

PLANNED UNIT DEVELOPMENT STAFF REPORT**Date: February 5, 2004****DEVELOPMENT NAME**

Downtowner Apartments

LOCATION4360 Downtowner Loop North
(North side of Downtowner Loop North, 180'± East of
Downtowner Loop West)**PRESENT ZONING**

R-3, Multi-Family Residential

AREA OF PROPERTY

1± Acre

CONTEMPLATED USE

26 Unit, Three Building, Apartment Complex.

**TIME SCHEDULE
FOR DEVELOPMENT**

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**

Trees on city right of way are protected and require a permit from the Mobile Tree Commission to be trimmed or removed. Urban Forestry is to be included in the permit review for ingress and egress to ensure protection of this tree.

REMARKS

The applicant is proposing development of the site as a 26 unit, three building apartment complex. As there are to be multiple buildings on a single-building site, PUD approval is required.

This site was rezoned to B-3 in 2002, and received PUD approval for a similar site, subject to several conditions. However, the PUD approval has now expired.

As stated above, the plan now before the Commission is similar to the previously approved plan. The differences are related to compliance with the conditions placed on the previous approval, which have been incorporated into this plan.

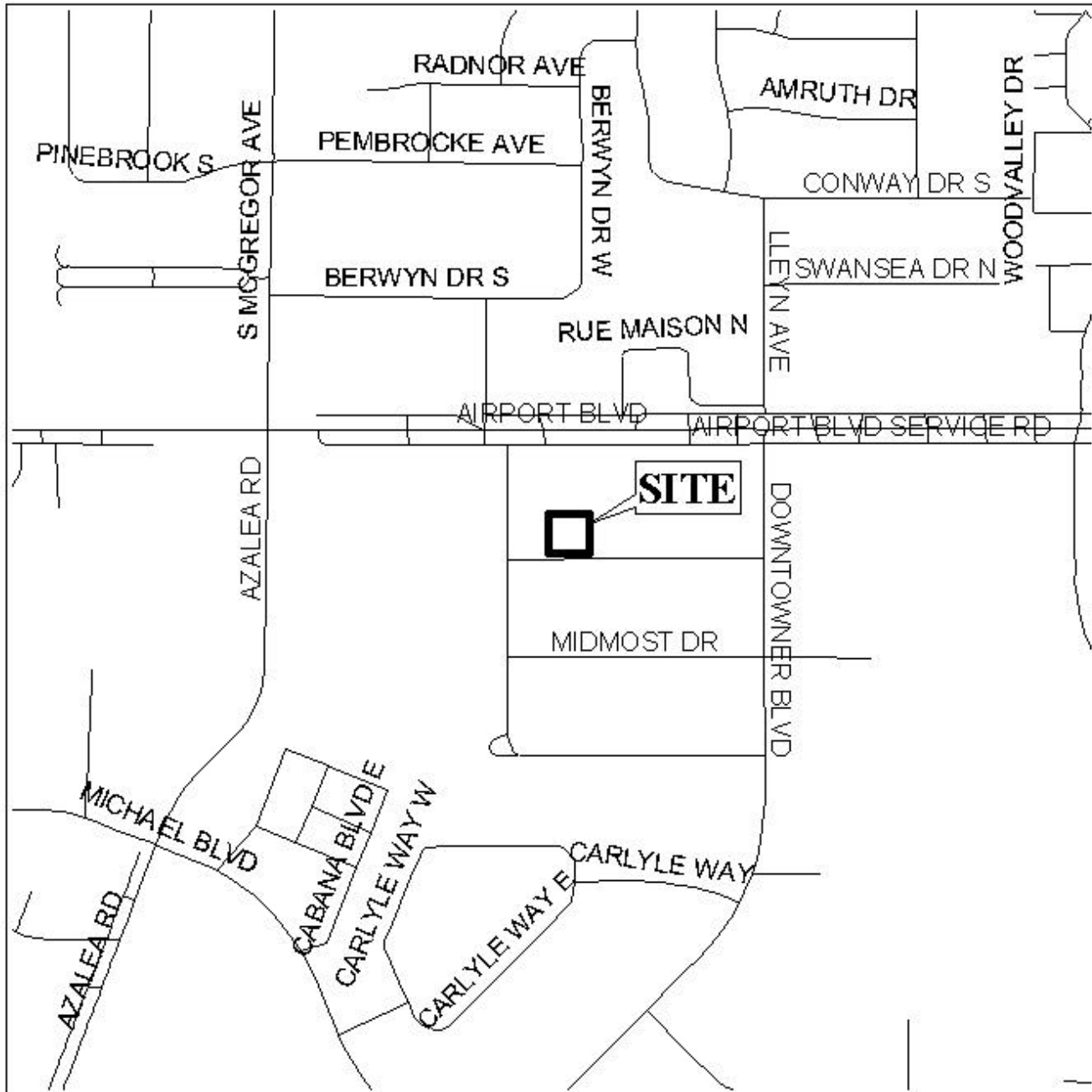
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that

