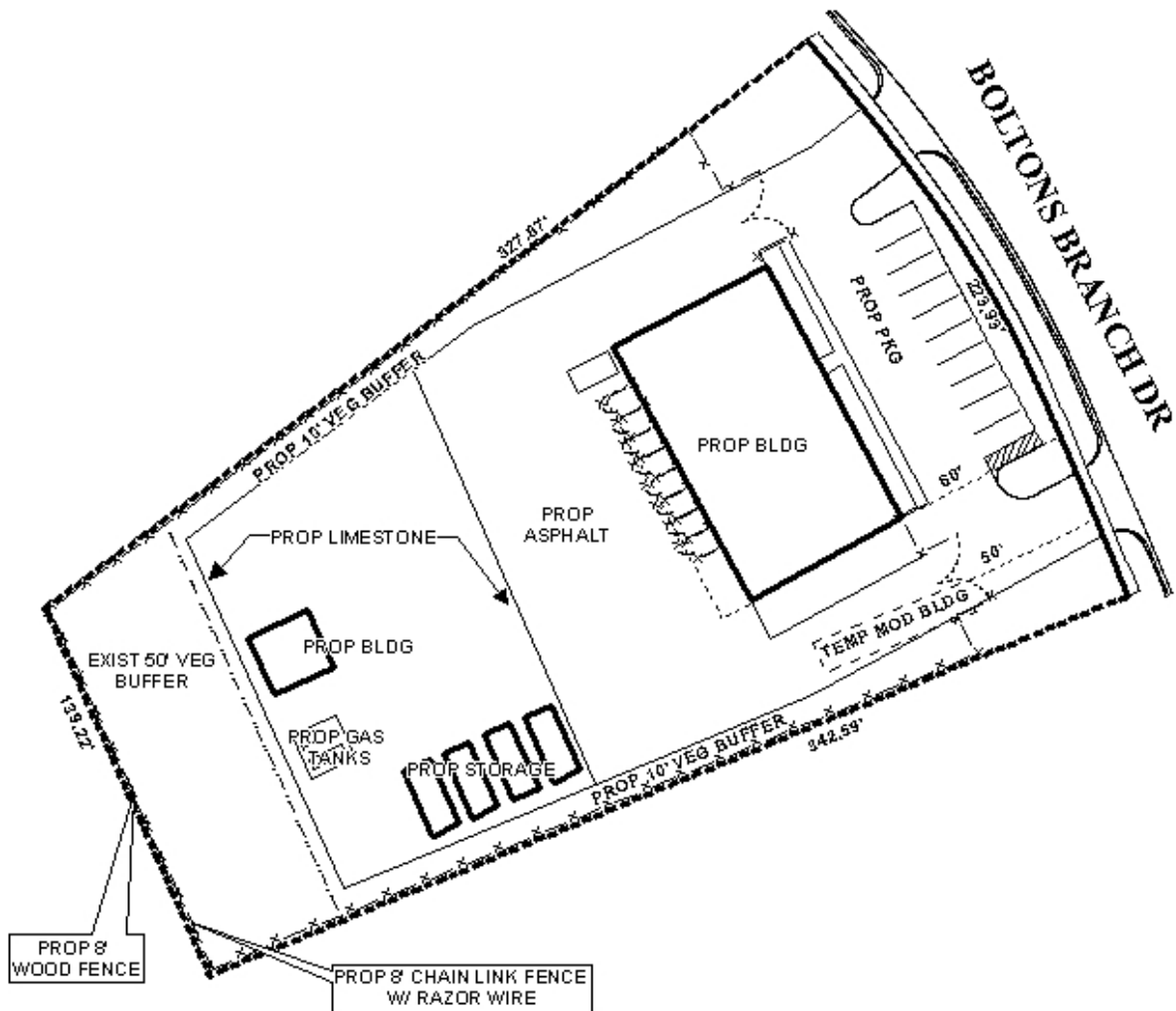
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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# SITE PLAN



The site plan illustrates the proposed buildings, parking, fencing, and paved surfaces.

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