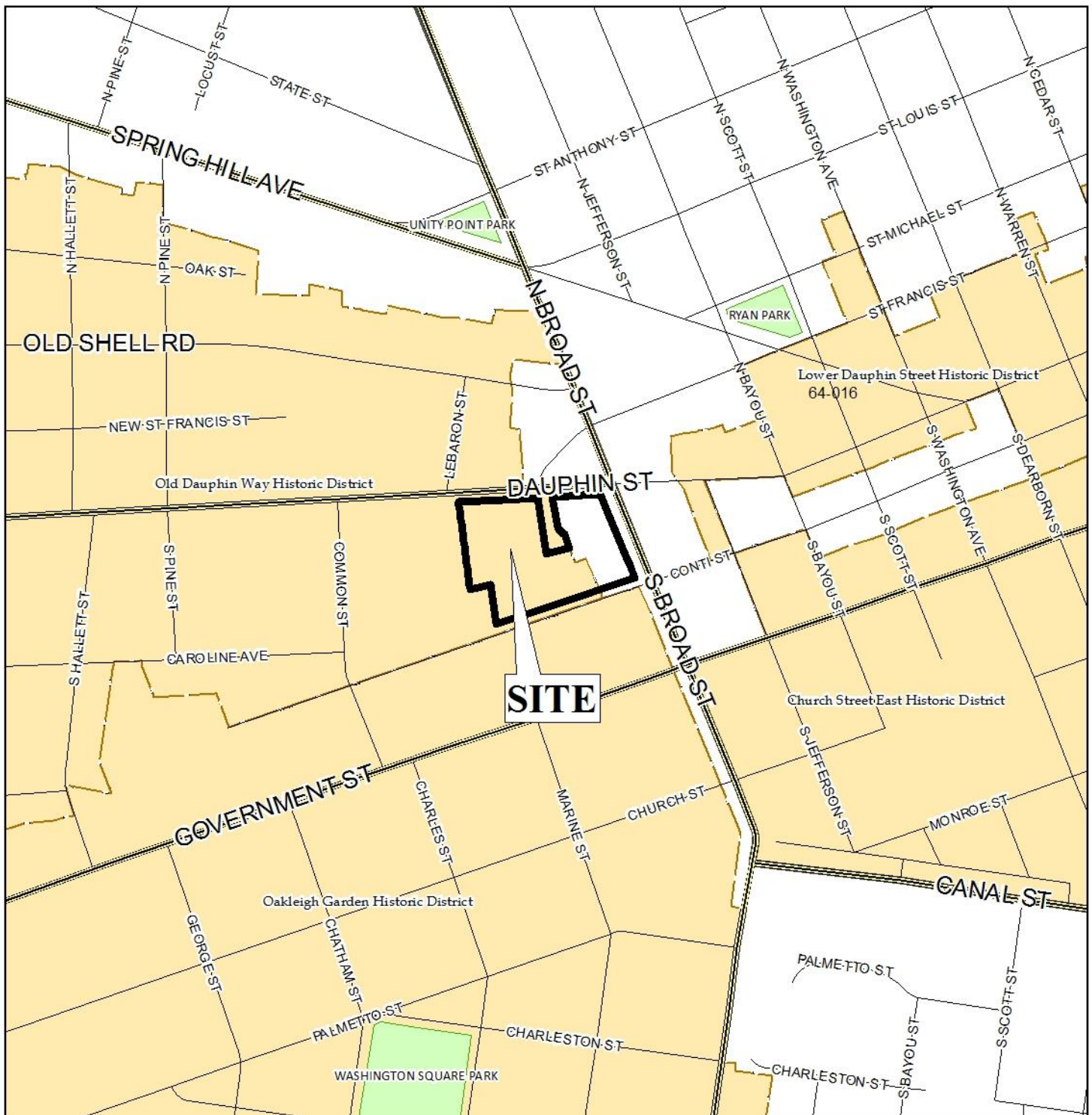


**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: August 4, 2016**

<b><u>DEVELOPMENT NAME</u></b>	Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/Lot 2
<b><u>SUBDIVISION NAME</u></b>	Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/Lot 2
<b><u>LOCATION</u></b>	901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street (Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 2
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 4.5 ± Acres
<b><u>CONTEMPLATED USE</u></b>	Subdivision approval to create two legal lots and Planned Unit Development approval to allow multiple buildings on a single building site and shared access and parking between two building sites.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	No timeframe provided.
<b><u>REMARKS</u></b>	<p>This is the first extension request since the Subdivision and Planned Unit Development (PUD) were approved at the Planning Commission's August 20, 2015 meeting.</p> <p>Regarding the request for an extension, the applicant states that <i>"Renovation on Cotton Hall (main building) has taken longer than expected; therefore, construction has not yet started on the float barns."