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.

RECOMMENDATION

Based on the previous approval and incorporation of those conditions into this plan, it is recommended that this application be approved subject to the following condition: 1) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 14 DATE February 5, 2004

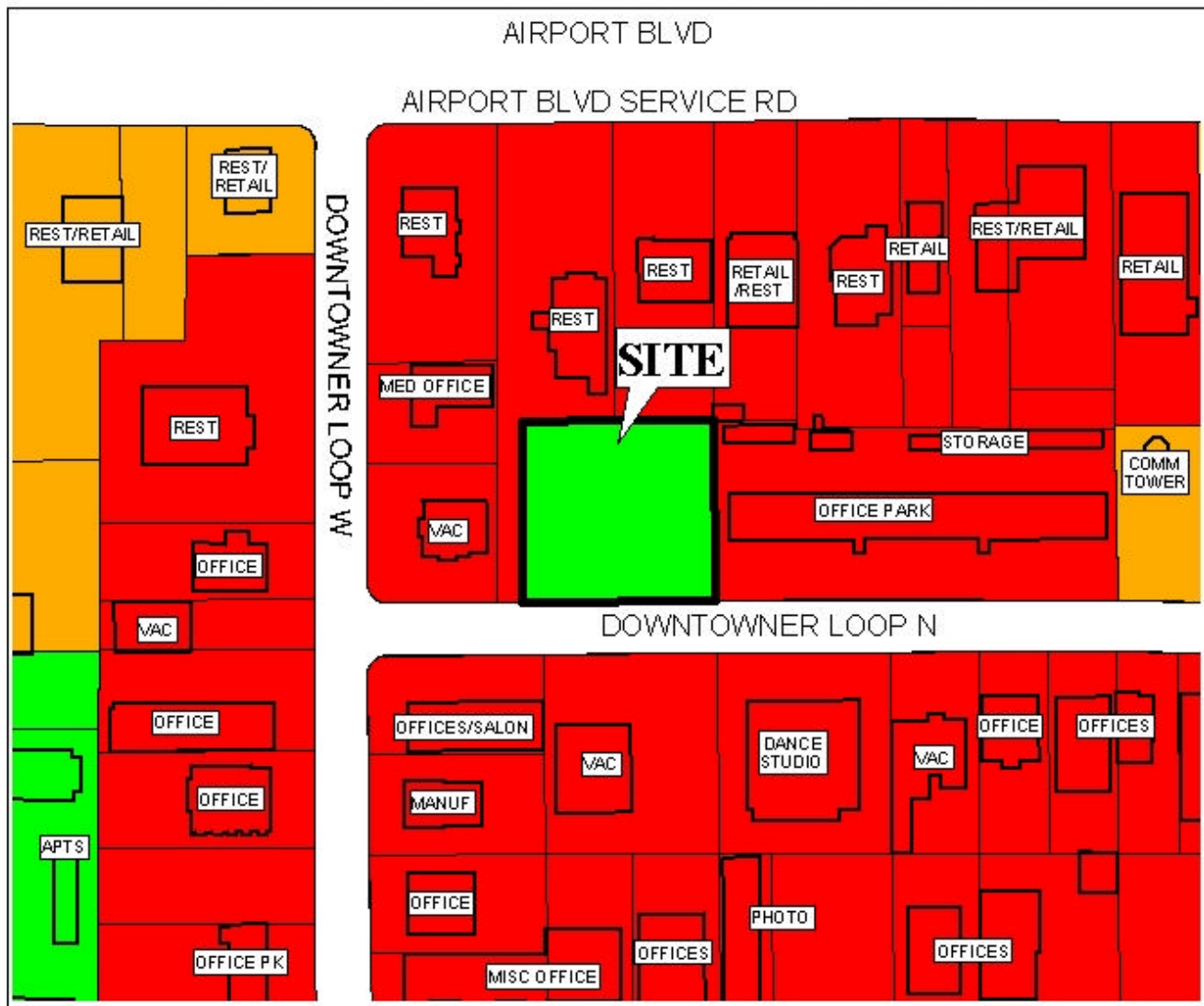
APPLICANT Downtowner Apartments

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use with offices to the East and West, restaurants to the North and a daycare to the South.

