

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 7, 2006**

**DEVELOPMENT NAME** South Alabama Subdivision

**LOCATION** 6109 Old Shell Road  
(South side of Old Shell Road, 214'± West of Center Drive)

**CITY COUNCIL DISTRICT** District 5

**PRESENT ZONING** B-2, Neighborhood Business

**AREA OF PROPERTY** 1.1± Acres

**CONTEMPLATED USE** Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a five-building, 20-unit multi-family residential development on a single building site.

**TIME SCHEDULE FOR DEVELOPMENT** Immediate

**ENGINEERING COMMENTS** Storm water cannot be concentrated onto an adjacent property owner without a hold harmless agreement or drainage easement. 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.

**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 (State Act 61-929 and City Code Chapters 57 and 64).

Coordination with Urban Forestry concerning the location of curb cut due to existing Live Oak Tree located on right of way.

**REMARKS** The applicant is requesting PUD approval to amend a previously approved Planned Unit Development Approval to allow a five-building, 20-unit multi-family residential development on a single building site.

A similar PUD request was made in September 2006, along with an accompanying Subdivision request for the site, and both applications were approved. Only the PUD is being resubmitted, as the applicant proposes to change the original approved PUD to allow a five building, 20-unit development.

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 plan illustrates the five-building, twenty-unit, multi-family development, landscaping and green area, 39 parking spaces, the location of dumpsters, and common area for stormwater detention.

The apartment complex proposed would not exceed the maximum density allowed within B-2, Neighborhood Business districts, which equates to approximately 26-units per acre. The Zoning Ordinance requires a minimum gross site area of 35,000 square feet for 20 dwelling units, which equates to an average gross site area of 1,750 square feet per dwelling unit. Moreover, the proposed density of 2,396 square feet per dwelling unit for the development is *quite less* in density than required by the Ordinance.

As the site adjoins residentially zoned property to the East, a protection buffer in compliance with Section 64-4.D is required if the adjacent property is developed as Single-Family residential.

The site adjoins R-1, Single-Family Residential property to the East and South, a 10-foot setback and a protection buffer in compliance with Section 64-4.D would be required.

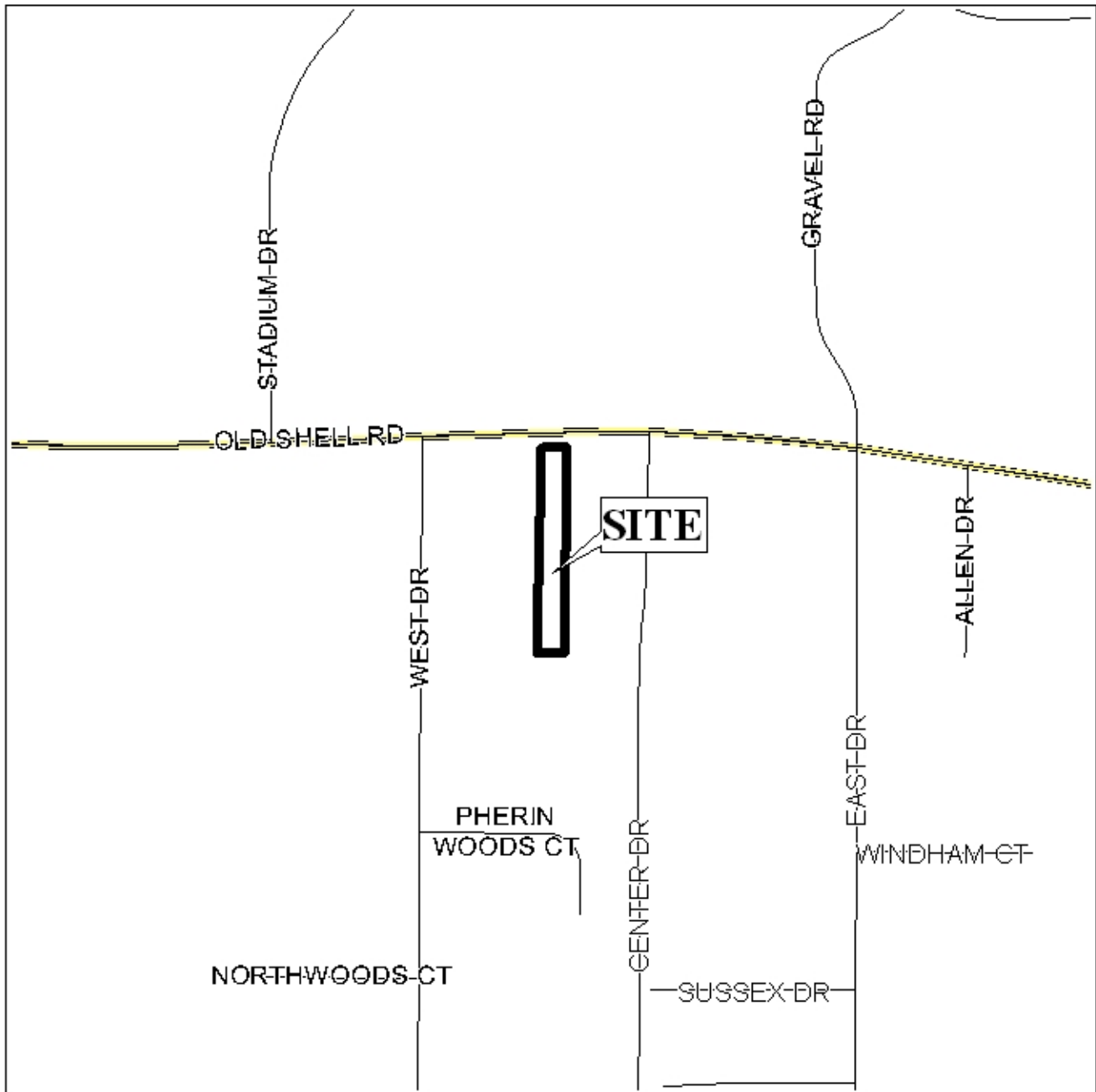
The proposed buildings will be two-stories in height will comply with the maximum height requirements for B-2 zoning. It should be noted that the maximum allowable height in B-2 is 45-feet.

