

PLANNED UNIT DEVELOPMENT**Date: July 16, 2009****DEVELOPMENT NAME**

Tower, LLC

LOCATION1120 Paper Mill Road
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue)**CITY COUNCIL****DISTRICT**

Council District 2

PRESENT**ZONING DISTRICT**

I-2, Heavy Industrial

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediately

ENGINEERING**COMMENTS**

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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, 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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. The site is located in Council District 2.

The subject site came under review in November 2008 for Subdivision, Planned Unit Development, and Sidewalk Waiver; all were approved. However, during the permitting process, the size of one of the buildings increased. Since PUD review is site plan specific, a new application was required; hence this application.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

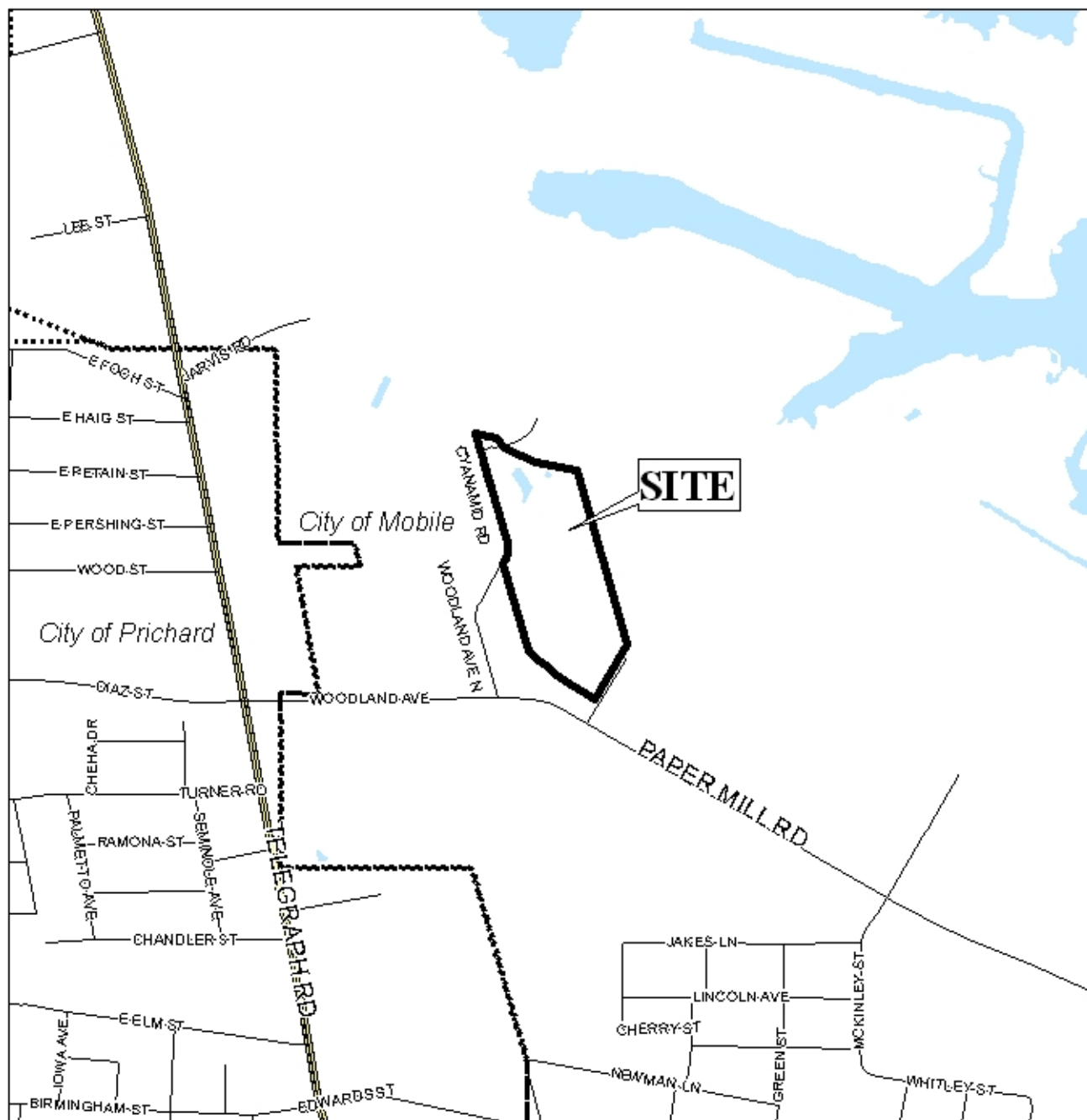
The size of the storage/warehouse building has increased by 25%. The applicant has also added a covered walkway from the large open shop building to the proposed modular office buildings. As the sizes of the office buildings have not changed, the parking requirement will stay the same.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, it is recommended that this application be approved, subject to the following conditions:

- 1) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



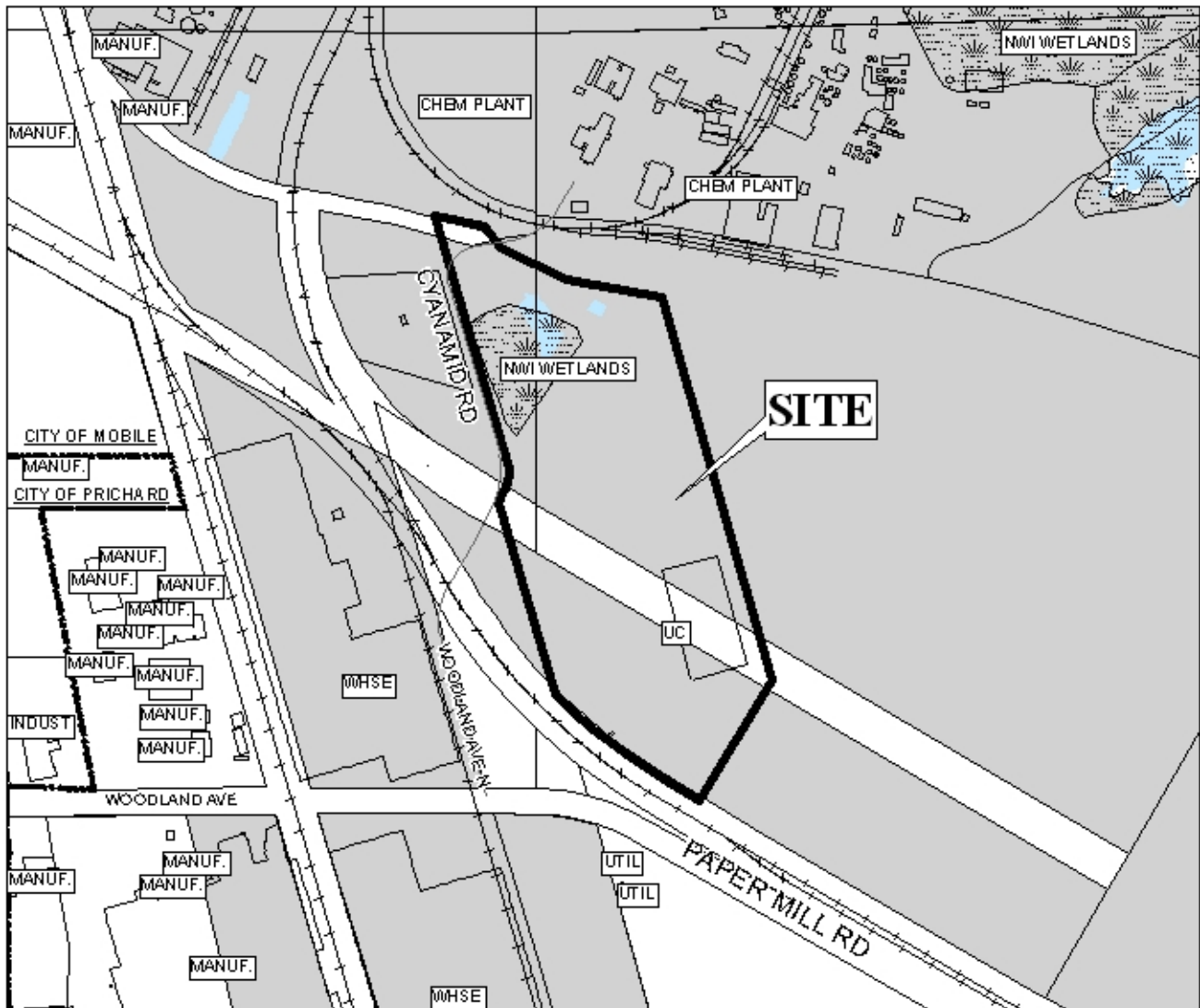
APPLICATION NUMBER 21 DATE July 16, 2009

