

PLANNED UNIT DEVELOPMENT STAFF REPORT Date: April 21, 2005**APPLICANT NAME**

BankTrust (Mike Fitzhugh, Agent)

LOCATION

Southeast corner of Old Shell Road and South McGregor Avenue

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONINGR-1, Single-Family Residential (B-2 pending)
B-2, Neighborhood Business**AREA OF PROPERTY**

1.43± Acres

CONTEMPLATED USE

Retail and Offices with multiple buildings on multiple building sites with shared parking and access between building sites.

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

Existing/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, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Widen access drive between developments to twenty-four feet.

**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 (City Code Chapters 57 and 64 and State Act 61-929). Existing trees that are on the West side of Lot 1 require a permit from Urban Forestry to be disturbed. Preservation status for the 48" Live Oak located on the South side of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT**COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through 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 proposing construction of a new bank building with drive thru facilities at the Southeast corner of Old Shell Road and McGregor Avenue. The new facility will also have access through the existing development to the East. Because the site will consist of multiple buildings on multiple building sites with shared parking and access, PUD Approval is required.

The site was granted PUD approval in 2004 as a part of the rezoning and subdivision applications. The plan submitted was of the existing development because the new site plan had not yet been developed. As PUD approvals are site plan specific, that previous plan must now be amended.

Major street and collector street issues were addressed through the previous applications, but should be noted as a part of this request. In essence, the Commission required dedications along McGregor Avenue and Old Shell Road as conditions of subdivision approval, and limited the number of curb cuts. Given the unique nature of the existing development and the fact that the site was to be redeveloped in phases, the previous approvals allowed for removal of the head-in parking along Old Shell Road as each phase is developed. Since the site is a PUD, redevelopment of the property(s) to the East will necessitate new applications, which should reflect elimination of the remaining head-in parking spaces, as well as the provision of landscaping, tree plantings and sidewalks for that phase.

One point that should be addressed with this application is the location of the existing sign. Based on the site plan submitted, it appears that the sign will be partially located in the dedicated right-of-way. As this is a new development, the new signage should be relocated on the site in compliance with the Sign Regulations (leading edge of sign at least 18" from property line).

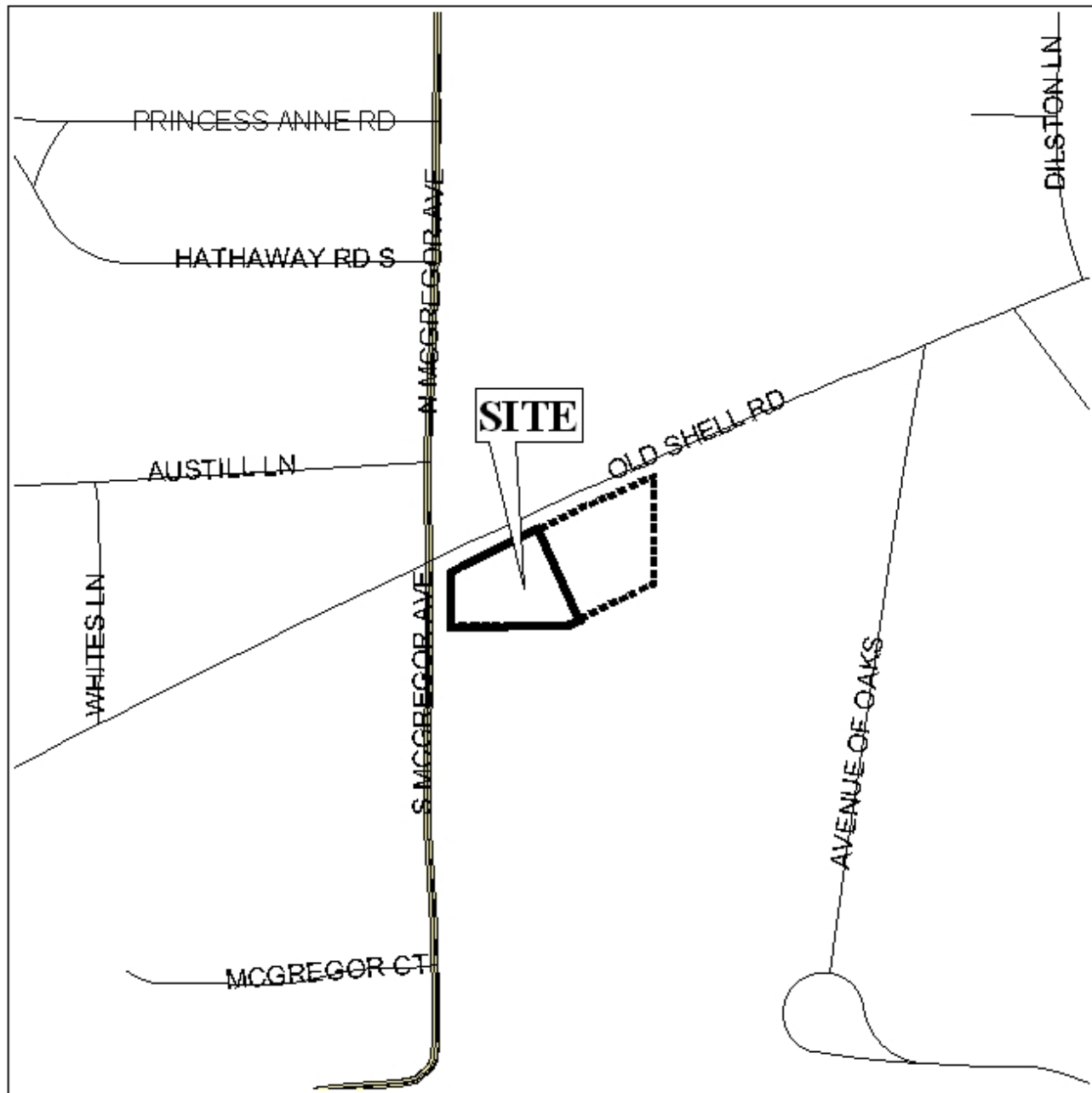
The property to the South is zoned R-1, Single-Family Residential, and as such a 10' buffer strip and a 6' privacy fence are required on the site in question. However, that property is developed with a church and associated parking facilities, thus the fence would be buffering parking facilities from parking facilities. While the Commission does not have the authority to waive or grant variances from requirements of the Zoning Ordinance, the Commission has on occasion required installation of the required buffer fence at the time the adjacent residential property was developed residentially. Such a condition would be appropriate with this and future approvals.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the subdivision process; 2) provision of the required buffer fence where the site abuts

