

**PUD &  
SUBDIVISION STAFF REPORT****Date: January 8, 2004****DEVELOPMENT NAME**

Norstedt Subdivision

**SUBDIVISION NAME**

Norstedt Subdivision

**LOCATION**

1450 South University Boulevard  
(West side of University Boulevard, 615± North of  
Zack Logan Avenue North, extending to the East  
side of Logan Avenue)

**PRESENT ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**

1.1± Acres

1 Lot

**CONTEMPLATED USE**

Multiple Buildings on a Single-Building Site

**TIME SCHEDULE**

Immediate

**ENGINEERING****COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, 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 (City Code Chapters 57 and 64 and State Act 61-929). The 60" Live Oak on the East side of the property (University Boulevard Service Road) is to be given preservation status. (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.) All work under the canopy is to be permitted and coordinated with Urban Forestry.

**REMARKS**

The applicant is proposing development of the site to include two office buildings with shared parking and access. The Zoning Ordinance requires PUD approval for multiple buildings on a single-building site. The site currently consists of two metes and bounds parcels, neither of which predates the Subdivision Regulations. Therefore, in order to accommodate the proposed development PUD and Subdivision approvals are necessary.

University Boulevard is shown as a major street on the Major Street Plan component of the Comprehensive Plan, and has existing right-of-way and improvements in compliance with the plan, including a parallel service road which provides access management.

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.

In general, the plan appears to meet the requirements for PUD approval. However, there are some minor design elements which must be addressed, and as PUD approval is site plan specific, they should be referenced in the conditions of approval.

The first relates to the location of the building along the Southern lot line. The Zoning Ordinance requires a minimum 10' buffer strip when commercial property abuts residentially zoned property. As proposed, the building will be 6.78' from the property line. While PUD approval may allow reduced setbacks, it should not be used to reduce buffering requirements. In addition, as parking facilities are proposed in a portion of the required buffer strip, a 6' wooden privacy fence should also be provided along the South and East property lines.

Another point relates to the unopened Logan Avenue right-of-way adjacent to the West. This unopened right-of-way is an issue for two reasons. The first relates to setbacks. As proposed, one of the buildings is less than 5' from the Logan Avenue property line. The Zoning Ordinance requires a minimum setback of 20' from a side street property line when the property to the rear fronts on the side street.

The second reason is that when the property was rezoned in 1999, there was an accompanying subdivision application that proposed the vacation of Logan Avenue, and a 7' wide alley that is adjacent to the East. The rezoning required completion of the Subdivision process prior to the issuance of any permits. That subdivision was approved, subject to the completion of the vacation processes, but was never recorded – and has since expired. Therefore, until a subdivision is completed, the zoning is not valid.

