

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: August 21, 2003**

<b><u>DEVELOPMENT NAME</u></b>	Providence Park Subdivision, Unit Seven
<b><u>SUBDIVISION NAME</u></b>	Providence Park Subdivision, Unit Seven
<b><u>LOCATION</u></b>	South side of Airport Boulevard, 280'± West of Providence Park Drive East
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	3.7± Acres
<b><u>CONTEMPLATED USE</u></b>	Shared parking and access between multiple lots
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	All work under the 30" Live Oak Tree is to be coordinated with Urban Forestry. A permit from the Mobile Tree Commission is to be obtained before median cutting is approved due to the existing trees. 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).
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development and Subdivision approval to have shared parking and access between two lots.

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 development consists of two lots sharing parking and access to Airport Boulevard. Access to Providence Park Drive, a private street, is also provided through the adjacent lot at the Southeast corner of Airport Boulevard and Providence Park Drive. The site plan indicates that the two lots will be developed as restaurants and adequate parking and circulation is provided.

There is an existing 30-inch live oak on the site, and all work under this tree should be coordinated with Urban Forestry. As with any new development, the two lots must comply with the landscaping and tree planting requirements of the Ordinance; additionally, a sidewalk along Airport Boulevard is also required.

Also proposed is a modification to the existing median cut in Airport Boulevard. It should be noted that a permit from the Mobile Tree Commission is required before the median is altered due to the existing median trees.

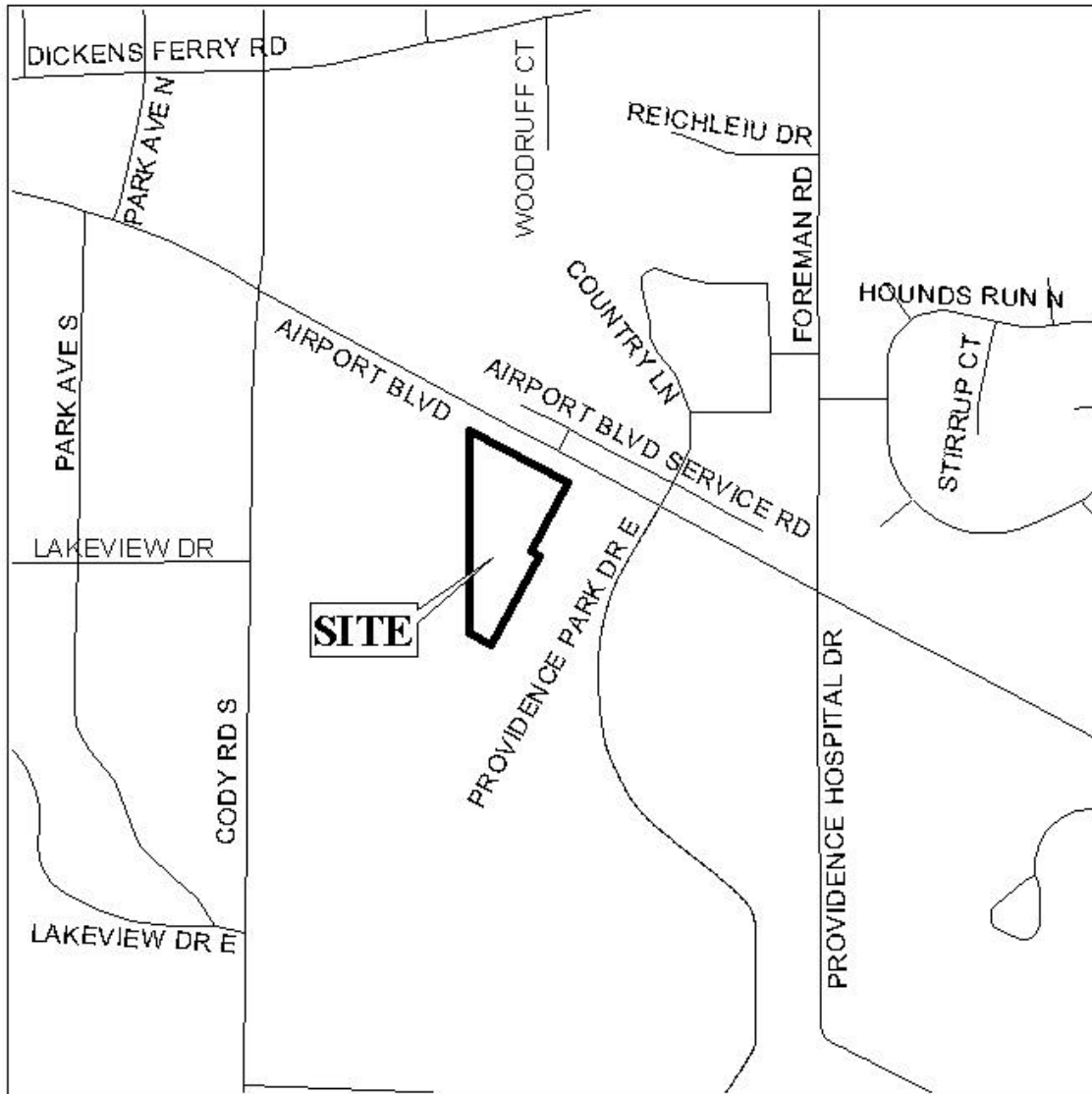
The site fronts Airport Boulevard, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. As the site fronts a major street, access management is a concern; thus the site should be limited to two curb cuts, with the location and design to be approved by Urban Development and Traffic Engineering.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding this application is recommended for Tentative Approval subject to the following conditions: 1) that all work under the 30-inch live oak tree be coordinated with and approved by Urban Forestry; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of a sidewalk along Airport Boulevard; 4) the approval of the Mobile Tree Commission for any work in the median that may impact existing median tree plantings; 5) that the site be limited to two curb cuts, with the exact location and design to be approved by Traffic Engineering and Urban Development staff; and 6) full compliance with all municipal codes and ordinances.

