

**SUBDIVISION, PLANNED UNIT DEVELOPMENT, &
SIDEWALK WAIVER STAFF REPORT****Date: October 19, 2006****DEVELOPMENT NAME**

Blevins Subdivision, First Addition to

SUBDIVISION NAME

Blevins Subdivision, First Addition to

LOCATION3941 Demetropolis Road
(East side of Demetropolis Road, 140± South of Halls Mill Road)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

I-1, Light Industry

AREA OF PROPERTY

5.2± Acres

CONTEMPLATED USE

Two retail/warehouse buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Per storm water ordinance, all storm water should be collected on-site and tied to a City of Mobile storm drain system. If reversal of natural flow pattern is proposed, 100-year detention is required with 10-year release rate. 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. It is possible to construct sidewalk. There is no existing sidewalk present on adjoining properties.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Remove any unused existing driveway cuts.

**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).

REMARKS

The applicant is requesting Planned Unit Development approval to allow two retail/warehouse buildings on a single building site; Subdivision approval to create one-lot of record from two metes and bounds parcels; and waiver of the sidewalk requirement along the Demetropolis Road frontage.

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.

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 plat illustrates the proposed 5.2± acre, one-lot subdivision which is located on the East side of Demetropolis Road, 140'+ South of Halls Mill Road and is located within Council District 4.

Regarding the proposed subdivision, the applicant seeks to create a lot of record from two metes and bounds parcels. The site fronts Demetropolis Road, which has an 80-foot right-of-way; as this is not a major street, no dedication would be required.

Since this site would provide 365-feet of frontage along Demetropolis Road, a note should be placed on the Final Plat stating that the development be limited to two curb-cuts, with the size, design and location to be approved by Traffic Engineering Department.

The applicant is requesting PUD approval to allow two retail/warehouse buildings on a single building site.

The site plan satisfies the requirements of the Zoning Ordinance regarding building site area, parking, tree & landscaping requirements and setbacks.

In addition, it has traditionally been the practice of the Planning Commission to require an extensive buffer between industrial districts and single-family districts. While the landscaping plan does not illustrate "vegetative buffering" along the East property line, these plantings would screen the existing industrial character of the site from the adjacent single-residential property. Due to these concerns, it is recommended that a 10-foot vegetative buffer be required along the East property line, in accordance with Section IV.D.1 of the Ordinance.

The applicant is also requesting a waiver of sidewalk construction requirements, citing the absence of sidewalks at neighboring properties and a steep slope at the site.

It should be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk construction requirements. Further, it has been the policy of the

Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

It should be noted that sidewalks do not exist along Demetropolis Road, and a sidewalk waiver has been approved at nearby properties along Demetropolis Road. Engineering comments that it is possible to construct sidewalk; however, there are no existing sidewalks present on adjoining properties.

