

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 15, 2007****DEVELOPMENT NAME**

Chartersouth, Inc.

LOCATION

Northwest corner of Hillcrest Road and Grelot Road

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1.2+ Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

ENGINEERING**COMMENTS**

Downstream drainage system should be analyzed to verify capacity to convey additional runoff. Detention is required for all impervious area constructed post-1984. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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. The thirty foot and thirty-five foot driveways to not meet current city standards and changes should be made to accommodate these 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 requesting Planned Unit Development Approval to allow shared access between two building sites (legal lots of record).

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.

The site fronts onto Hillcrest Road and Grelot Road, both major streets, with adequate right-of-way, and access management should not be a concern due to the location of two existing curb cuts, one along each major street. However, the curb cuts should be improved as recommended by Traffic Engineering with the size, design and location to be approved by Traffic Engineering, (The thirty foot and thirty-five foot driveways to not meet current city standards and changes should be made to accommodate these standards) and conform to AASHTO standards.

It appears that the proposed improvements to the site will generally meet the minimum standards of the Zoning Ordinance. The applicant has received Board of Zoning Adjustment approval to allow the placement of the canopy within 17-feet of the Hillcrest Road right-of-way.

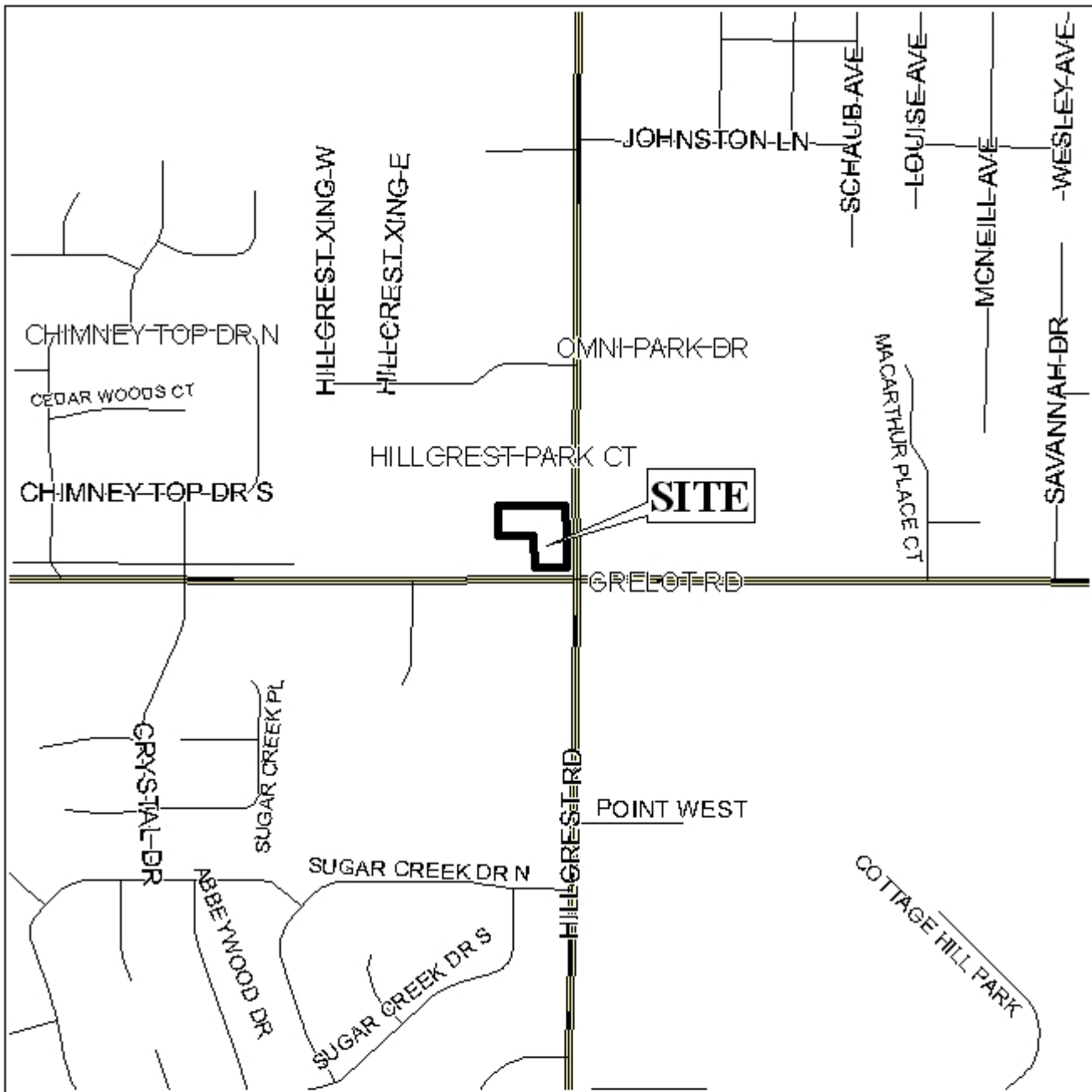
The site is not adjacent to residential uses; therefore not subjected to buffer requirements. However, in order to further minimize the impact of the site on nearby residential uses, any on-premise lighting must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable.