**Subdivision:** Based upon the preceding, this application is recommended for approval subject to the following condition: 1) placement of a note on the final plat stating that the site is limited to two curb cuts, with the location and design to be approved by Traffic Engineering and Urban Development staff.

## LOCATOR MAP

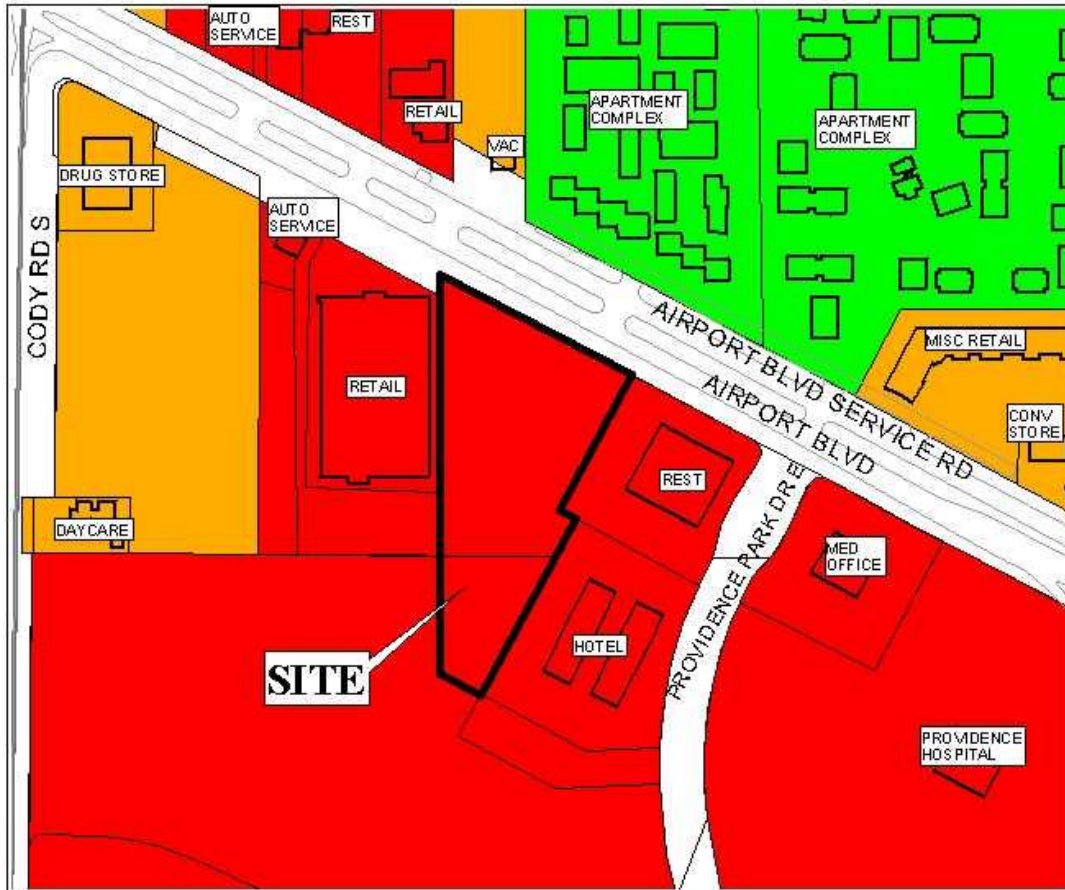


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REQUEST Planned Unit Development, Subdivision



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are apartment complexes, retail, and a veterinary