

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: January 4, 2007**

<b><u>DEVELOPMENT NAME</u></b>	Sophie's Landing Apartments, Ltd.
<b><u>LOCATION</u></b>	1400 Azalea Road (West side of Azalea Road, 730'± North of Halls Mill Road)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 4
<b><u>PRESENT ZONING</u></b>	B-1, Buffer Business
<b><u>AREA OF PROPERTY</u></b>	4.4± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow an eight-building, 60-unit multi-family apartment complex on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	.Refer to City of Mobile GIS mapping for limits of flood zones. Show limit of flood zone and minimum finished floor elevation on plat. 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.
<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>	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).
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development Approval to allow an eight-building, 60-unit multi-family apartment complex on a single building site.

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.

The plan illustrates the eight-building, sixty-unit, multi-family apartment complex, landscaping and green area, 119 parking spaces, the location of dumpsters, and common area for stormwater detention. The plan illustrates the community building, gazebo, playground area with shuffleboard and a substantial garden area for use by the residents.

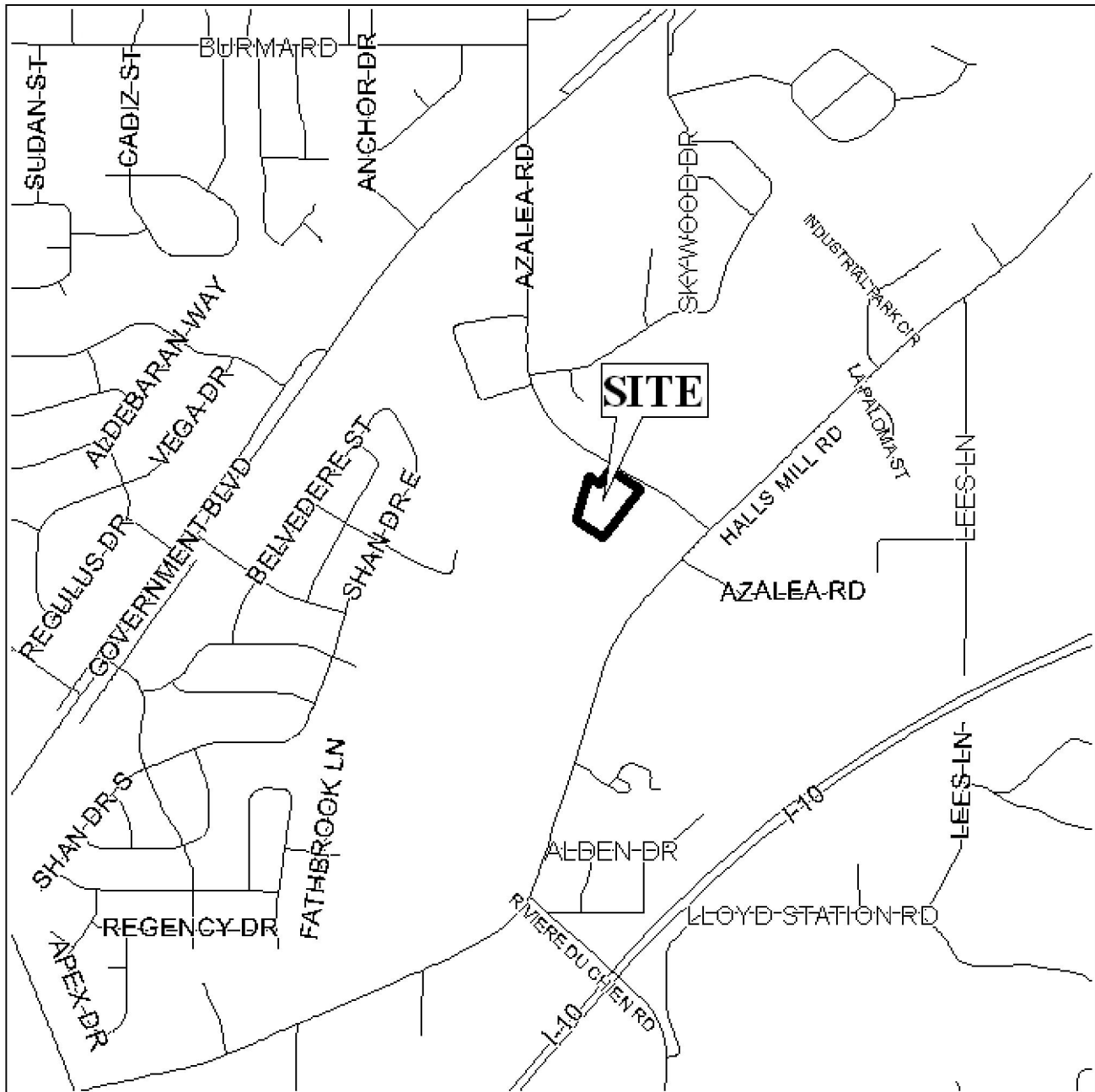
The apartment complex proposed would not exceed the maximum density allowed within B-1, Buffer Business district, which equates to approximately 26-units per acre. The Zoning Ordinance requires a minimum gross site area of 95,000 square feet for 60 dwelling units, which equates to an average gross site area of 1,584 square feet per dwelling unit. Moreover, the proposed density of 3,195 square feet per dwelling unit for the development is *substantially less* in density than required by the Ordinance.