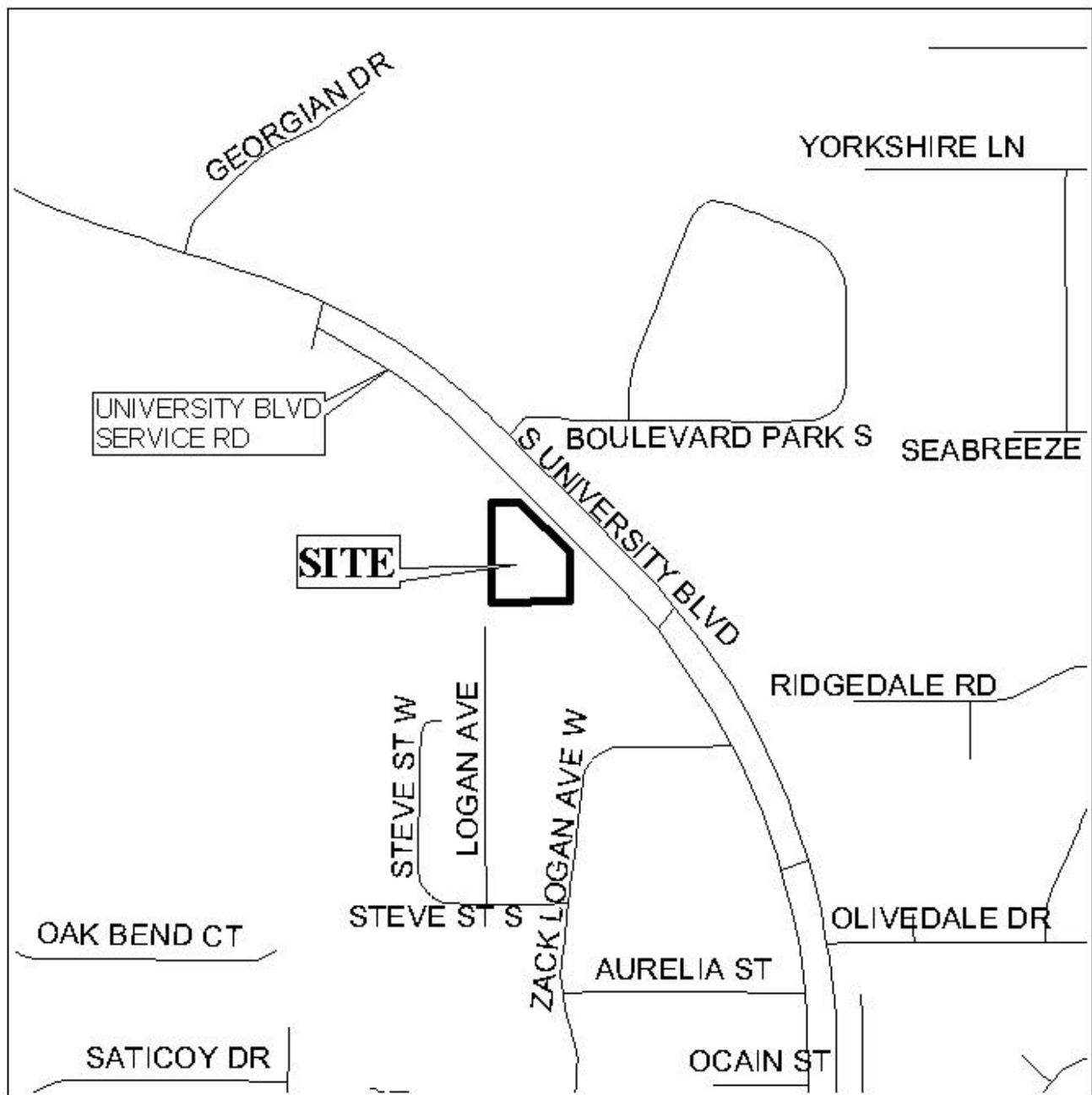
The Subdivision now before the Commission does not reflect the vacation of the Logan Avenue right-of-way or the 7' alley. However, a vacation request for Logan Avenue has been submitted to the City and includes right-of-way South of the site in question. As submitted, that request has been recommended for denial because it would create a landlocked property (the lot immediately South of the property in question). Therefore, completion of the vacation process for the portion of Logan Avenue adjacent to the site should be required. Also, as the remaining portion of Logan Avenue would serve residential properties, access from this commercial development to Logan Avenue should be denied.

**RECOMMENDATION**

**Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the Subdivision process prior to the issuance of any permits; 2) provision of the required 10' buffer strip along the South property line, and a 6' wooden privacy fence along the South and East property lines – where the site abuts residentially zoned properties; 3) completion of the vacation process for the portion of Logan Avenue that abuts this site; 4) the 60" Live Oak on the East side of the property (University Boulevard Service Road) is to be given preservation status (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.), all work under the canopy is to be permitted and coordinated with Urban Forestry; and 5) full compliance with all municipal codes and ordinances.

