

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: September 20, 2007**

**DEVELOPMENT NAME** Bob Rogers

**SUBDIVISION NAME** N/A

**LOCATION** Southeast corner of Congress Street and North Washington Avenue.

**CITY COUNCIL  
DISTRICT** District 2

**PRESENT ZONING** B-4, General Business District

**AREA OF PROPERTY** 0.4 ± Acre

**CONTEMPLATED USE** Planned Unit Development Approval to allow five buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT** None given

**ENGINEERING  
COMMENTS** All storm water should tie subsurface to the City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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).

**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 allow five buildings on a single building site.

The subject site currently contains five residential structures of various dwelling unit combinations totaling eleven units. The applicant proposes to relocate one of the structures from the Southeast corner of the site to face Washington Avenue and construct an entrance drive and associated parking for the site. All structures will be used residentially with a reduction in the total number of dwelling units to six. Since the site is located within the Hank Aaron Loop (and not within the Dauphin Street Overlay), any residential use is allowed by right, and no on-site parking is required. In this instance, eleven on-site parking spaces are proposed.

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.

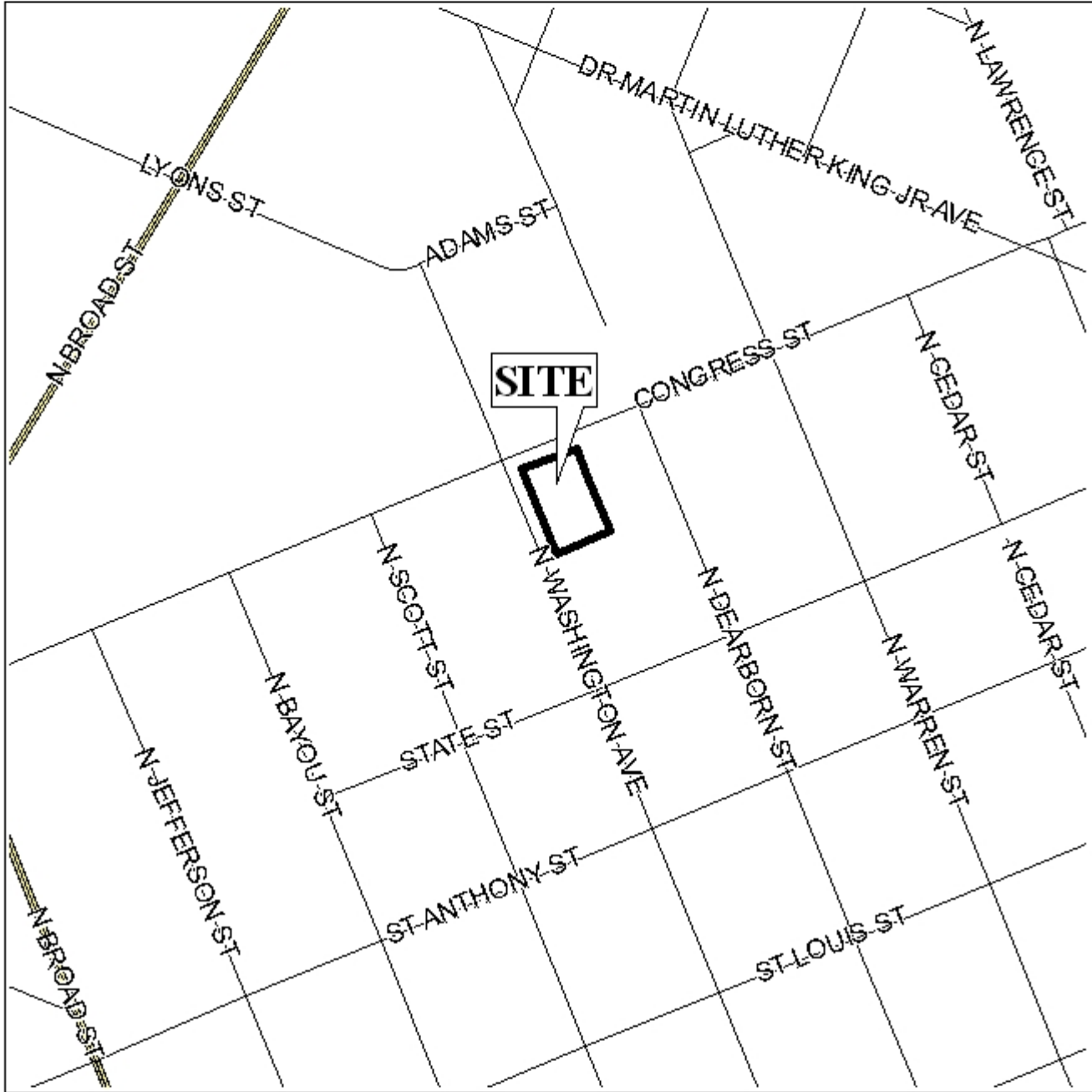
The surrounding neighborhood is mixed use, ranging from residential to warehousing, not uncommon for a B-4 district.

