

**PLANNED UNIT DEVELOPMENT
& PLANNING APPROVAL REPORT****Date: February 19, 2009****DEVELOPMENT NAME**

American Red Cross, Gulf Coast Chapter

LOCATION35 North Sage Avenue
(Southwest corner of North Sage Avenue and Dauphin
Square Connector)**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots /7.2± acres

CONTEMPLATED USEPlanned Unit Development approval to allow shared access
between two building sites, and Planning Approval to allow a 140-foot telecommunications
tower in a B-3, Community Business District.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**Must comply with all storm water and flood control
ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000
square feet. Any work performed in the right of way will require a right of way permit. Need to
verify that there is sufficient capacity for the receiving drainage system on Sage Avenue to
accept drainage from this property.**TRAFFIC ENGINEERING
COMMENTS**Driveway number, size, location, and design to be
approved by Traffic Engineering and ALDOT 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.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites and Planning Approval to allow a 140-foot telecommunications tower in a B-3, Community Business District.

The applicant proposes an approximate 30,000 square foot building to serve emergency response and training/classroom facilities. The proposed 140-foot telecommunications tower is for emergency communications between Red Cross facilities.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazards, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. It is very important to note that the Planning Approval review is **site plan specific**; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

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 site fronts onto Dauphin Square Connector, and North Sage Avenue, both minor streets, with a right-of-way of 50-feet. All streets meet the right-of-way widths as required by the Major Street Component of the Comprehensive Plan.

The applicant previously submitted a Planned Unit Development application last year; however, there was a significant change to the building location which included the addition of a 140-foot telecommunications tower to be used by Red Cross personnel. Therefore, since Planned Unit Development (PUD) applications are site plan specific and towers are only allowed with Planning Approval, new applications are before the Commission.

It should be noted that approvals from the Board of Adjustment would also be required to allow the location and height of the tower.

The site illustrates the proposed building, access, tower location, and parking spaces; however, trees or landscaped areas are not illustrated: the site must comply with the Zoning Ordinance, including the provision of trees, landscaping, and parking ratio for each intended use.

RECOMMENDATION

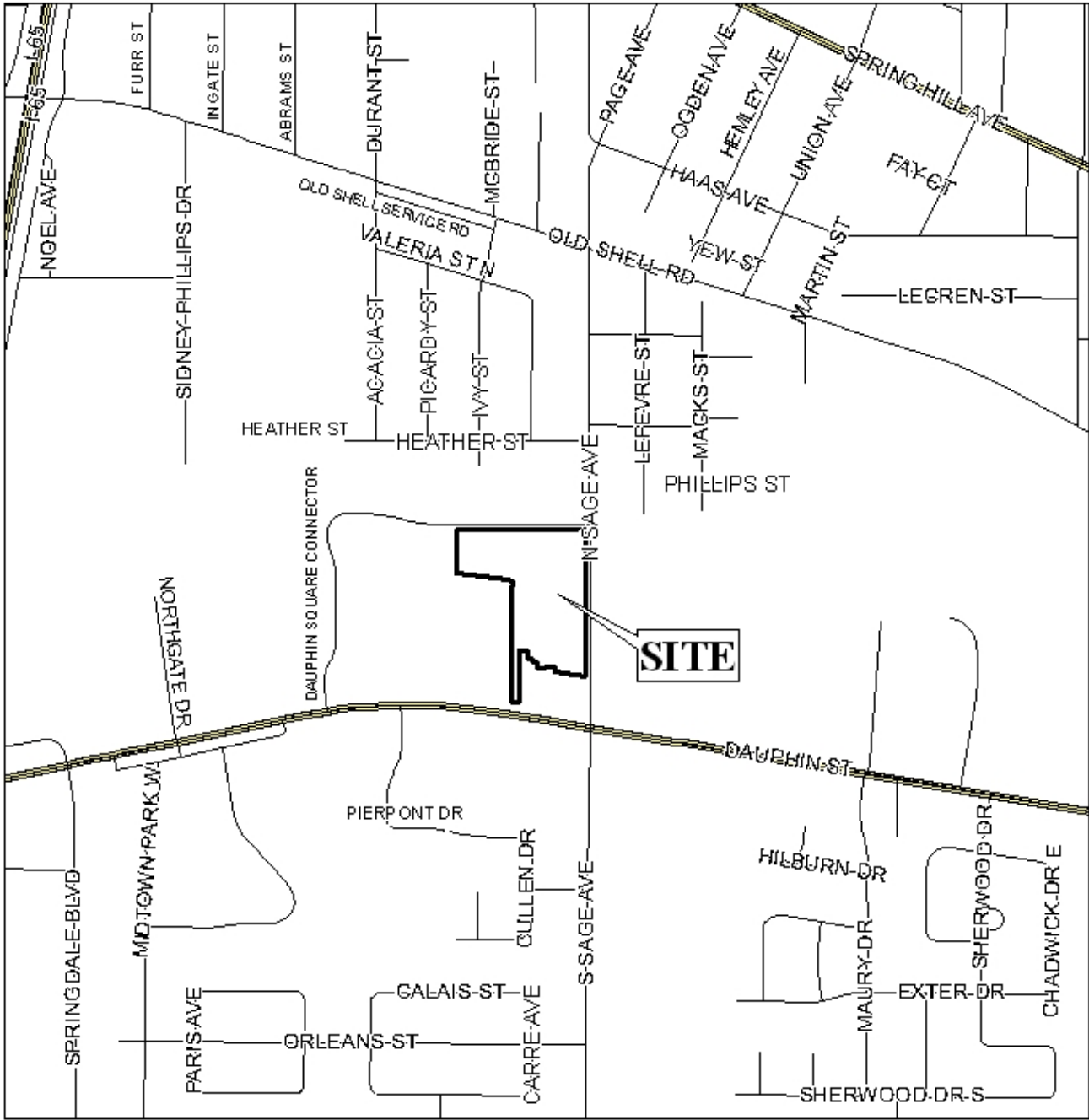
Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;
- 2) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *“If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”*
- 3) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance; and
- 4) full compliance with all other municipal codes and ordinances.