**Subdivision:** based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions: 1) provision of the required 10' buffer strip along the South property line, and a 6' wooden privacy fence along the South and East property lines – where the site abuts residentially zoned properties; 3) completion of the vacation process for the portion of Logan Avenue that abuts this site; 4) placement of a note on the final plat stating that access to Logan Avenue is denied; and 5) placement of a note on the final plat stating that the 60" Live Oak on the East side of the property (University Boulevard Service Road) is to be given preservation status (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.), all work under the canopy is to be permitted and coordinated with Urban Forestry

## LOCATOR MAP



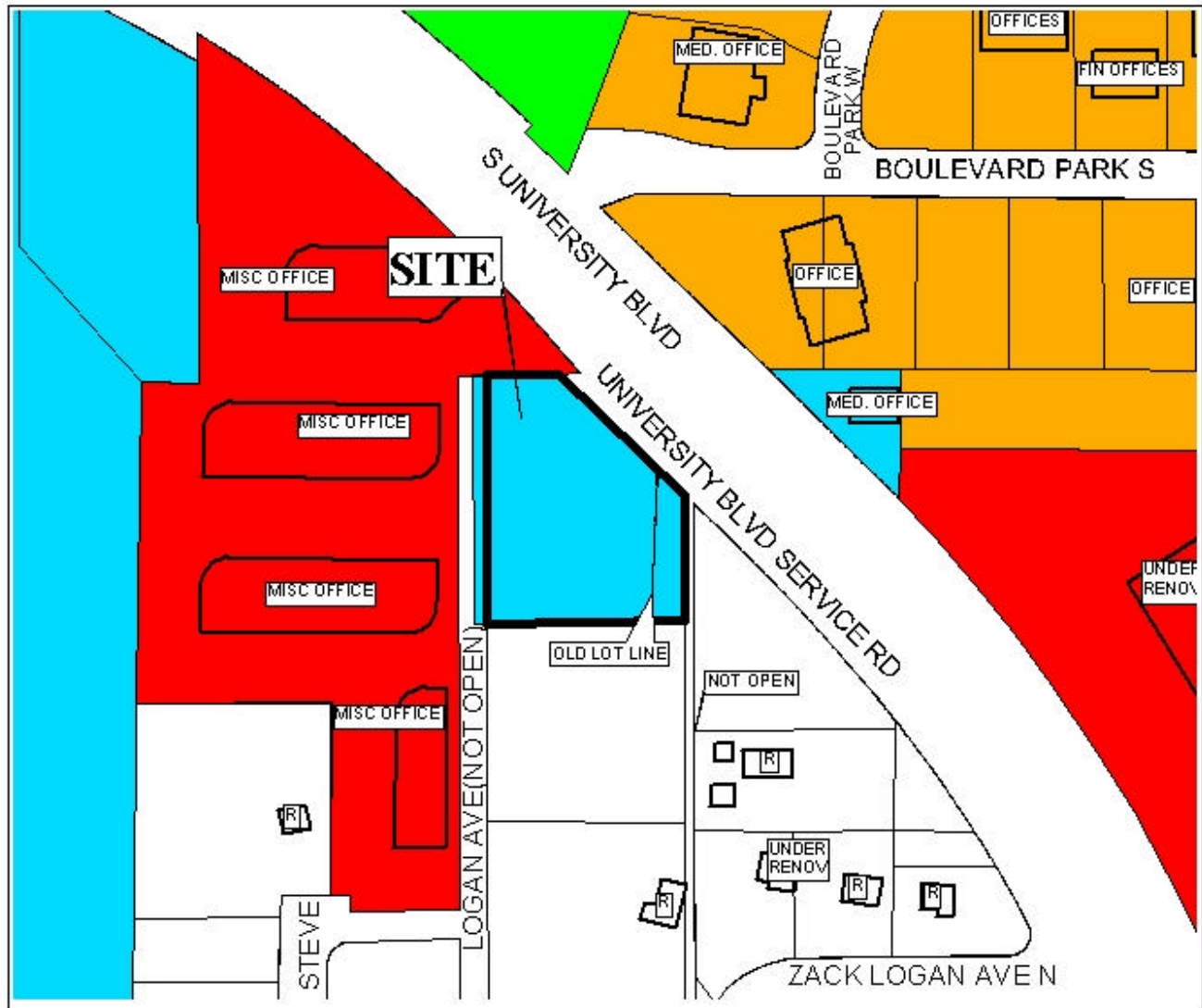
APPLICATION NUMBER 11 & 12 DATE January 8, 2003

