

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: January 3, 2013

DEVELOPMENT NAME

Nephrology Associates Real Estate, LLC

LOCATION

1551 Old Shell Road
(Southwest corner of Old Shell Road and North Catherine Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

2± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an expansion of an existing building.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

No Comments

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an expansion of an existing building.

The site was the subject of a Subdivision and Planned Unit Development at the Planning Commission's January 19, 2012 meeting to allow shared access between two building sites. The applicant now wishes to build an addition to one of the existing structures, and therefore needs to have a new Planned Unit Development approval.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The applicant is proposing a 1,182 square foot addition on the Northern portion of the building site, to the West of an existing structure. There is no information given stating what the proposed use for this addition is, however the site plan contains a note calculating required parking using the ratio of 1 parking space per 300 square feet. Based on the assumption that the addition will be utilized for office space or a similar function, the site provides 8 additional parking spaces than are required. It should be noted that the proposed addition will not affect the currently approved parking layout or maneuvering areas.

The site plan submitted illustrates that the site is in full compliance with tree and landscaping requirements, and therefore no additional plantings are required. The site plan also illustrates the required 10' wide residential buffer adjacent to all residentially zoned or utilized properties. However, while a note is present stating that there is a fence along most of the Northern property line, it should be noted that the type and height of the fence are not mentioned, nor is there any fence depicted along the remainder of the North property line, or the West property line as is required by Section 64-4.D.1. of the Zoning Ordinance. A revised site plan should be submitted illustrating a compliant fence or vegetative buffer should be provided.

RECOMMENDATION

Planned Unit Development: Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance;
- 2) obtaining a building permit for the provision of the additional buffer fence, and verification that the fence has been constructed, or placement of a 6' high 10' wide evergreen vegetative buffer; and
- 3) submission of two copies of the revised Planned Unit Development site plans to Urban Development.

LOCATOR MAP



APPLICATION NUMBER 13 DATE January 3, 2013
APPLICANT Nephrology Associates Real Estate, LLC
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single family residences are located to the west and north of the site. A school is located to the east of the site.

APPLICATION NUMBER 13 DATE January 3, 2013

APPLICANT Nephrology Associates Real Estate, LLC

REQUEST Planned Unit Development

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

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



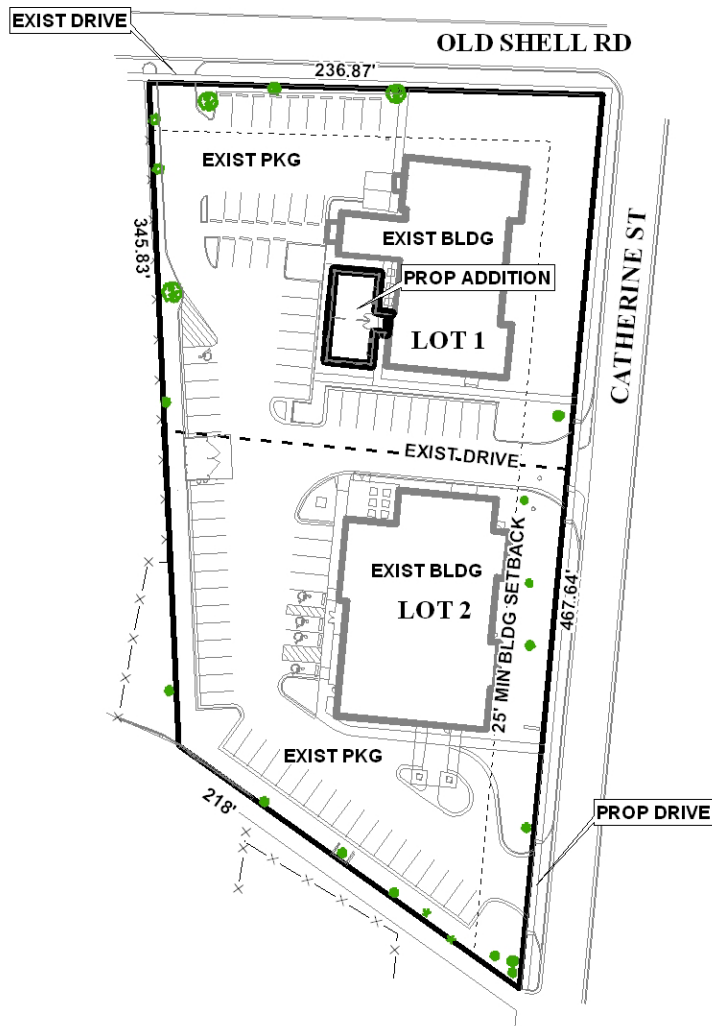
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SITE PLAN



The site plan illustrates the proposed building addition.

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N
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