Planning Approval: The Planning Approval request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that Planning Approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;
- 2) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *“If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”*
- 3) The approval of the applicable variances to allow the telecommunications tower;
- 4) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance; and
- 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



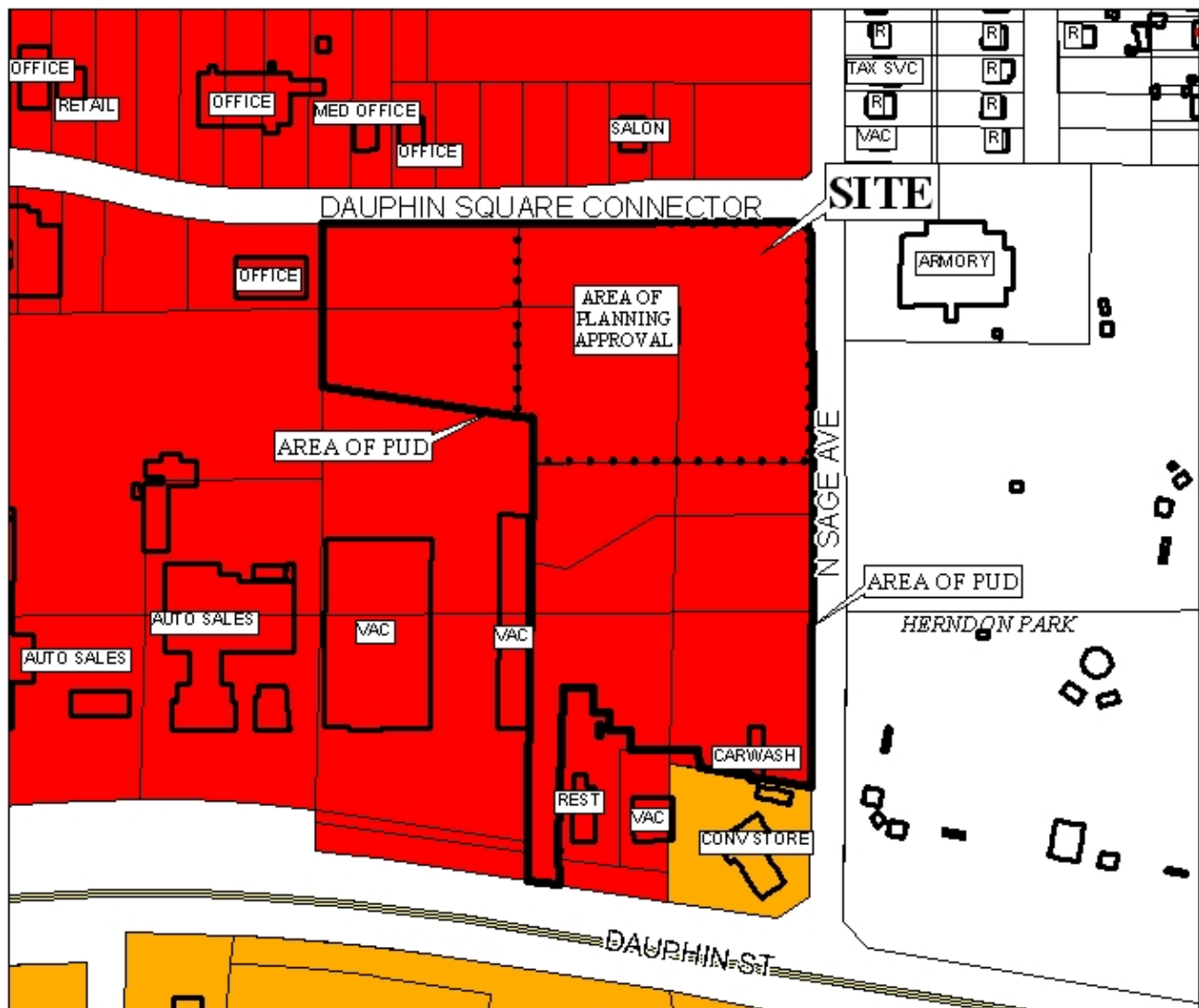
APPLICATION NUMBER 23 & 24 DATE February 19, 2009