</i> It should be noted that since the original approvals, the applicant has constructed an ornamental fence within what appears to be the area along Broad Street that is to be dedicated to the City of Mobile. Thus, the fence should be relocated out of the to-be-dedicated right-of-way, with permits, prior to the signing of the Final Plat. Furthermore, no permits for new building construction (the float barns), should be issued until the plat has been recorded.</p>
<b><u>RECOMMENDATION</u></b>	<p>Based upon the preceding, it is recommended that the request for a one-year extension be approved, however future extensions are unlikely to be approved, subject to the following conditions:</p> <ol style="list-style-type: none"><li>1) removal of the ornamental fence, with permits, from that portion of land along Broad Street that is being dedicated to the City of Mobile prior to the signing of the final plat; and</li><li>2) completion of the Subdivision process prior to requesting permits for new building construction.</li></ol>

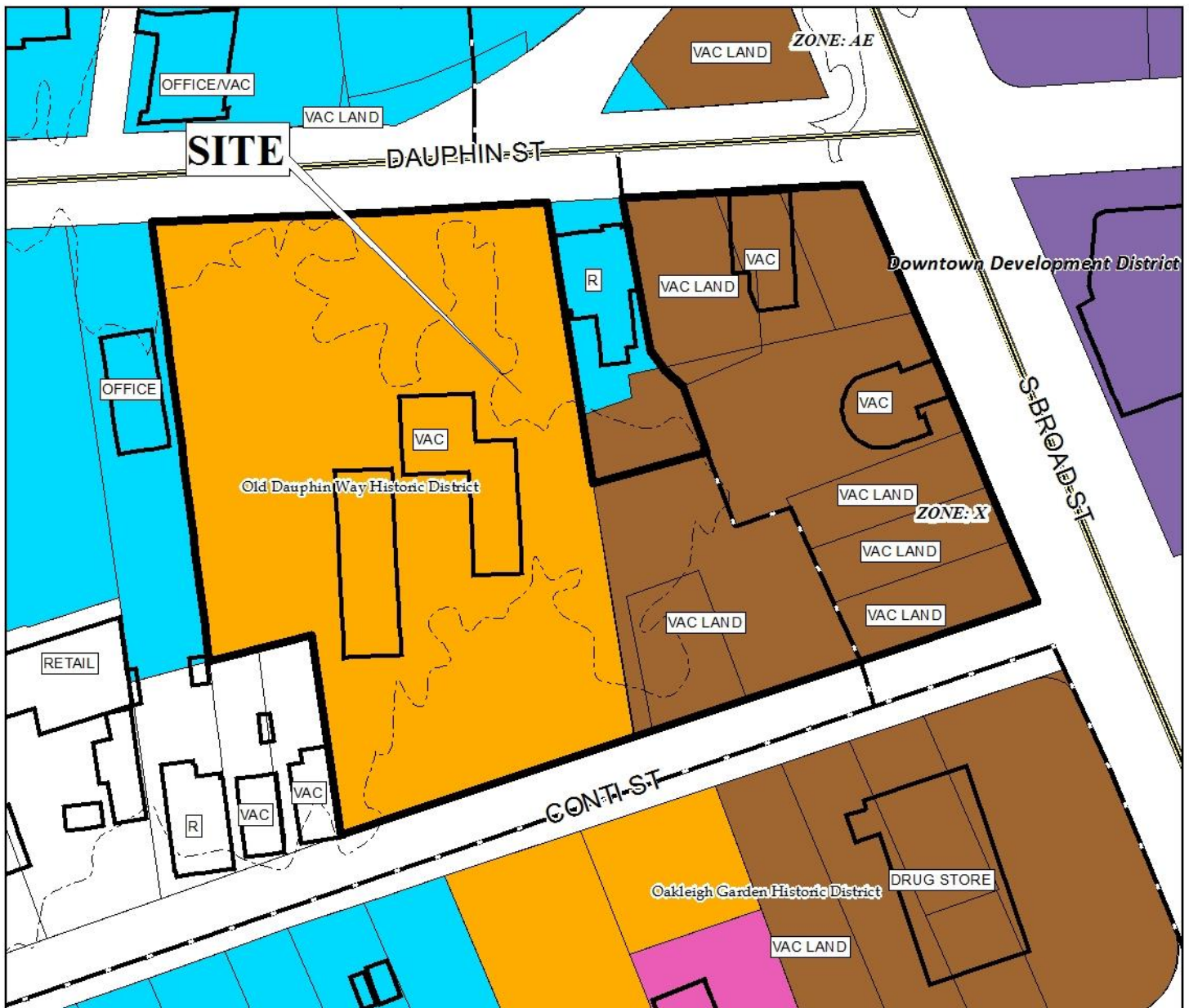
# LOCATOR MAP



APPLICATION NUMBER 7 DATE August 4, 2016  
APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2  
REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded my residential and commercial units.