As the site adjoins residentially zoned property to the West, a protection buffer in compliance with Section 64-4.D is required if the adjacent property is developed as Single-Family residential.

The proposed buildings will be three-stories in height must comply with the maximum height requirements for B-1 zoning. It should be noted that the maximum allowable height in B-1 is 45-feet.

**RECOMMENDATION** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the provision of a protection buffer along the West side property line in compliance with Section 64-4.D if the adjacent property is developed as Single-Family residential; and 2) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



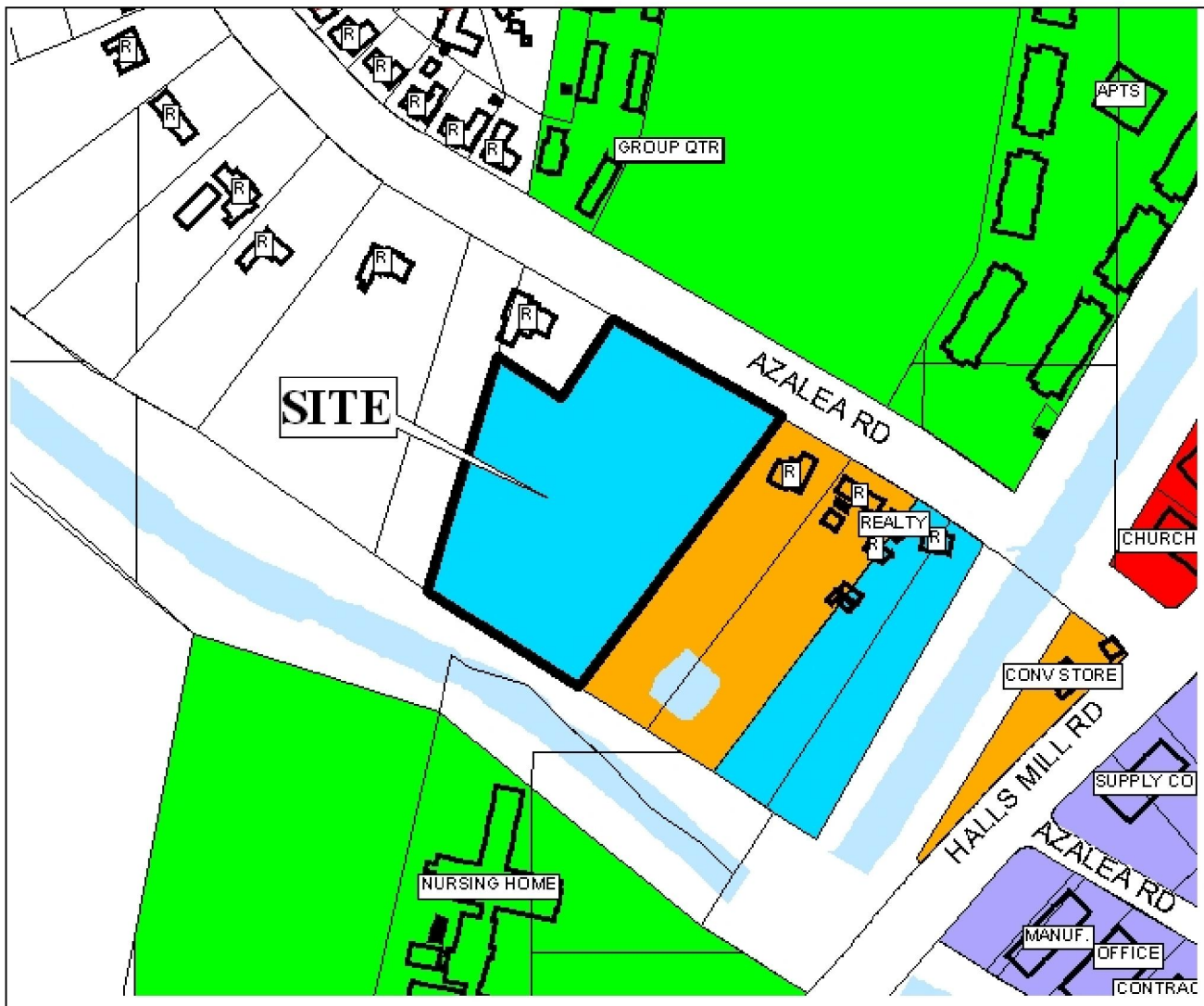
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REQUEST Planned Unit Development