APPLICANT American Red Cross, Gulf Coast Chapter

REQUEST Planning Approval, Planned Unit Development

NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

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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 commercial land use.

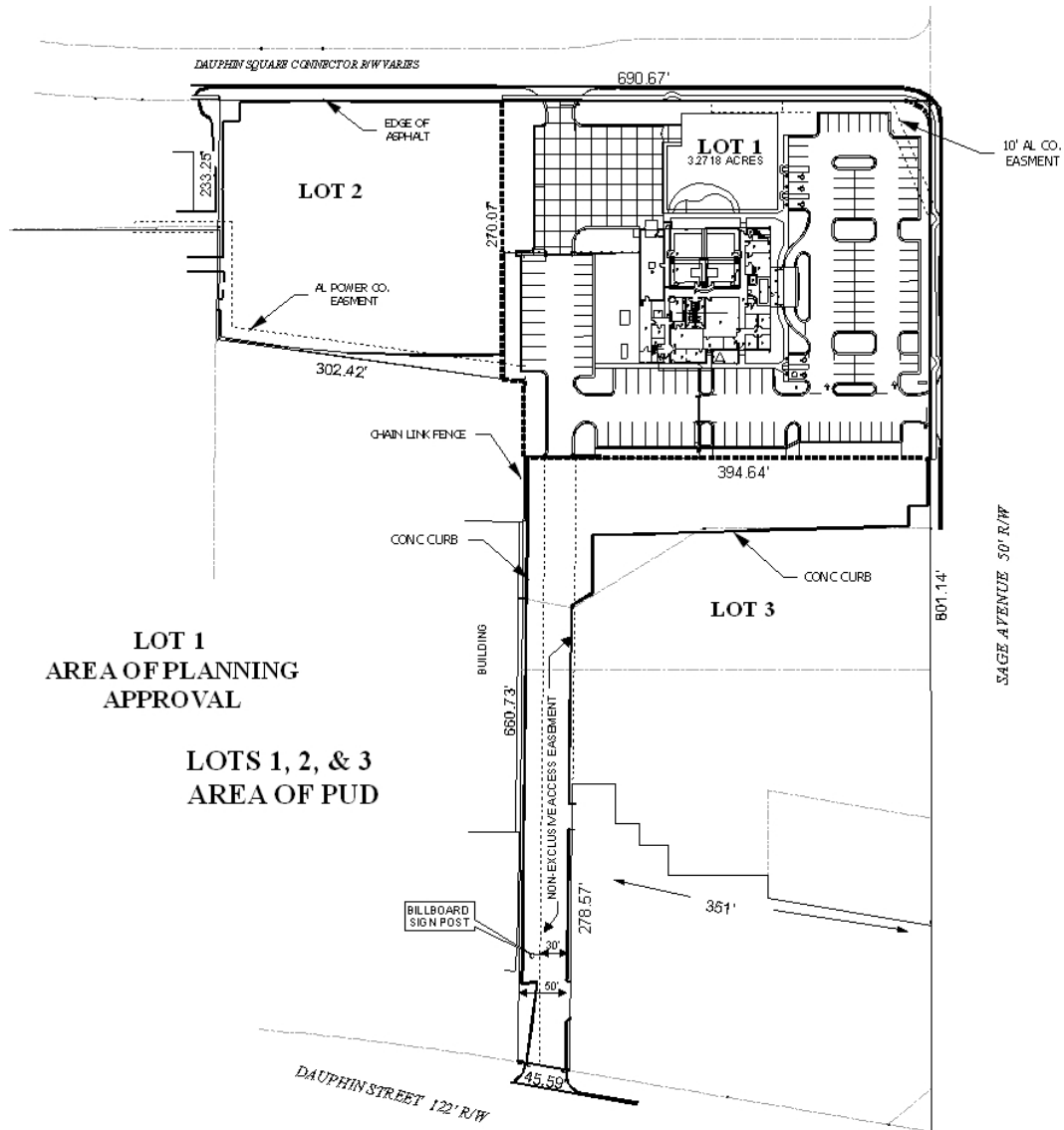
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SITE PLAN



The site plan illustrates the non-exclusive access easement, curbs, fences, and area of proposed improvements.