APPLICATION NUMBER 7 DATE August 4, 2016  
 APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2  
 REQUEST Subdivision, Planned Unit Development

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

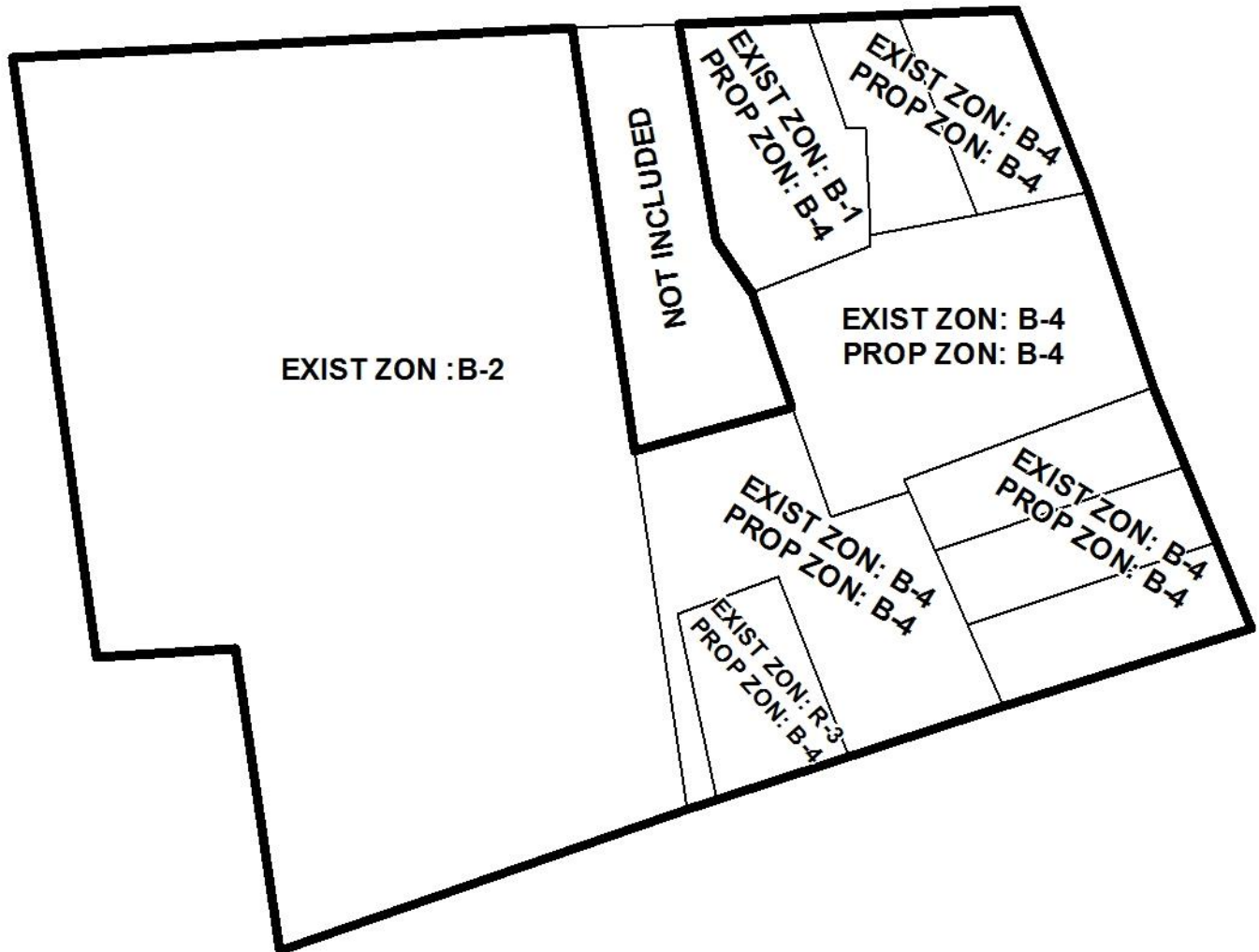


The site is surrounded by residential and commercial units.

