

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 6, 2007****DEVELOPMENT NAME**

Commerce Tennant Building

**LOCATION**

3653 and 3659 Airport Boulevard

**CITY COUNCIL  
DISTRICT**

Council District 5

**AREA OF PROPERTY**

1.2± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow shared access and parking between two building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**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.

**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. Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The purpose of this application is to allow the demolition of an existing vacant service station in order to construct a new commercial tenant building on the western portion of an existing Planned Unit Development. The Planned Unit Development must be amended to allow redevelopment of the site.

The applicant intends to construct a multi-tenant retail building with a shared driveway between adjacent lots. The Eastern portion of the site, Lot 1 of Commerce Subdivision, is already developed with an 8,000 square foot building and 42 parking spaces. A new 9,435 square foot building with 35 parking spaces is proposed for the Western portion of the site, Lot 1 of Windsor Subdivision Unit.

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 significant changes to the approved site plan will require a new application to the Planning Commission.

The site fronts the Airport Boulevard Service Road to the North, a private drive to the West, and Western America Drive to the East, all with adequate right-of-way. There are three existing curb cuts, one along each street, and no new curb cuts are proposed.

The proposed building and parking area will increase the impervious area on the property, thus on-site stormwater detention may be required: the general detention area should be depicted on the site plan, if required.

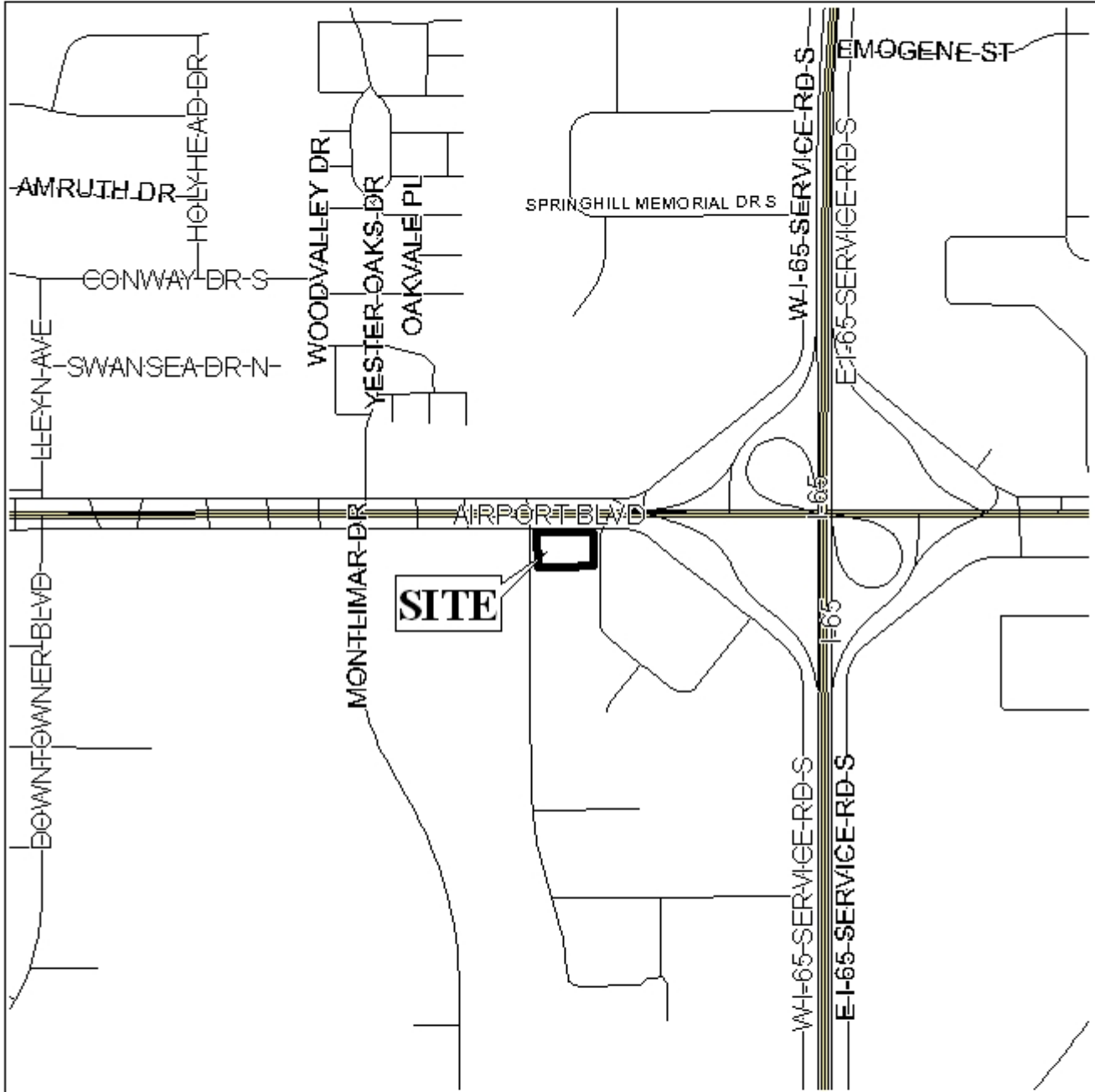
There appears to be a discrepancy regarding landscape data calculations provided and what is illustrated on the site plan. The applicant should revise the site plan to accurately depict the required landscaping and trees.