clinic; to the East is a restaurant and hotel. Located to the South of the site is vacant property; to the West is miscellaneous retail.

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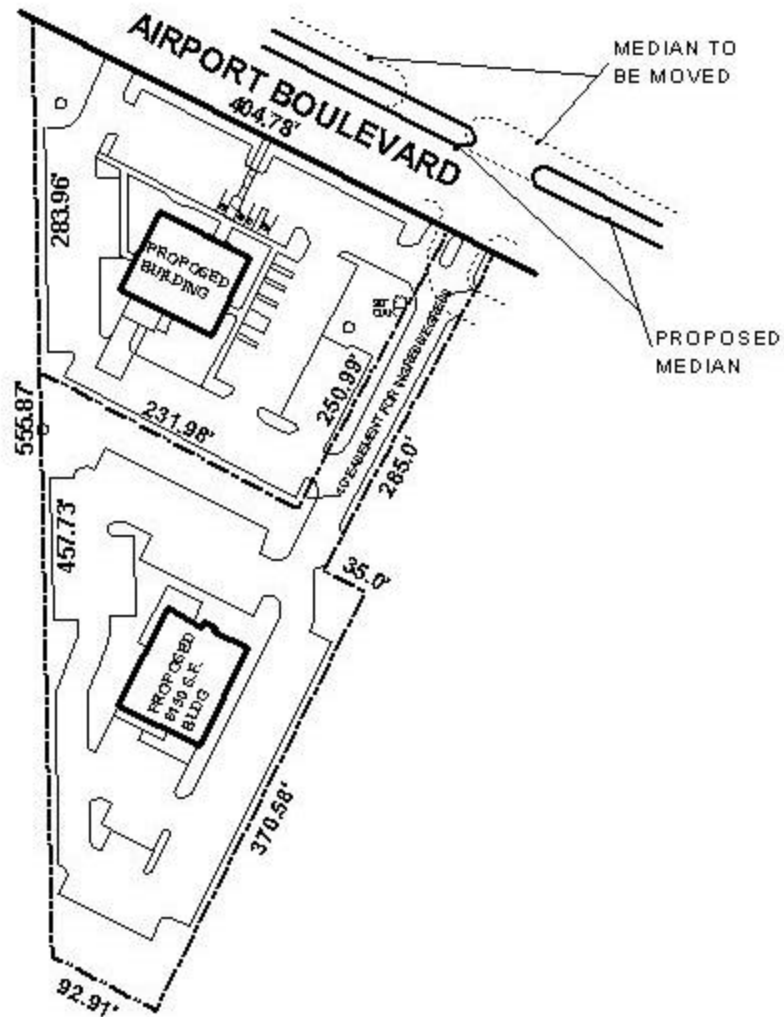
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LEGEND

R-1 R-2 R-3 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 is located on the South side of Airport Boulevard, 280' West of Providence Park Drive East. The plan illustrates the proposed buildings, drive, and parking.

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