APPLICANT Tower LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use

APPLICATION NUMBER 21 DATE July 16, 2009

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REQUEST Planned Unit Development

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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

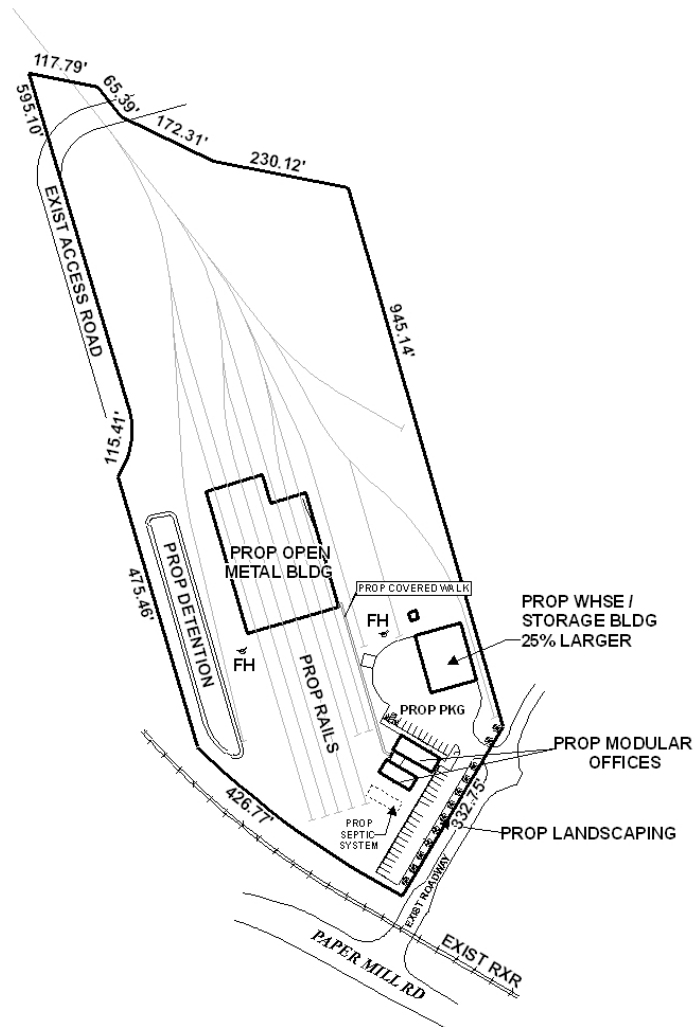


The site is surrounded by industrial land use

APPLICATION NUMBER 21 DATE November 6, 2008
APPLICANT Tower LLC
REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the proposed buildings, parking, landscaping, and railways

APPLICATION NUMBER 21 DATE July 16, 2009

APPLICANT Tower LLC

REQUEST Planned Unit Development