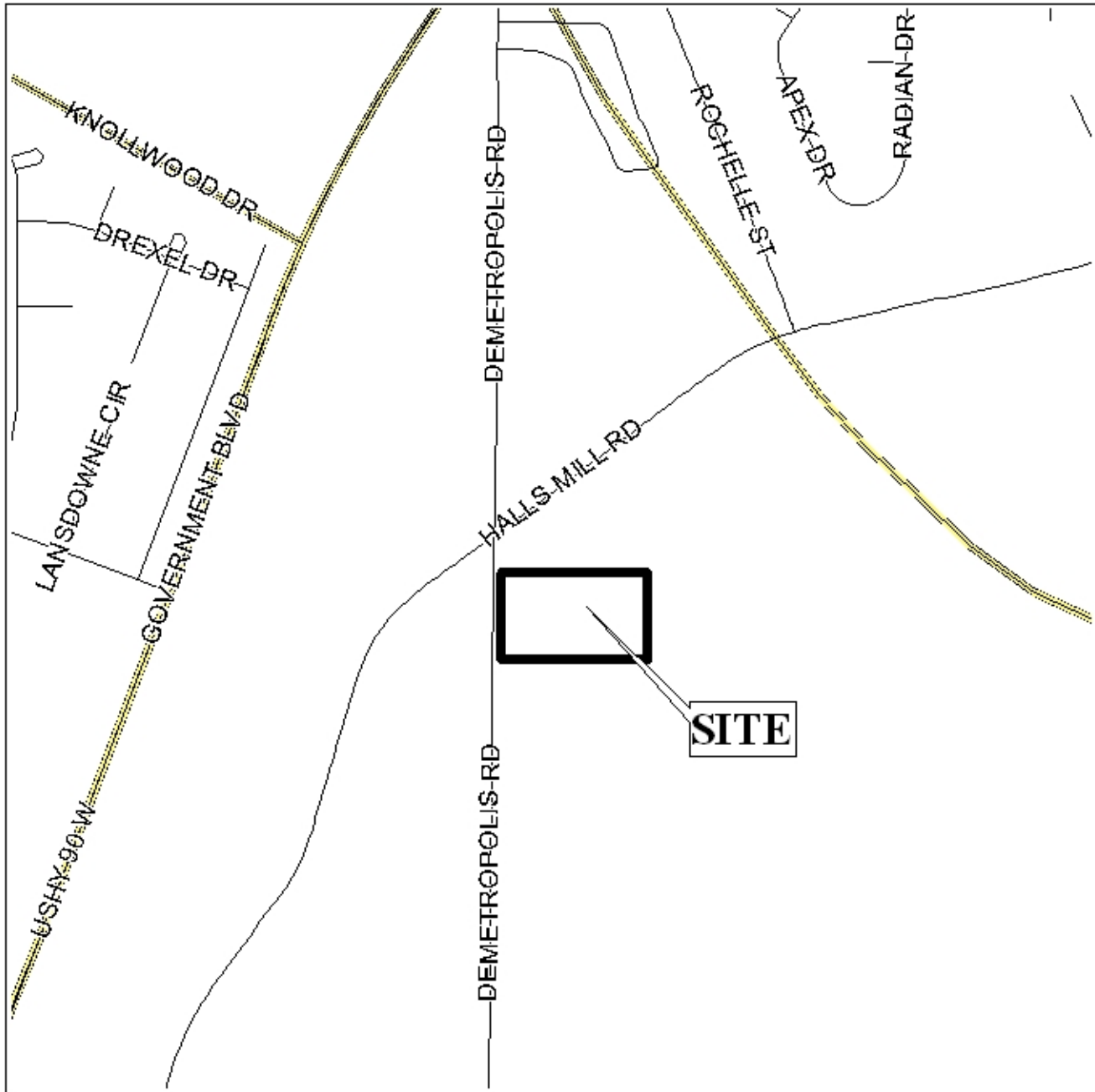
RECOMMENDATION

Subdivision The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval with the following condition: 1) a note be placed on the final plat limiting curb cuts to the approved Planned Unit Development.

Planned Unit Development The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval with the following conditions: 1) a note be placed on the final plat limiting curb cuts to the approved Planned Unit Development; and 2) the provision of a 10-foot natural vegetative buffer along the East property line in accordance with Section IV.D.1 of the Zoning Ordinance.

Sidewalk Waiver Based on the preceding, it is recommended that this sidewalk waiver request be approved.

LOCATOR MAP



APPLICATION NUMBER 13,14,&15 DATE October 19, 2006

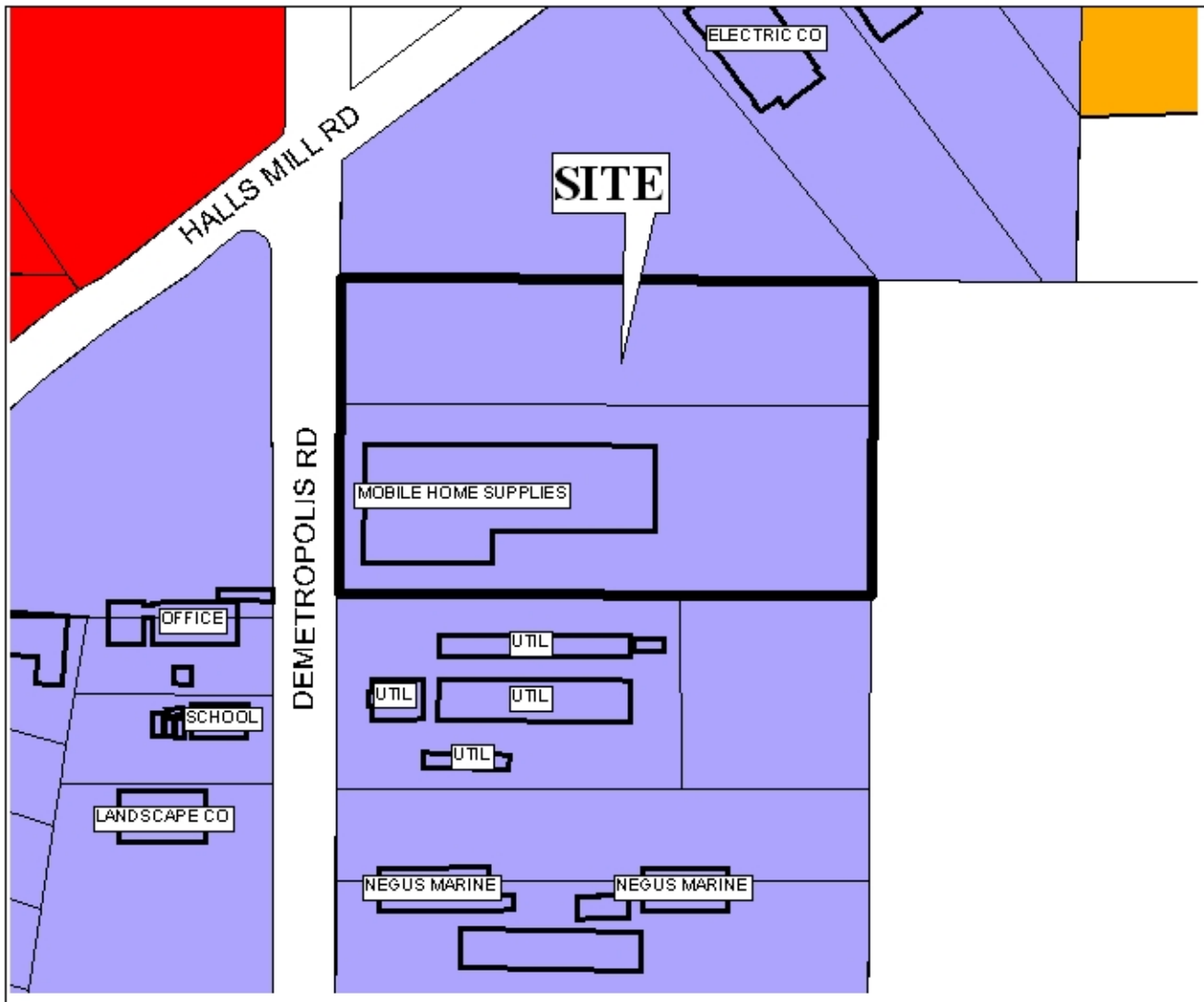
APPLICANT Blevins Subdivision, First Addition to