### **RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) compliance with 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] and that the installation of curb cut and driveway under the canopy of the existing 40" Live Oak tree located within the right-of-way be coordinated with Urban Forestry); 2) the provision of a protection buffer along the East side property line in compliance with Section 64-4.D if the adjacent property is

developed as Single-Family residential; and 3) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



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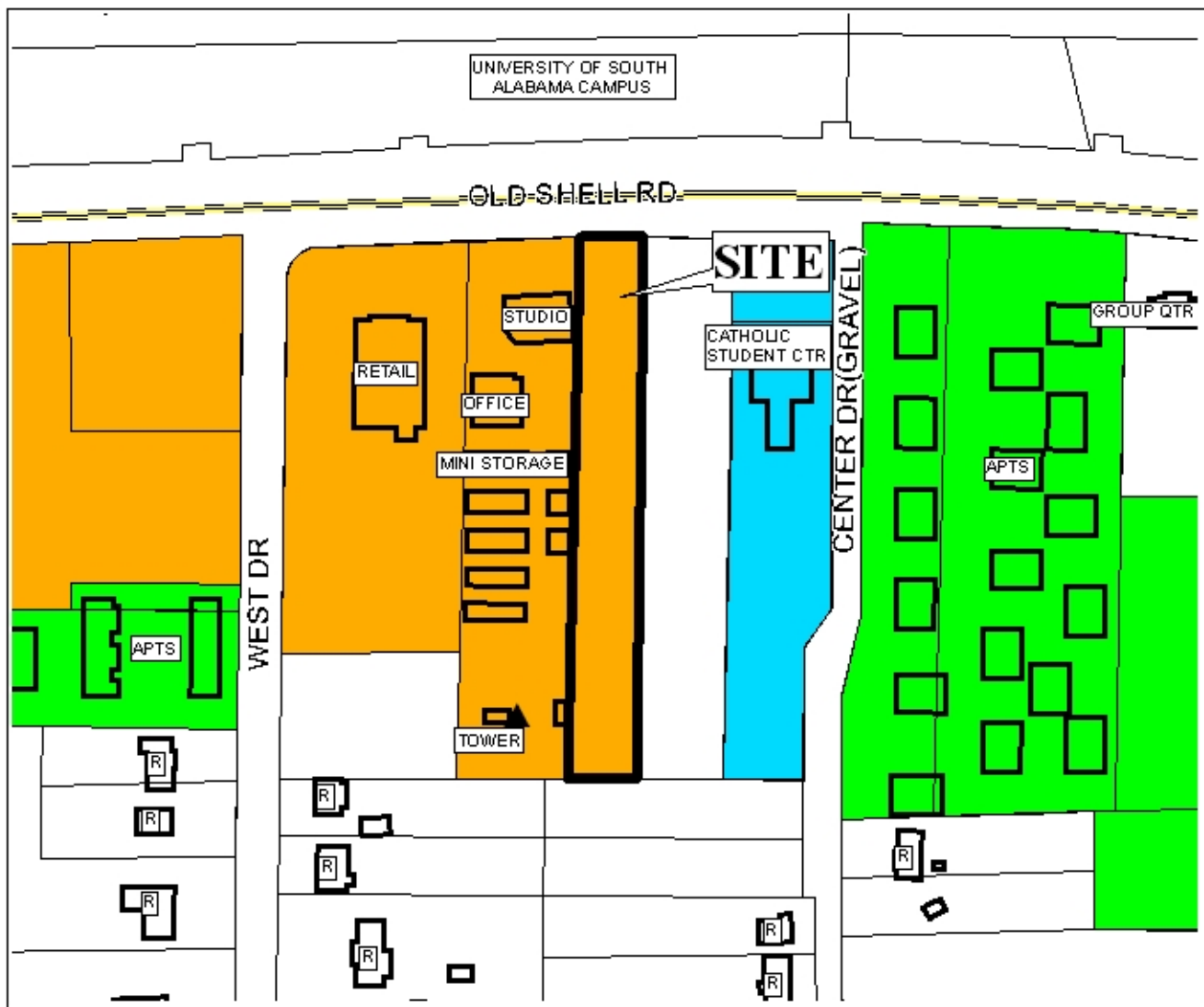
APPLICANT Old Shell Road Apartments

REQUEST Planned Unit Development



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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















The site is surrounded by mixed land use

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



## SITE PLAN

The site plan illustrates the proposed development

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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