## **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, it is recommended that this application be approved subject to the following condition:

- 1) revision of the site plan to accurately depict the required landscaping and trees;
- 2) depiction of the general detention area, if required;
- 3) submission of the revised PUD site plan to the Planning Section of Urban Development prior to the application for any permits for new construction; and
- 4) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 22 DATE February 21, 2008

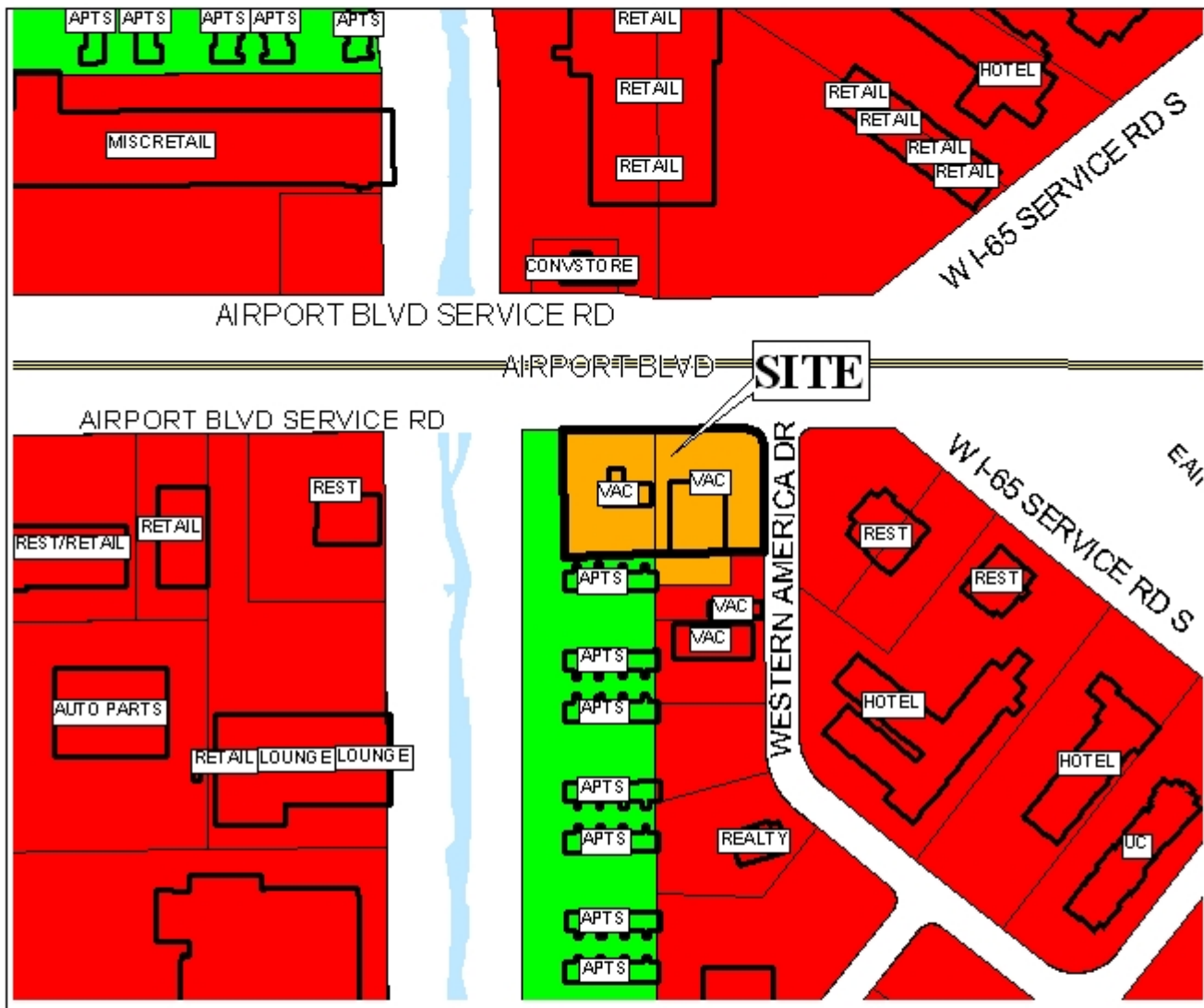
APPLICANT Commerce Tenant Building