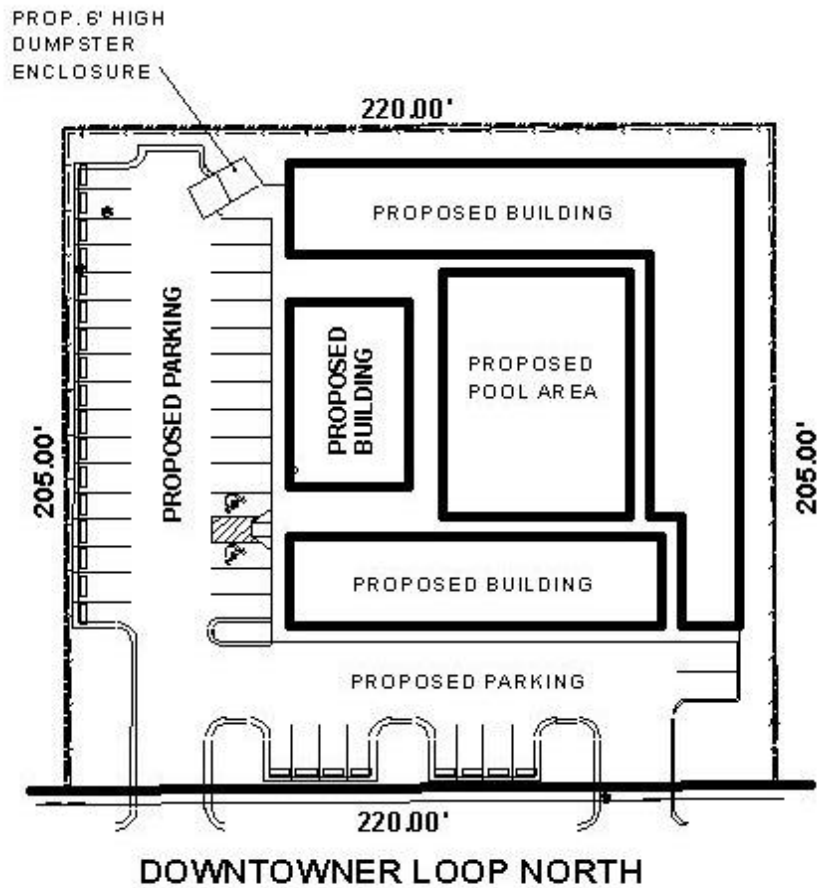
APPLICATION NUMBER 14 DATE February 5, 2004
 APPLICANT Downtowner Apartments
 REQUEST Planned Unit Development

LEGEND



NTS

SITE PLAN



The site is located on the North side of Downtowner Loop North, xxx' East of Downtowner Loop West. The plan illustrates the proposed buildings, pool area, and parking.

APPLICATION NUMBER 14 DATE February 5, 2004

APPLICANT Downtowner Apartments

USE/REQUEST Planned Unit Development



NTS