ZONING AMENDMENT, PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT Date: April 21, 2005

NAME NTG-C Investments

DEVELOPMENT NAME Westwood-Airport Subdivision, Addition to

LOCATION **Rezoning:** 2200 Airport Boulevard (Northwest corner of Airport Boulevard and Crenshaw Street)
Planned Unit Development & Subdivision: North side of Airport Boulevard, extending from Crenshaw Street to Westwood Street

CITY COUNCIL DISTRICT District 5

PRESENT ZONING B-1, Buffer-Business

PROPOSED ZONING B-2, Neighborhood Business

AREA OF PROPERTY 1± Acre

CONTEMPLATED USE Multiple buildings on a single building site for expansion of an existing retail shopping center. **It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

TIME SCHEDULE FOR DEVELOPMENT Upon approval

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. Dedicate adequate right-of-way to bring into compliance with the Major Street Plan. 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, size, 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 (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT COMMENTS All commercial projects shall comply with the 2003 International Fire Code and Appendices B-G as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

REMARKS The applicant is requesting rezoning for a parking lot expansion for an existing shopping center, Planned Unit Development (PUD) approval to allow two buildings on a single building site, and Subdivision approval to consolidate multiple lots into one lot of record.

The site is illustrated as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The Zoning Ordinance gives four reasons for zoning changes: the existence of an error; changing conditions in an area; increased need for business or industrial sites; or subdivision of land into building sites making reclassification both necessary and desirable. The applicant states that the area has gradually changed from a B-1 type are to an area for business that requires B-2 zoning. The applicant goes on to say that the B-1 parcel is proposed to be incorporated into the lot with the adjacent B-2 property and if the parcel remained B-1, the site would be split-zoned.

The existing shopping center is zoned B-2, Neighborhood Business and the proposed shopping center and parking lot expansion would take in the last B-1 property in this block. The proposed rezoning would simply serve as an expansion of the existing B-2 district. As illustrated on the Vicinity Map, the expanded shopping center and parking area would abut R-1 zoning to the North and as such the provision of a buffer, in compliance with Section IV.D.1. would be required.

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 purpose of the PUD application is to allow the existing garage to remain on the site (at the northeast corner). At this time, no use or occupancy is proposed for the garage; however, it should be noted that any proposed commercial occupancy for this structure would require verification of parking, as well as permit(s). It should also be noted that the existing development is in compliance with the landscaping and tree planting requirements of the Ordinance; however, the additional property must comply with the landscaping and tree planting requirements as well, and with the exception of frontage trees, these requirements maybe distributed along the overall site.

The site fronts Airport Boulevard, a planned major street, and the Major Street Plan calls for a minimum right-of-way of 100-feet along this portion of Airport Boulevard; the existing right-of-way is 60-feet. In the past several years, there have been several applications along this portion of Airport Boulevard and many of those applications were not required to dedicate additional right-of-way to Airport Boulevard. Furthermore, as the existing shopping center is developed and dedication was not required at the time of development; dedication is not now recommended.

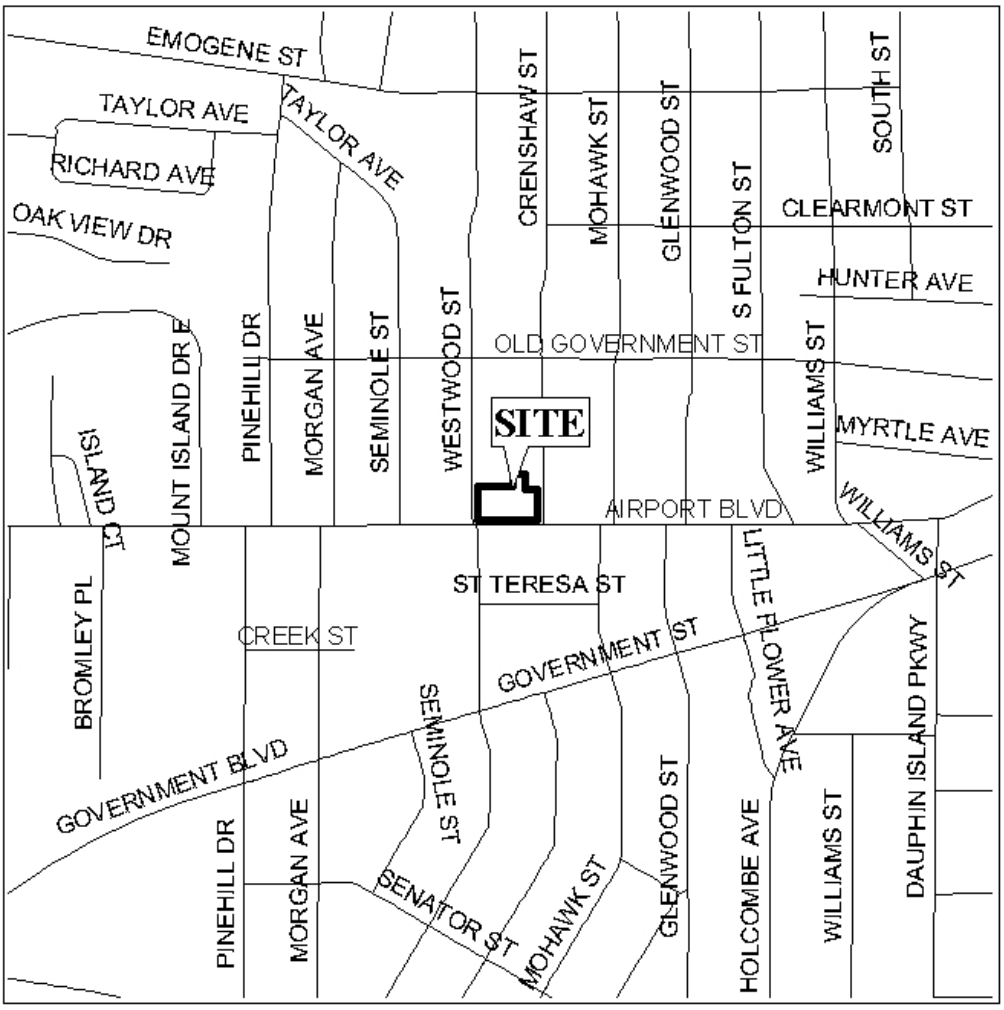
The subdivision application would combine multiple lots into one lot, and with the placement of a note on the final plat stating that the site is limited to one curb cut to Airport Boulevard, the plat will meet the minimum requirements of the Subdivision Regulations.

