

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 2, 2009****DEVELOPMENT NAME**

St. Augustine LLC

LOCATION

Southwest corner of Springhill Avenue and McGregor Avenue North

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

2 Lots/1.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking.

**TIME SCHEDULE
FOR DEVELOPMENT**

Full Certificate of Occupancy to be issued upon approval.

**ENGINEERING
COMMENTS**

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, 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking.

The site was the subject of PUD and subdivision applications at the December 18, 2008 meeting of the Planning Commission. The proposal, approved by the Planning Commission, was for Subdivision approval to create two legal lots of record from a legal lot and a metes and bounds parcel and Planned Unit Development approval, to allow shared access and parking between two building sites.

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 proposed redevelopment of an existing 5,798 square-foot preschool and daycare facility to an Engineering/Architectural office on Lot 1, the applicant proposes the addition of approximately 1,237 square-feet office space to support staffing for the professional business. The applicant proposes to lease the 4,068 square-foot building on Lot 2 for businesses consistent with B-2 zoning. Since both lots will share access/parking, the total provided (42) parking spaces exceed the 37 spaces that are required by the Zoning Ordinance.

Prior to the occupation of the structures the applicant called the planning staff concerning a proposed change to the approved Planned Unit Development (PUD), creating a brick patio with planters to create more visual appeal at the rear of the building on Lot 1. The applicant states that the reduction of parking from the Planning Commission approval would require the resubmission and approval of the change by the Commission.

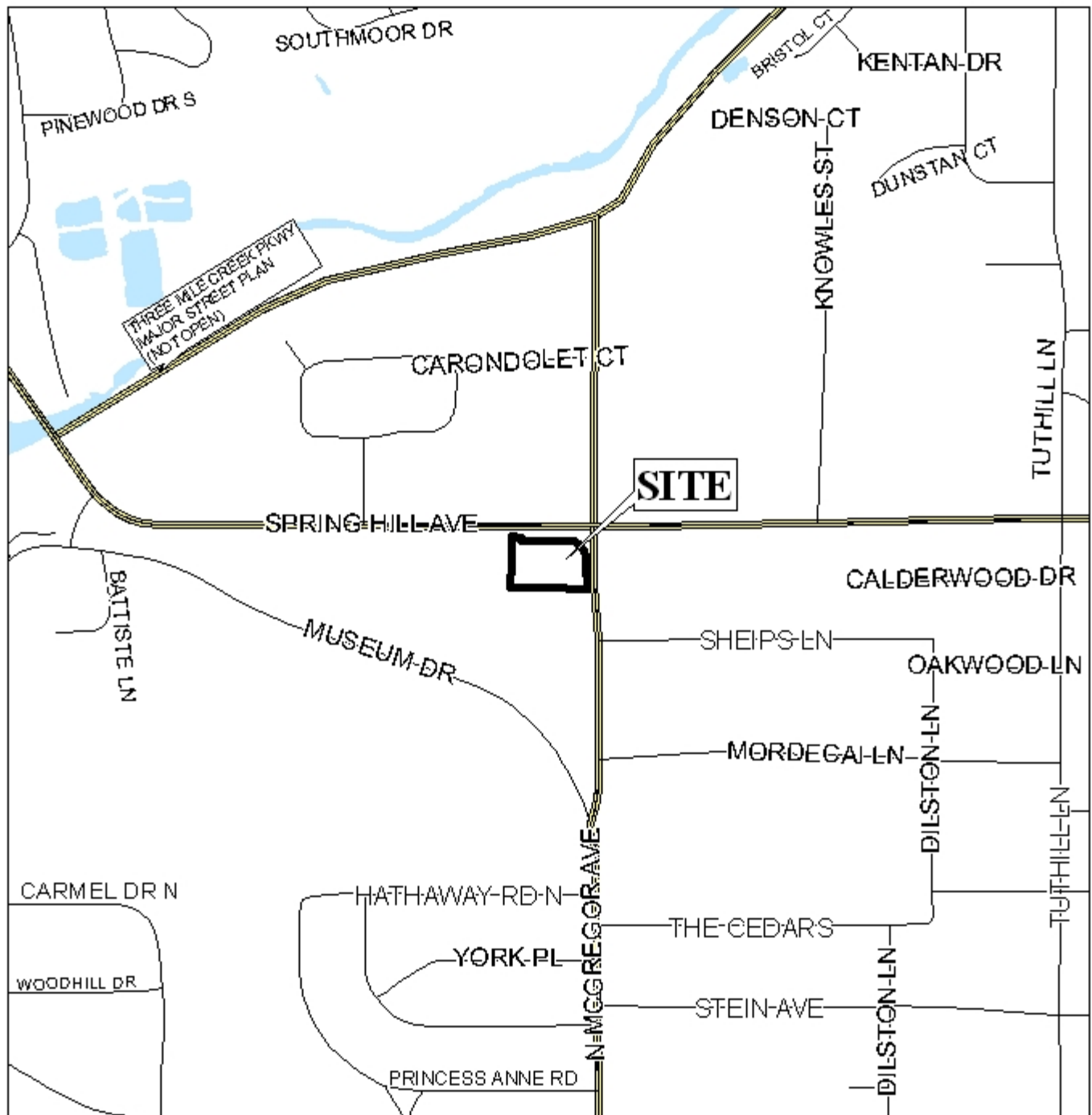
The changes from 42 spaces previously approved to 39 spaces still exceed the required 37 parking spaces for professional offices. Additionally, it should be pointed out that the majority of the in parking spaces relate to the conversion to landscaping.