APPLICATION NUMBER 7 DATE August 4, 2016  
 APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2  
 REQUEST Subdivision, Planned Unit Development



# DETAIL SITE PLAN

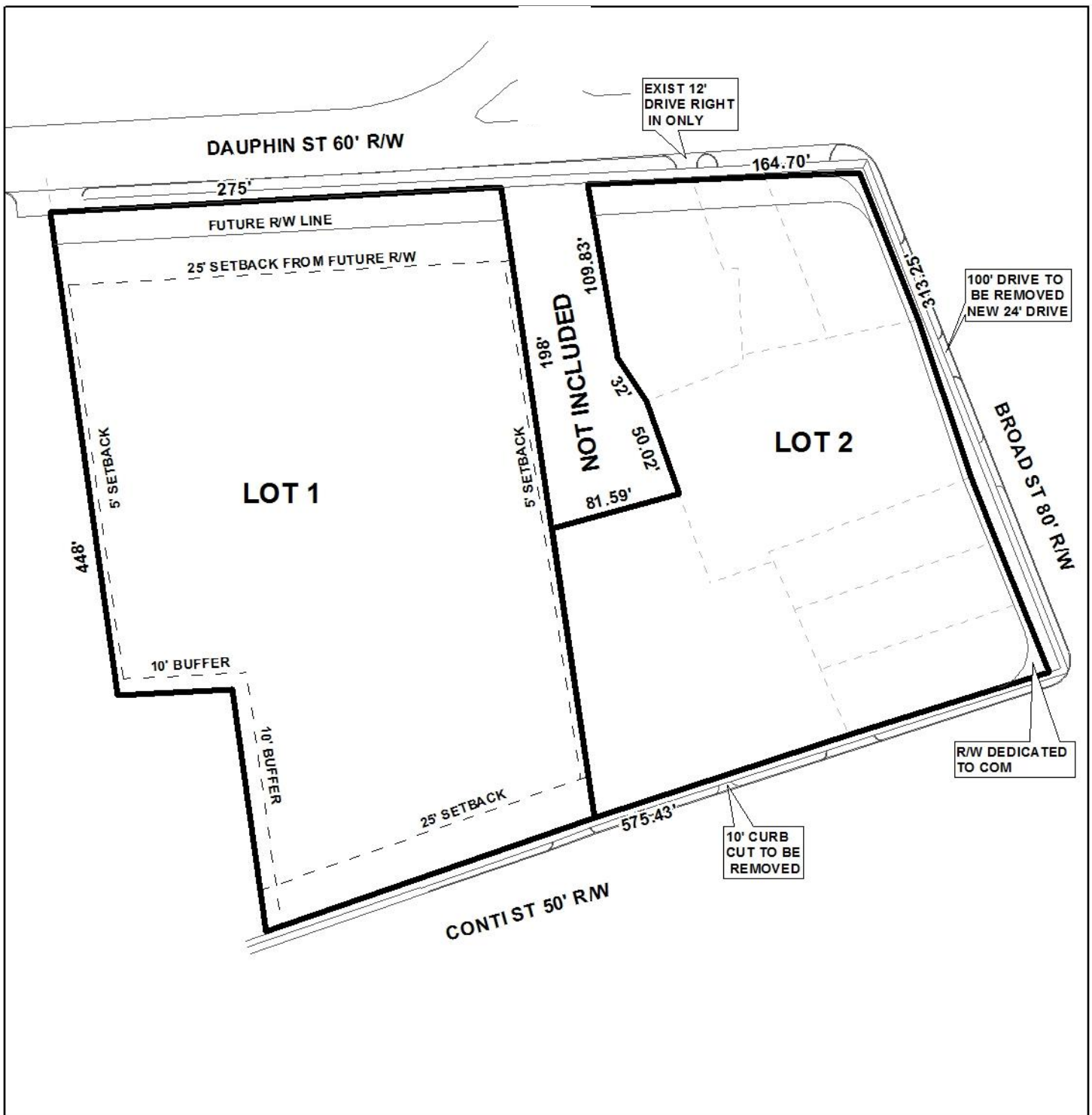


APPLICATION NUMBER 7 DATE August 4, 2016  
APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2  
REQUEST Subdivision, Planned Unit Development





# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE August 4, 2016  
APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2  
REQUEST Subdivision, Planned Unit Development