APPLICANT Norstedt Subdivision

REQUEST Planned Unit Development, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous offices, with single family residential dwellings located to the South.

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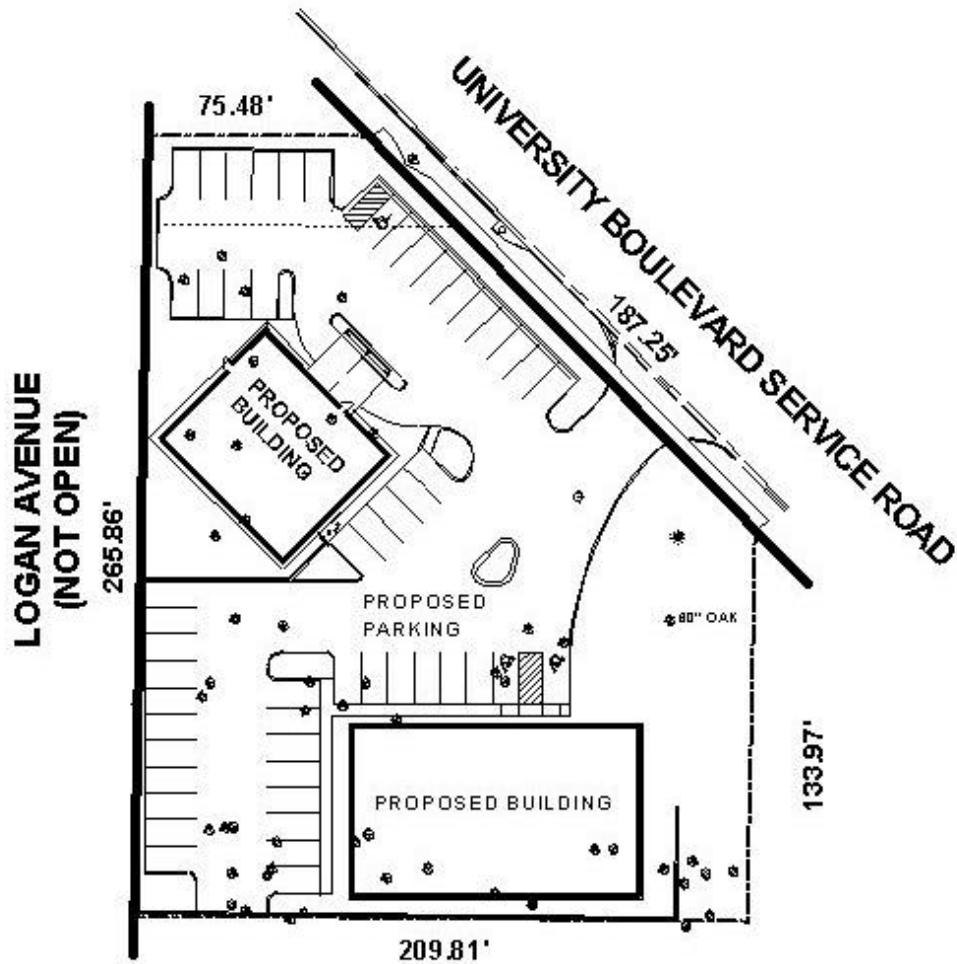
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LEGEND

R-1	R-2	R-3	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 is located on the West side of University Boulevard, 615' North of Zack Logan Avenue North, Extending to the East side of Logan Avenue. The plan illustrates the proposed structures and parking.

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