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed landuse.

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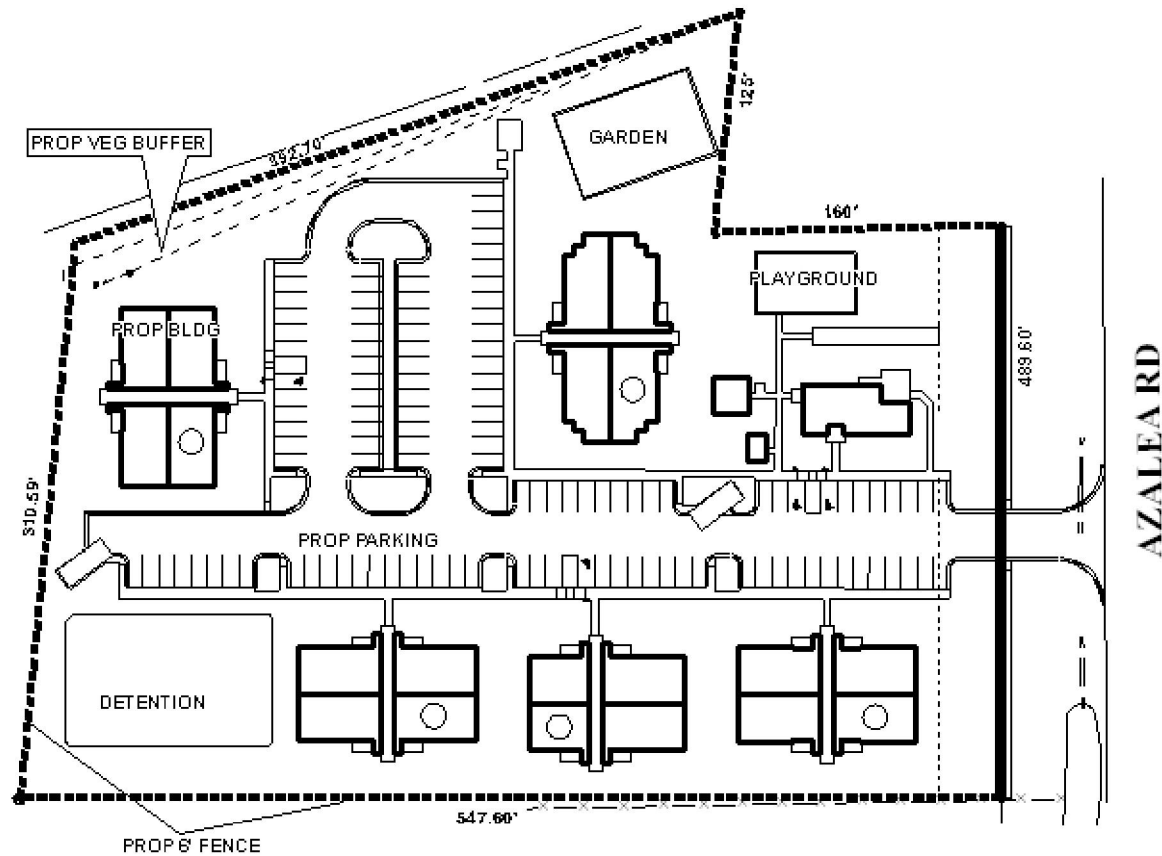
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LEGEND 

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
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# SITE PLAN



The site plan illustrates the proposed apartment complex

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