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a restaurant located to the west of the site, a restaurant to the east, a convenience store to the north, and apartments to the south.

APPLICATION NUMBER 22 DATE February 21, 2008

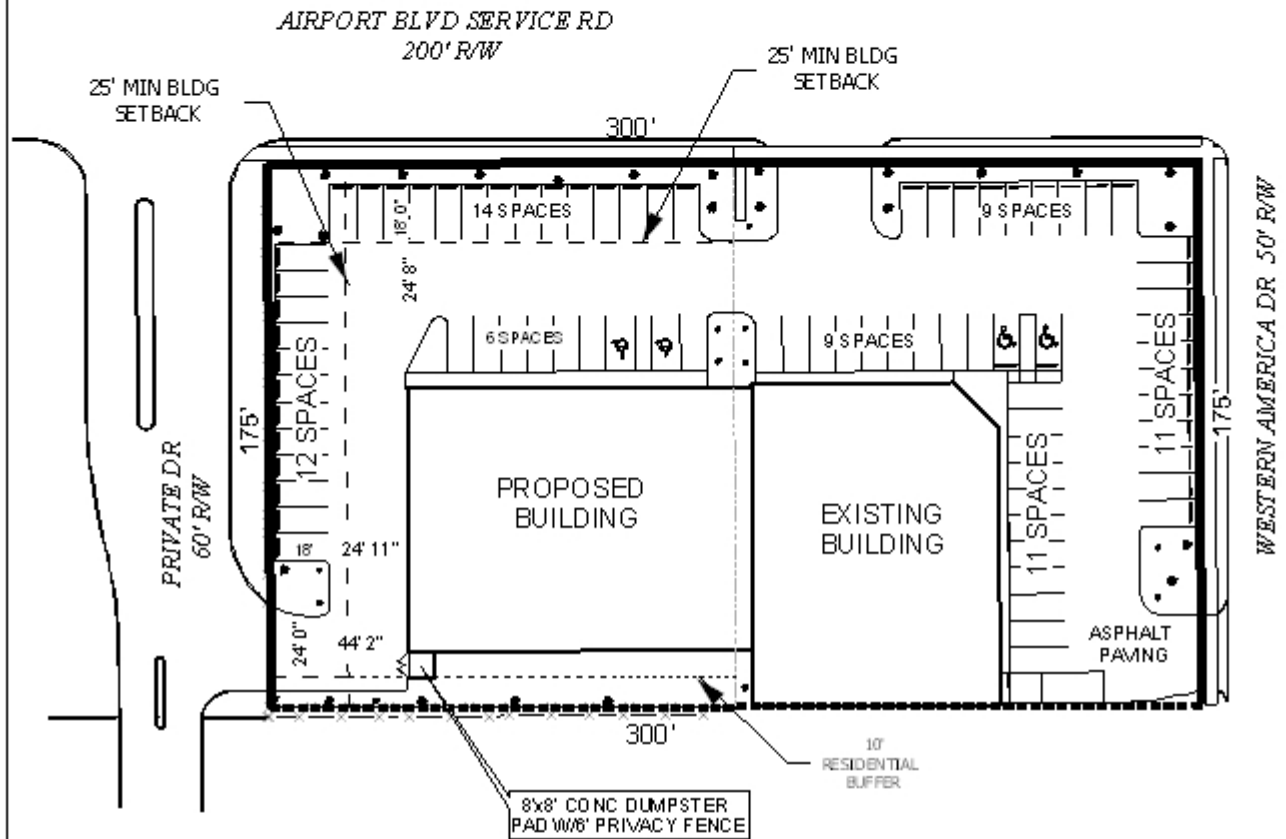
APPLICANT Commerce Tenant Building

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----

# SITE PLAN



The site plan illustrates the existing and proposed buildings, proposed parking, and drives.

APPLICATION NUMBER 22 DATE February 21, 2008  
 APPLICANT Commerce Tenant Building  
 REQUEST Planned Unit Development



NTS