RECOMMENDATION **Rezoning** Based upon the preceding, the application is recommended for approval subject to the following conditions: 1) provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential zoning; 2) full compliance with the landscaping and tree planting requirements of the Ordinance for the overall site; 3) that the site be limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering; and 4) full compliance with all municipal codes and ordinances.

Planned Unit Development Based upon the preceding, the application is recommended for approval subject to the following conditions: 1) provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential zoning; 2) full compliance with the landscaping and tree planting requirements of the Ordinance for the overall site; 3) that the site be limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering; and 4) full compliance with all municipal codes and ordinances.

Subdivision The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 11, 12, 13 DATE April 21, 2005

APPLICANT NTG-C Investments

REQUEST Rezoning, PUD and Subdivision

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

Single-family residential dwellings are located to the north of the site.
Mixed commercial land use is to the east, south and west

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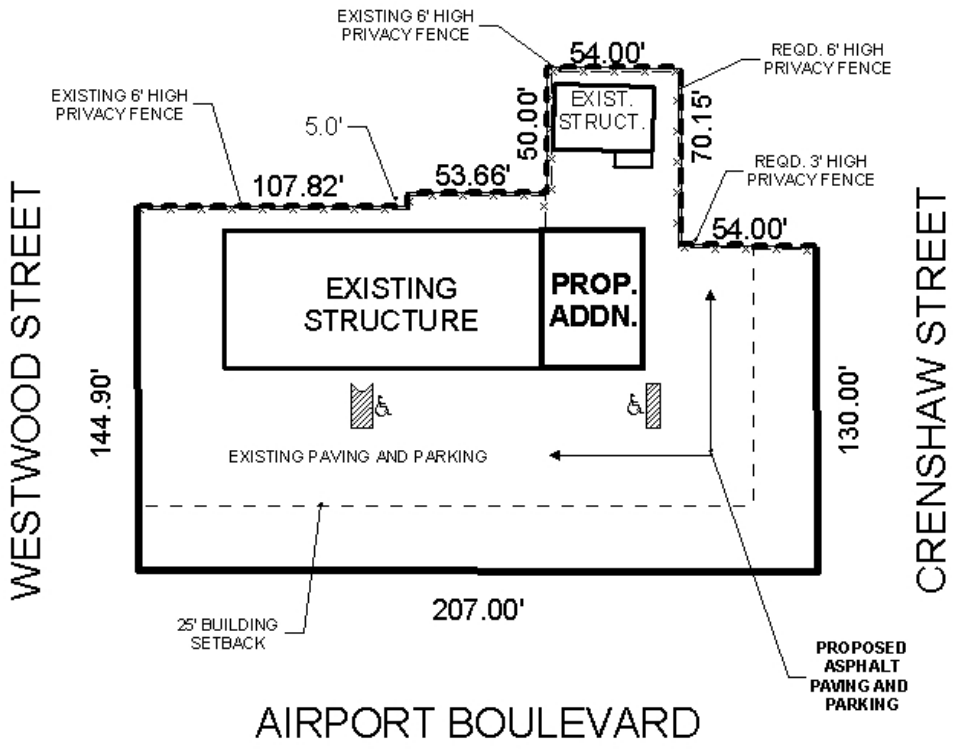
LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

N

NTS

SITE PLAN



The site is located on the North side of Airport Boulevard, extending from Crenshaw Street to Westwood Street. The plan illustrates the existing and proposed structures and parking.

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