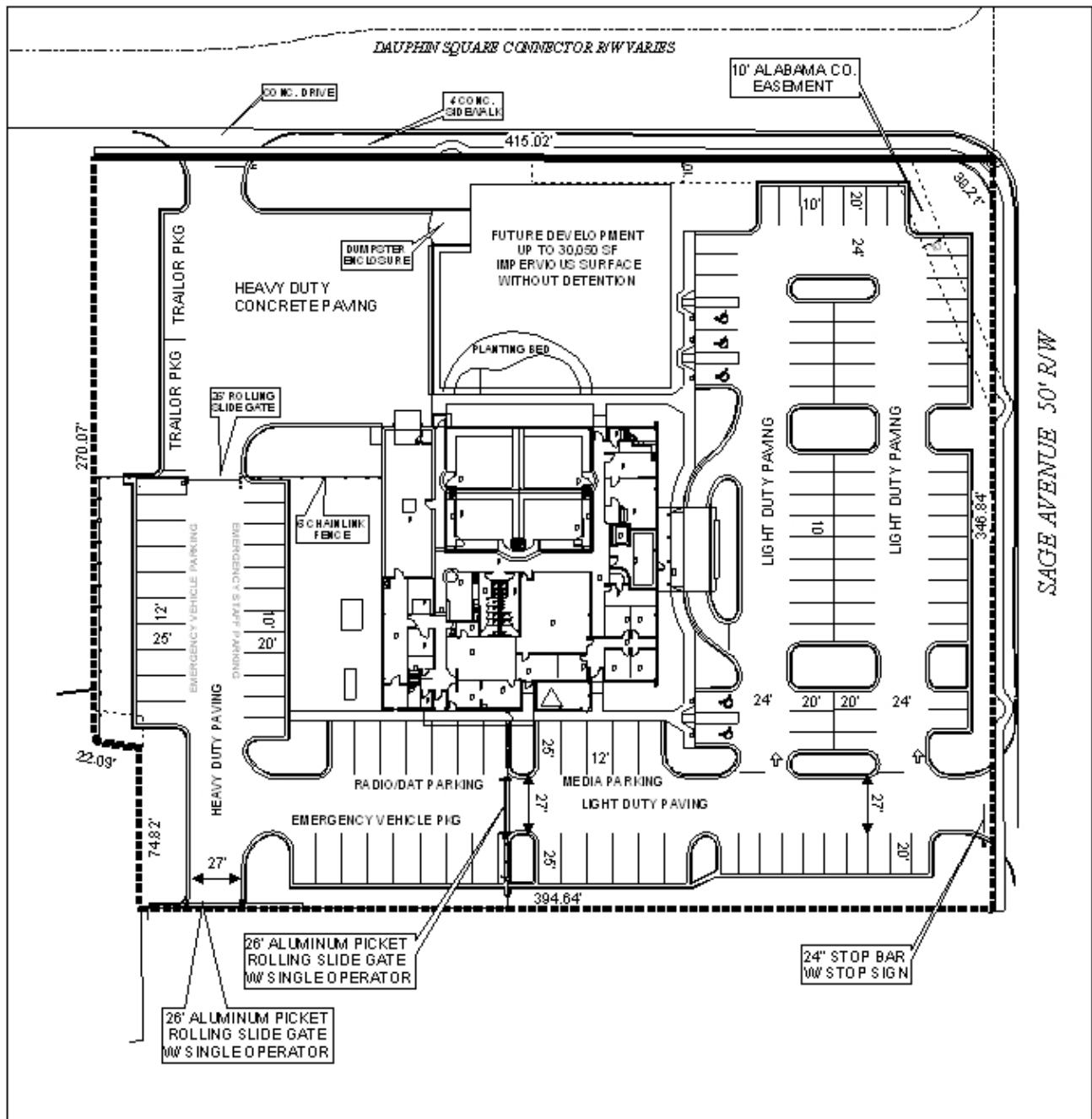
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DETAIL SITE PLAN



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