Access to the site is proposed to be via a driveway off Washington Avenue. Whereas the driveway is indicated to be the standard 24' width, the access/maneuvering area behind the Southern-most eight parking spaces reduces to an inadequate 15' width. A revised site plan was requested to indicate adequate access/maneuvering within this area, but was not furnished. The site plan also indicates an existing substandard 10' wide drive from Congress Street which should be eliminated. No calculations for green space and tree planting were included on the site plan.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the October 18 meeting to allow a revised site plan to be submitted showing a revision to the substandard access/maneuvering area behind the parking stalls, removal of the substandard drive off Congress Street, and calculations for green space and tree plantings.

# LOCATOR MAP



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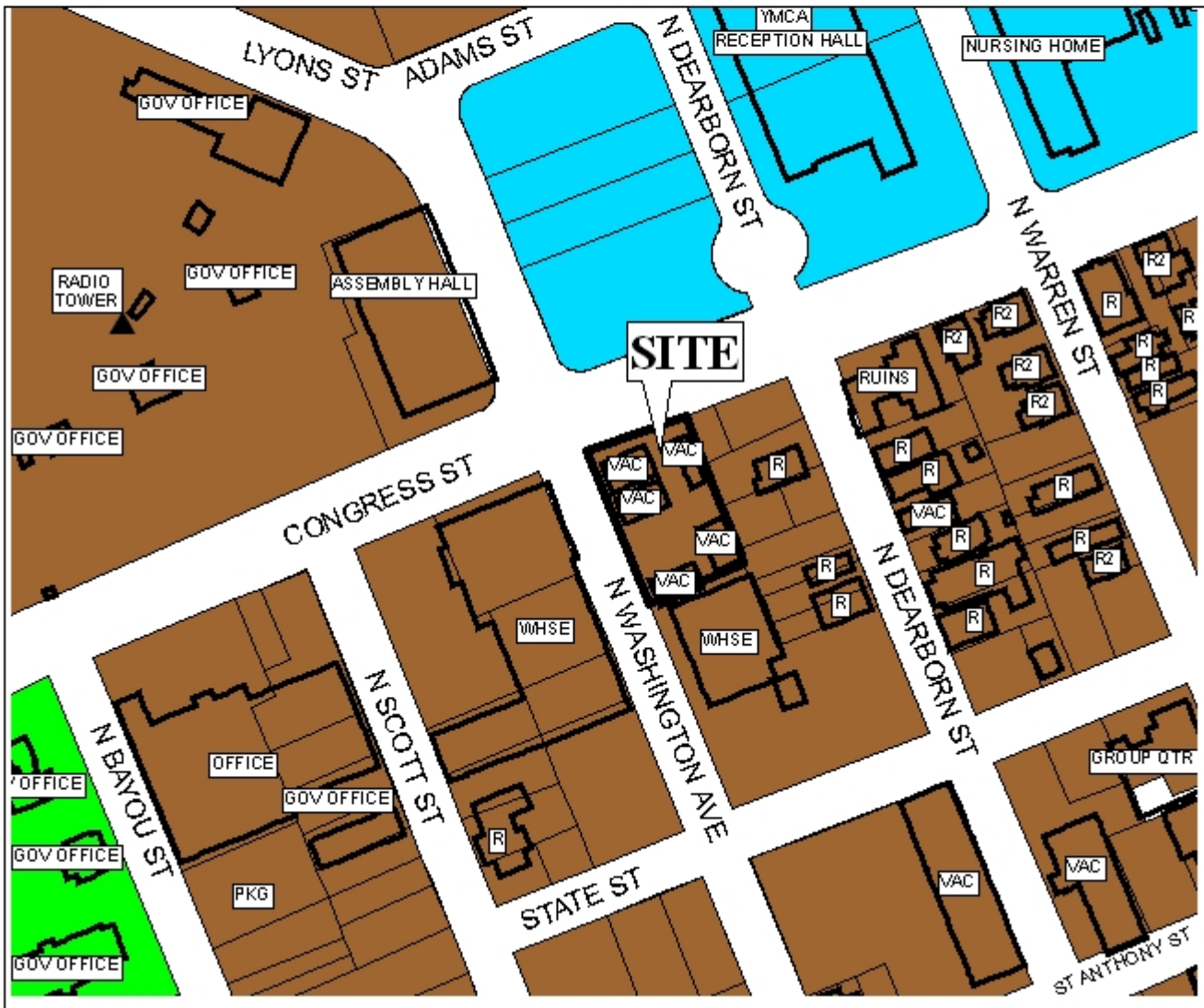
APPLICANT Bob Rogers