RECOMMENDATION

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

- 1) the submission of the revised PUD plan, prior to permitting, illustrating the changes as required by Traffic Engineering;
- 2) compliance with the lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; and
- 3) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 24 DATE November 15, 2007

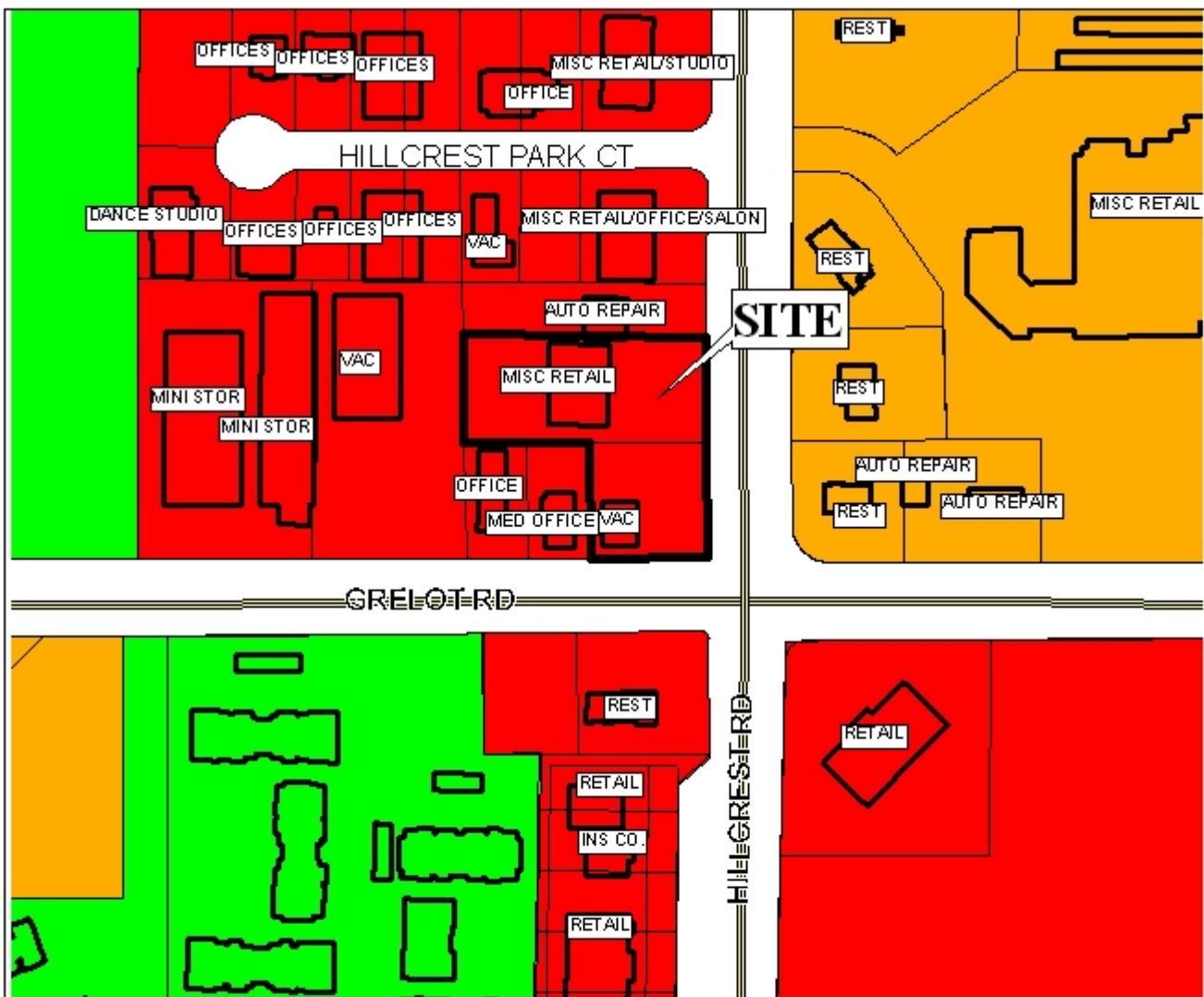
APPLICANT Chartersouth, Inc.

