

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: January 18, 2007****DEVELOPMENT NAME**

JSMM, LLC Subdivision

SUBDIVISION NAME

JSMM, LLC Subdivision

LOCATIONNorth side of Government Street, 56'+ East of
South Bayou Street, extending to Conti Street**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

2 Lots / 0.3 ± acres

CONTEMPLATED USEPlanned Unit Development Approval to allow
shared access and parking between two building sites, and Subdivision approval to create
two lots from one parcel.**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided.

ENGINEERING**COMMENTS**Due to the undersized existing downstream storm
drainage system, provide detention. 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**

No comments.

REMARKSThe applicant is requesting Planned Unit
Development Approval to allow shared access and parking between two building sites,
and Subdivision approval to create two lots from one parcel

The site is developed and contains an existing two-story commercial building and a 17-space substandard paved parking area.

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 any changes to the site plan must be approved by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The PUD site plan depicts the existing conditions and the proposed new lots, however, it does not depict any other conditions, existing or proposed. A predevelopment meeting regarding this site indicated that the applicant intends to construct a new residential building on proposed Lot 1: as the PUD site plan is site plan specific, the site plan should be revised to indicate a proposed building on Lot 1. Furthermore, the site plan should be revised to depict compliance, to the fullest extent possible, with the tree, landscaping and parking area design requirements of the Zoning Ordinance.

The proposed two-lot subdivision will result in a lot that does not meet the minimum size requirements of the Subdivision Regulations. As there is no minimum building site requirement in B-4 districts, the minimum lot size requirement of Section V.D.2. of the Subdivision Regulations should be waived for proposed Lot 1. Due to the shape of proposed Lot 2, and as the lot configuration is essentially accommodating an existing condition, Section V.D.1. of the Subdivision Regulations should be waived.

The site fronts onto Government Street, a major street, and Bayou and Conti Streets, both minor streets. All streets have adequate rights-of-way, however, access management is a concern. Proposed lots 1 and 2 should be limited to one shared curb-cut onto Government Street, with the size, design and location to be approved by Traffic Engineering and ALDOT, should changes to the existing curb-cut be considered. Lot 2 should additionally be limited to one curb-cut to Bayou Street and one curb-cut to Conti Street (currently exists in each case), with the size, design and location to be approved by Traffic Engineering, should changes to the existing curb-cuts be considered.

The site is located in the Church Street East Historic District, thus approval from the Architectural Review Board will be required for any new construction.

RECOMMENDATION

Planned Unit Development: The application is recommended for Holdover until the February 15th meeting, with revisions due by January 25th, to allow the applicant to submit a revised site plan that substantially depicts the development intent for the site, including compliance to the fullest extent possible with the tree, landscaping and parking area design requirements of the Zoning Ordinance.

Subdivision: This application is recommended for Holdover so that the revisions required by the PUD application can be provided for review.

Revised for the February 15th meeting:

No additional information was provided by the applicant.

RECOMMENDATION

Planned Unit Development: *The application is recommended for Denial due to lack of information regarding the proposal.*

Subdivision: *This application is recommended for Denial for the following reasons: 1) based upon the PUD; and 2) the proposed Lot 1 will not meet the minimum lot size requirements specified in Section V.D.2. of the Subdivision Regulations.*

Revised for the March 1st meeting:

The application was heldover from the February 15th meeting at the applicant's request.

Revised drawings were provided by the applicant's representative, however, the drawings did not fully address the issues identified in the original staff review. During follow-up discussions, staff recommended that the applicant request a final holdover at the March 1st meeting so that the application can be heard at the April 5th meeting: revised drawings depicting proposed improvements must be provided to the Planning Section of Urban Development by March 14th.

RECOMMENDATION

Planned Unit Development: *Staff recommends holdover of the application until the April 5th meeting, if requested at the March 1st meeting by the applicant: revised drawings are to be provided to the Planning Section of Urban Development by March 14th. If, however, there is no request for holdover by the applicant at the March 1st meeting, then the application is recommended for Denial due to lack of information regarding the proposal.*

Subdivision: *Staff recommends holdover of the application until the April 5th meeting, if requested at the March 1st meeting by the applicant: revised drawings are to be provided*

to the Planning Section of Urban Development by March 14th. If, however, there is no request for holdover by the applicant at the March 1st meeting, then the application is recommended for Denial for the following reasons: 1) based upon the PUD; and 2) the proposed Lot 1 will not meet the minimum lot size requirements specified in Section V.D.2. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE March 1, 2007
APPLICANT JSM, LLC Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

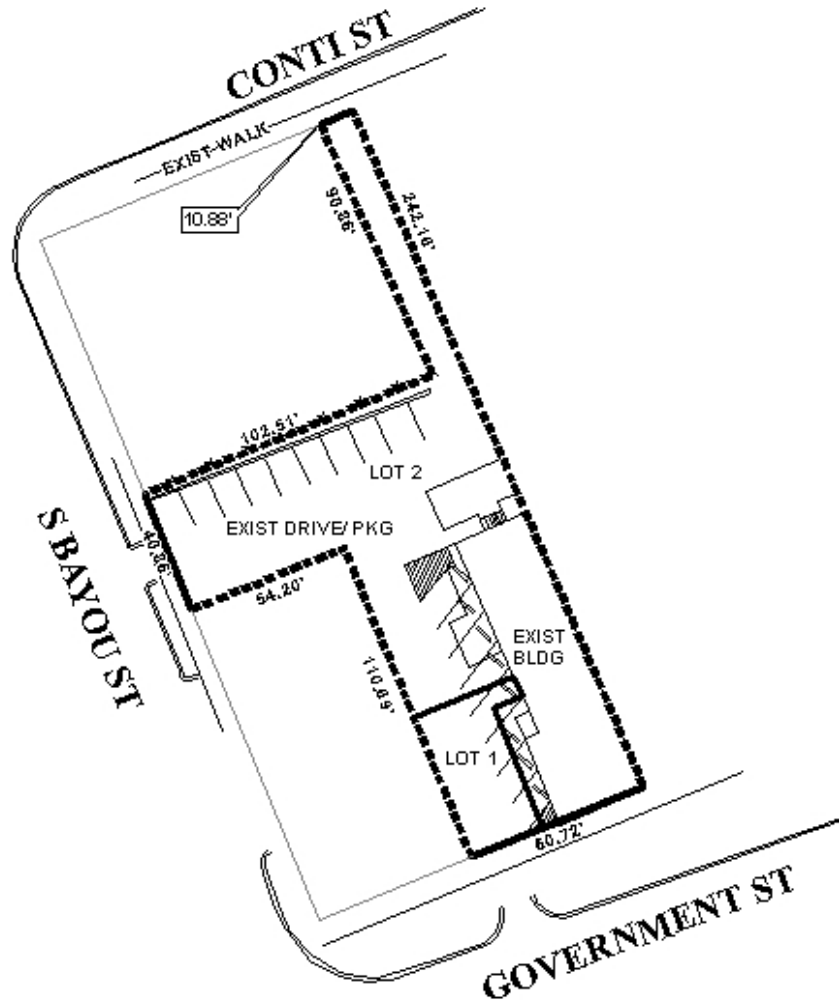
APPLICATION NUMBER Holdover DATE March 1, 2007

APPLICANT JSMM, LLC Subdivision

REQUEST Subdivision, Planned Unit Development

LEGEND NTS

SITE PLAN



The site plan illustrates the existing building, parking, and proposed lot configuration

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NTS