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single family residential units are to the east of the site, a warehouse is to the west, and miscellaneous commercial is to the north and south.

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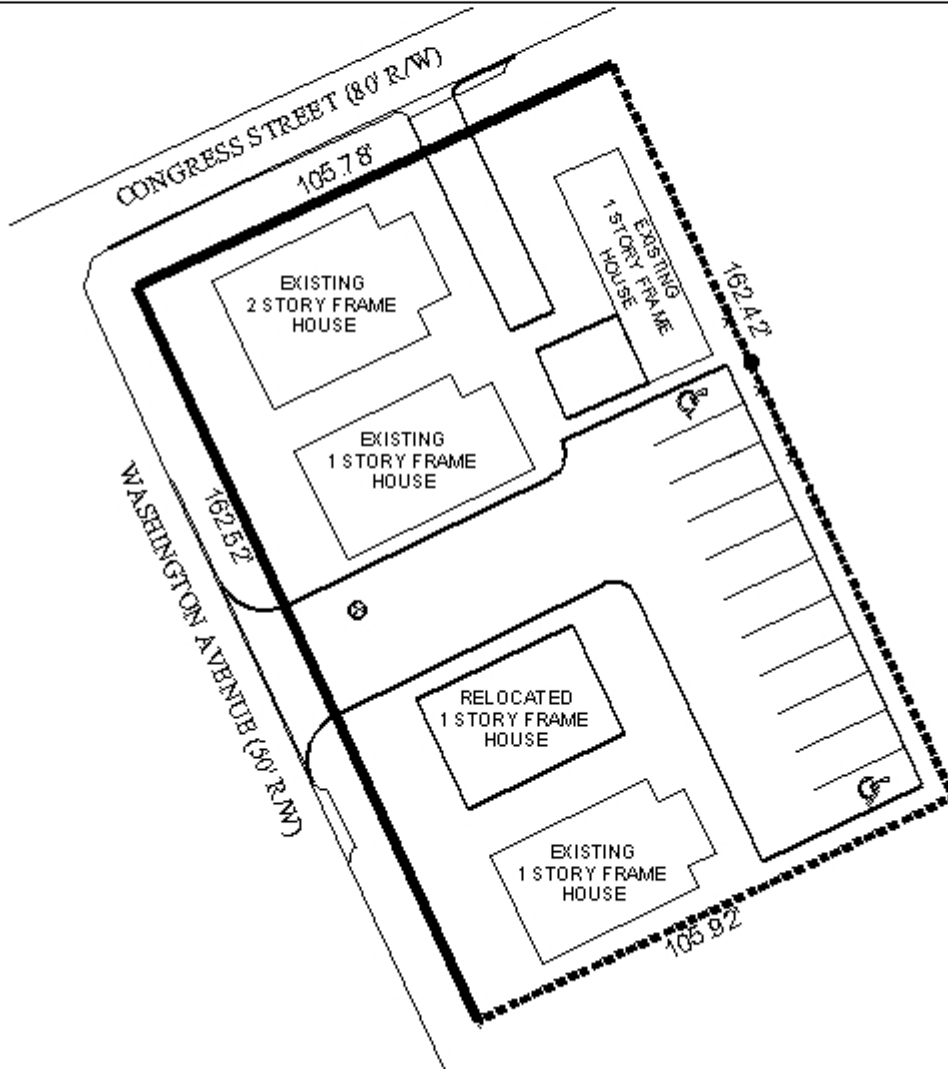
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LEGEND  R-1  R-2  R-3  R-A  R-B  H-B  T-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS



# SITE PLAN



The site plan illustrates existing buildings and lot dimensions.

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