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Offices are to the west of the site, retail to the north, restaurants are to the east and south.

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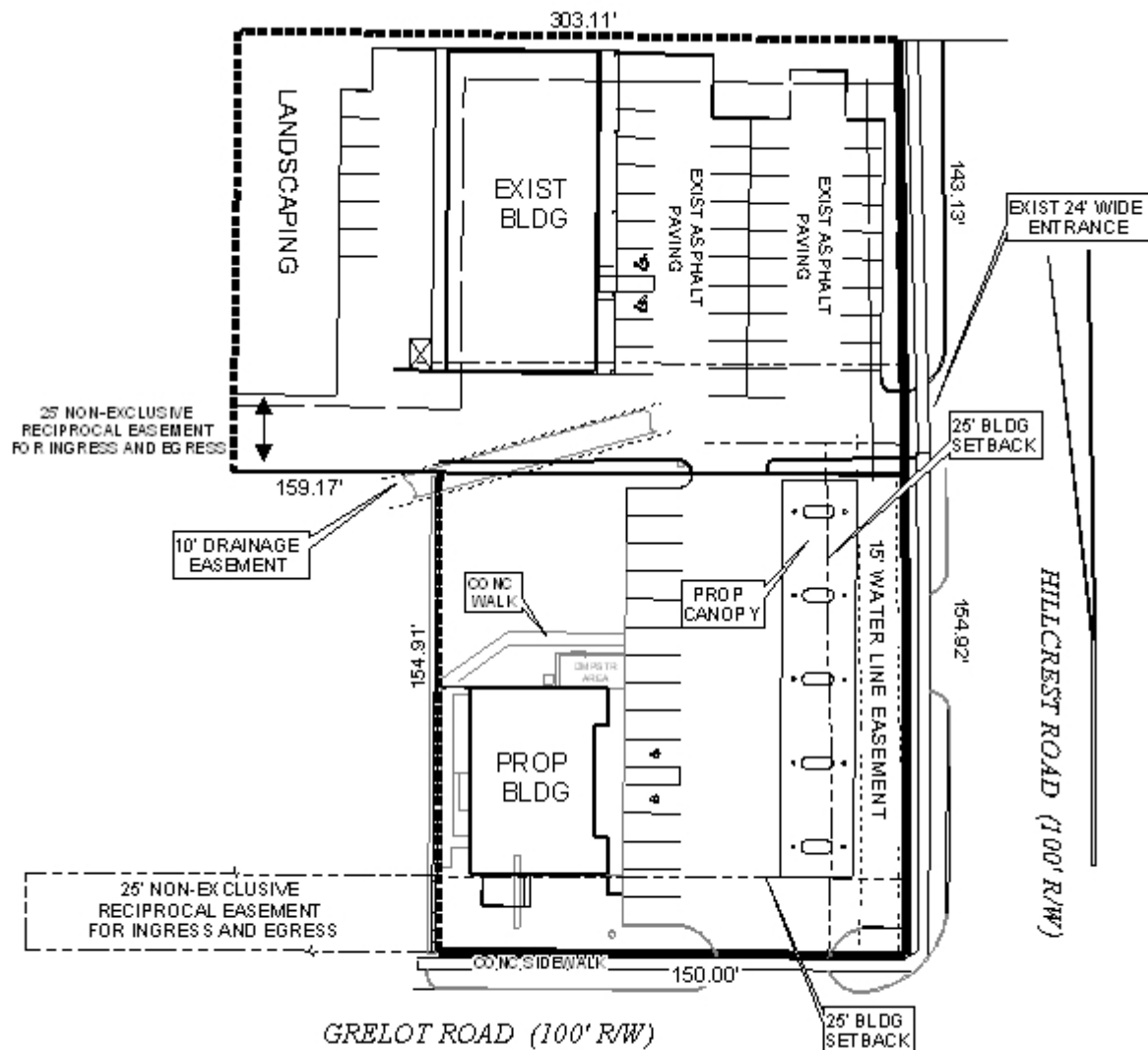
REQUEST Planned Unit Development

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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SITE PLAN



The site plan illustrates proposed building, canopy, easements and setbacks.

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