RECOMMENDATION

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

- 1) submission of two copies of the revised site plans to Urban Development; and
- 2) revision of the site plan to comply with Engineering comments.

LOCATOR MAP



APPLICATION NUMBER 18 DATE July 2, 2009

APPLICANT St Augustine LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



An office is located to the west of the site, single family residential units and a retail business are located to the north, single family residential units are also to the east and south.

APPLICATION NUMBER 18 DATE July 2, 2009

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

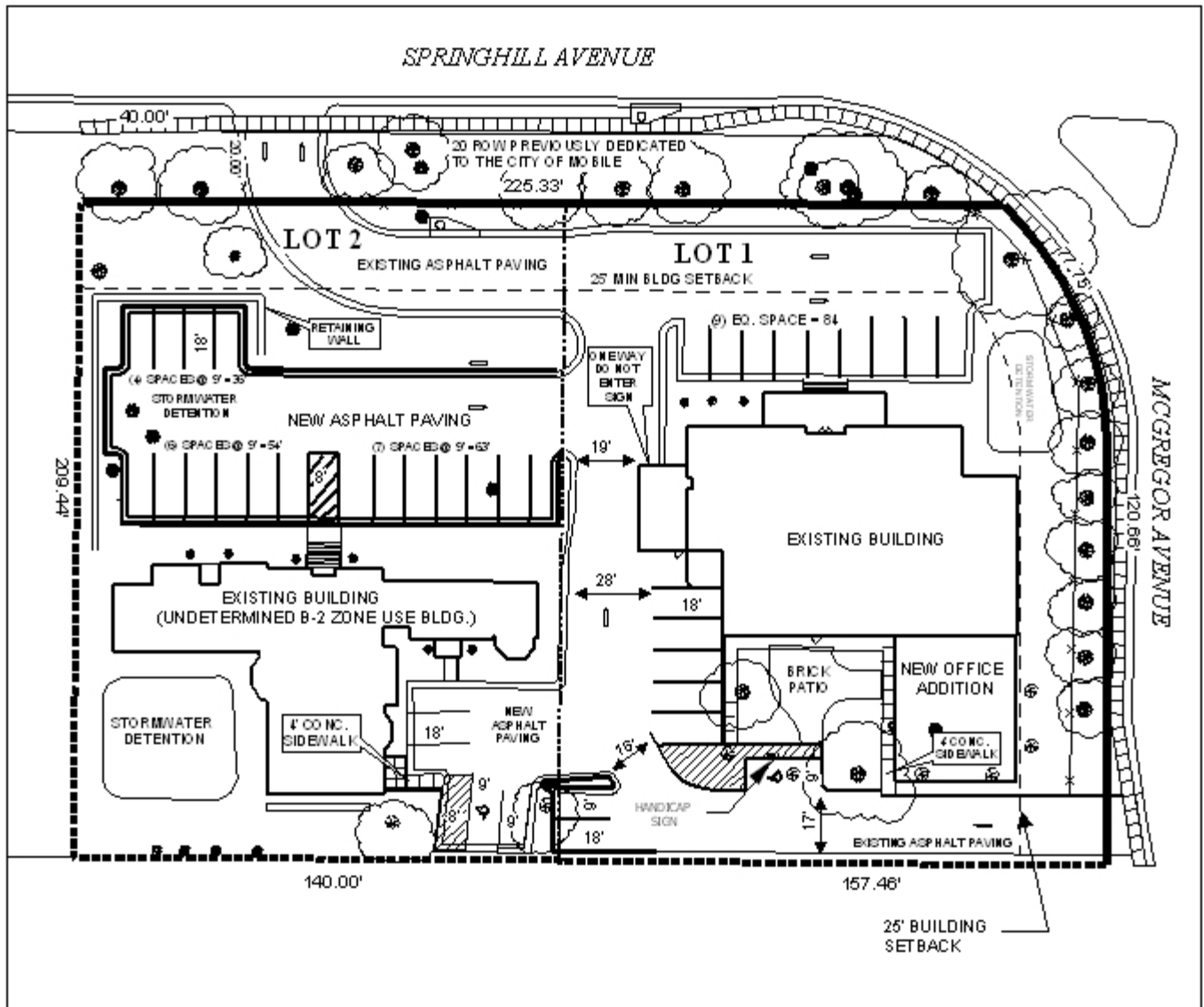


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SITE PLAN



The site plan illustrates the new office addition, new paving, parking, drives and setbacks.

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