REQUEST Subdivision, Planned Unit Development, Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a church and school to the west of site, a telephone company is to the south and an electric company to the north.

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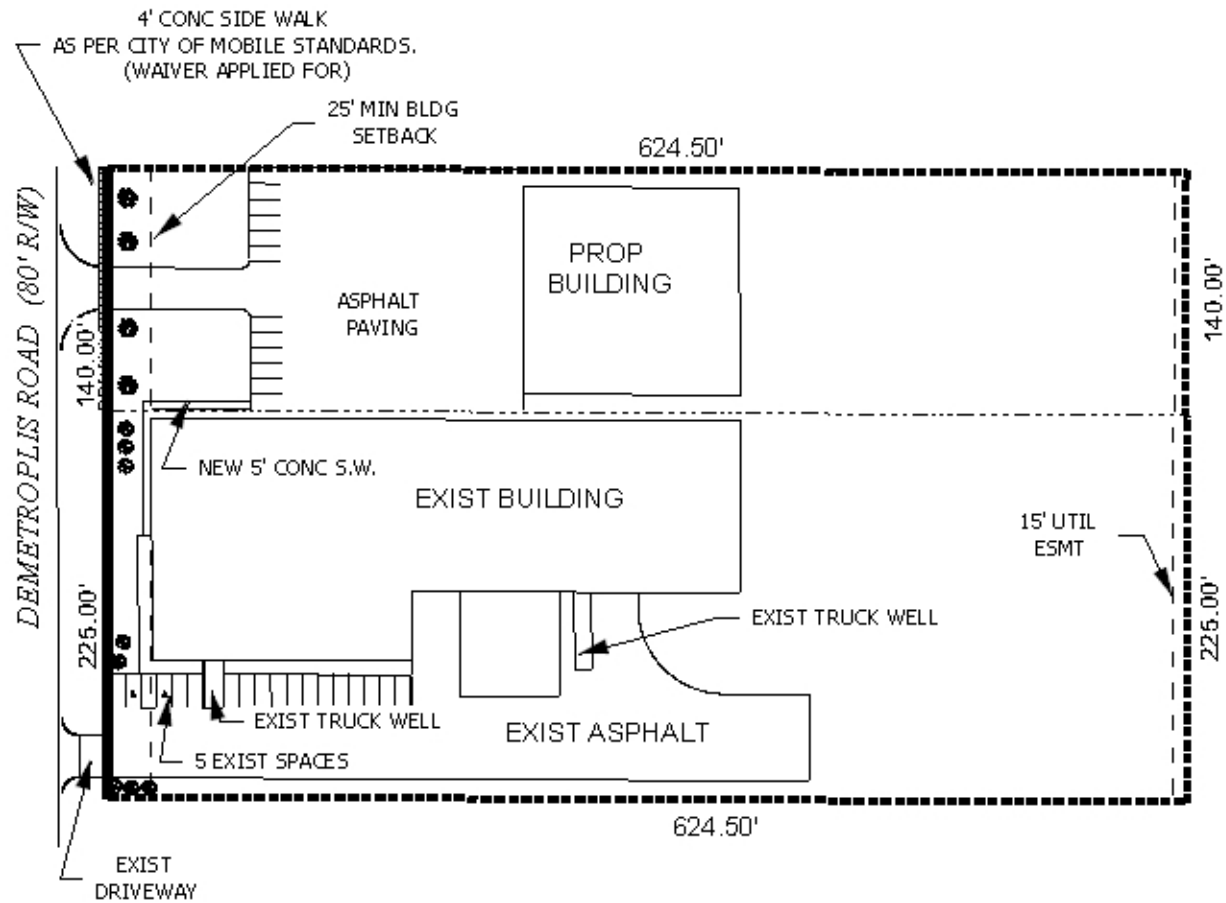
LEGEND

R-1	R-2	R-3	R-A	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 existing buildings, parking and drive, proposed parking and building, and proposed sidewalk.

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