residentially zoned properties at the time those properties are developed residentially; 3) Existing trees that are on the West side of Lot 1 require a permit from Urban Forestry to be disturbed. Preservation status for the 48" Live Oak located on the South side of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; 4) any significant changes to the site development will necessitate a new PUD approval by the Planning Commission, to include all properties involved/effected; and 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping, tree plantings and sign number, location and size.

LOCATOR MAP



APPLICATION NUMBER 19 DATE April 21, 2005

APPLICANT BankTrust Subdivision

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A church is located to the south of the site. Commercial sites are located to the north, west, and east of the site. Single-family residential units and townhomes are located to the north of the site.

APPLICATION NUMBER 19 DATE April 21, 2005

APPLICANT BankTrust Subdivision

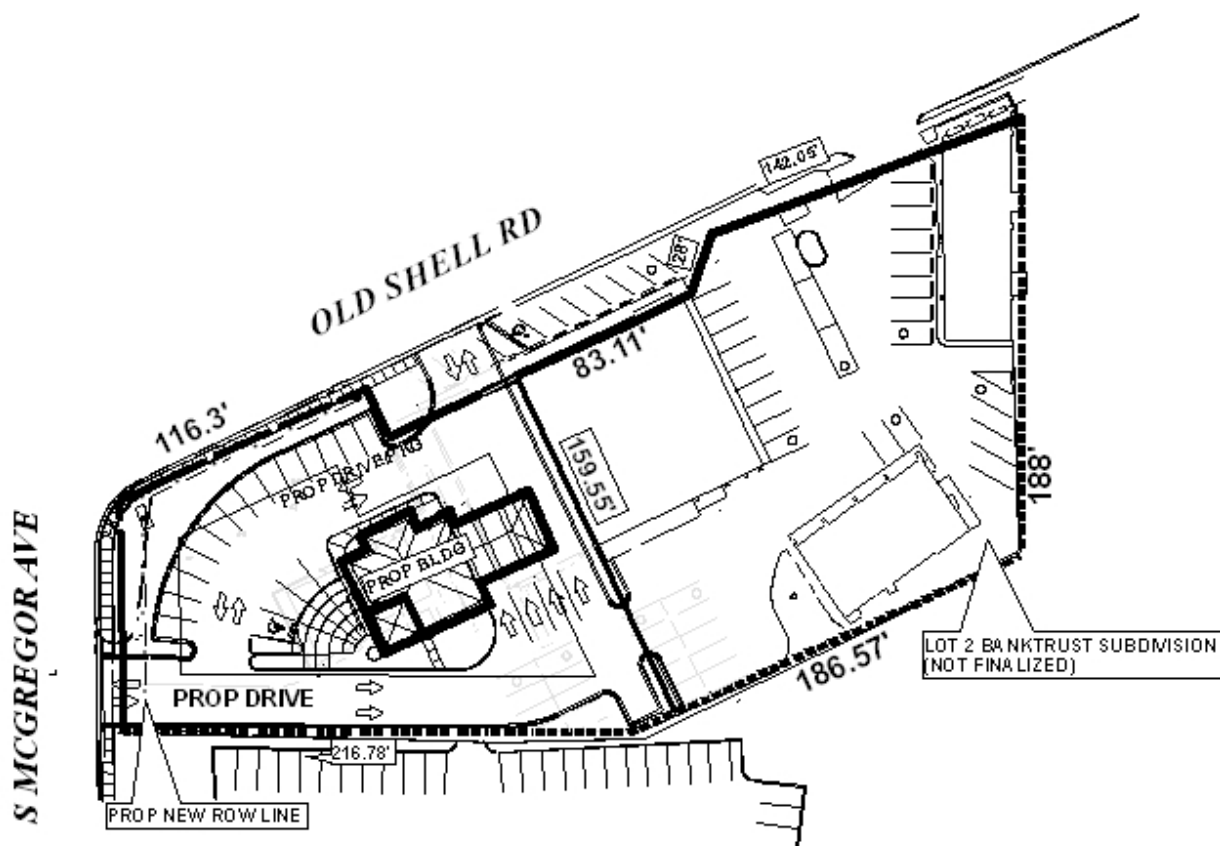
REQUEST Planned Unit Development

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

 NTS

SITE PLAN



The site plan illustrates the proposed building, parking, and drives

APPLICATION NUMBER 19 DATE April 21, 2005
 APPLICANT BankTrust Subdivision
 REQUEST Planned Unit Development



NTS