

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 7, 2007****DEVELOPMENT NAME**

Charles Steeg

**LOCATION**

Southwest corner of North Jackson Street and State Street

**SUBDIVISION NAME**

Demopolis Place

**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

R-B, Residential-Business District

**AREA OF PROPERTY**11,800  $\pm$  square feet**CONTEMPLATED USE**

Planned Unit Development Approval to allow two single-family residential buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Construction to begin within 3 months of approval.

**ENGINEERING  
COMMENTS**

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, 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**

No comments.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow two single-family residential buildings on a single building site. Multi-family

uses are allowed by right in R-B districts, but PUD approval is required for multiple buildings on a single building site.

The site is located in the DeTonti Square Historic District and thus any proposed new construction is also subject to the review of the Architectural Review Board.

The applicant proposes to build one two-story residence, and a second two-story building that will have a garage on the ground floor and a residence on the second floor. The main residence will have a building footprint, including porches, of approximately 2,986 square feet, while the “garage apartment” will have a building footprint, including porches, of approximately 1,305 square feet. The two buildings combined will result in approximately 36% building site coverage, however, 75% is allowed within the R-B district.

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 should be noted that PUD approval is site plan specific, thus any future changes to the site plan will require a new submittal to the Planning Commission.

The site fronts North Jackson Street and State Street, both minor streets with adequate right-of-ways. The site plan depicts one curb-cut onto State Street, and the PUD should be limited to the depicted curb-cut, with the size, design and location to be approved by Traffic Engineering.

The site is surrounded by a mixture of office and single and multi-family residential uses. There are two vacant lots South of the site. The entire area surrounding the site is within the R-B zoning district.

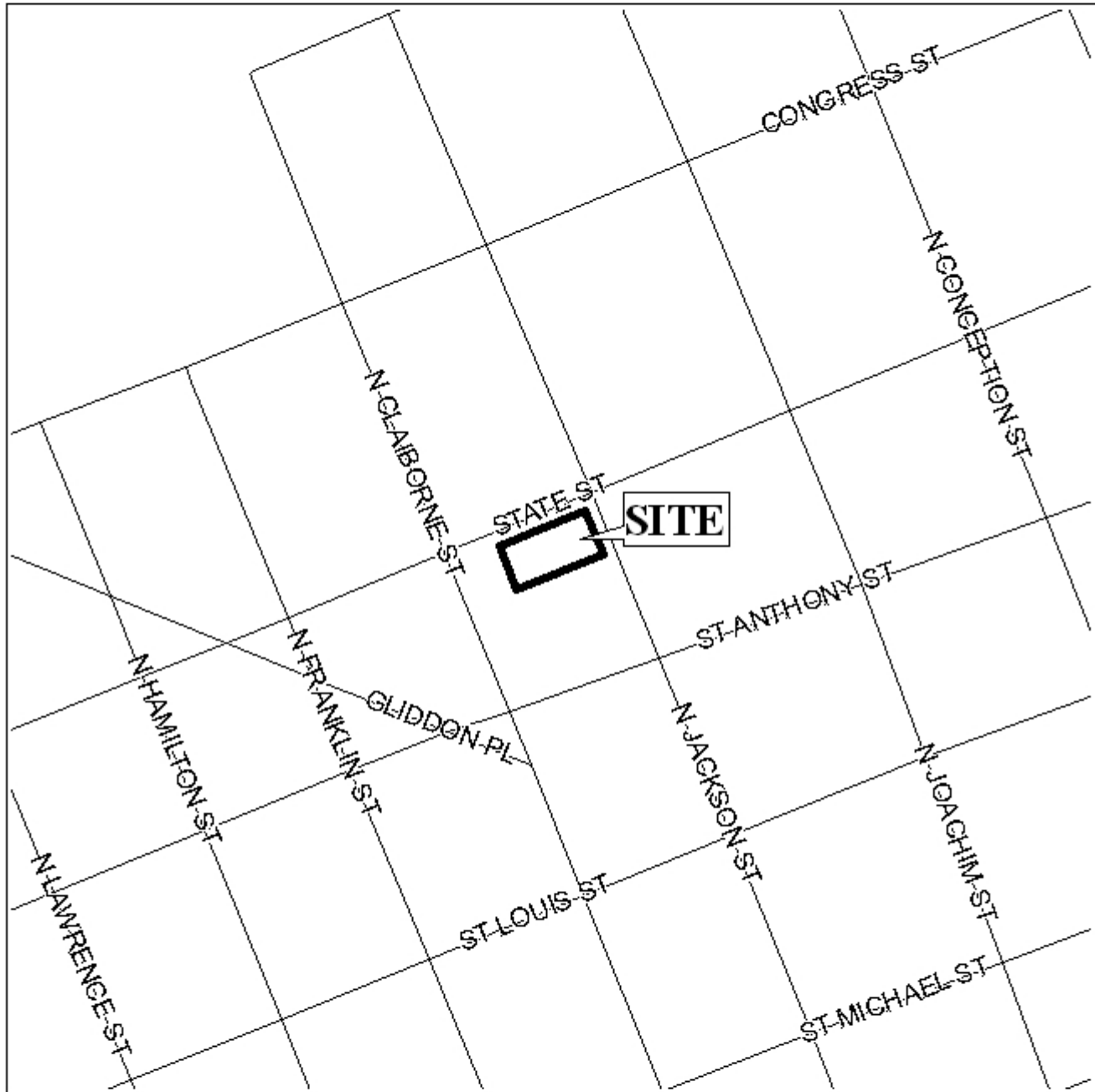
While not specifically requested as part of this PUD application, the site plan shows that the applicant proposes a solid 8-foot high wall along the State Street frontage, within the 5-foot setback (in fact, on the property line). There are several examples of solid masonry walls on property lines within the DeTonti Square Historic District, however, staff is unsure if any of the examples are within 150 feet of the site (pertinent to the Historic District Overlay). The apartment building across State Street from the site, however, appears to be on the State Street property line. It is staff’s opinion that such a wall would not be uncharacteristic of the area.

## **RECOMMENDATION:**

**Planned Unit Development:** Based on the preceding, the PUD application is recommended for Approval, subject to the following conditions:

- 1) approval of the Architectural Review Board; and
- 2) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 25 DATE June 7, 2007

APPLICANT Charles Steeg

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial land use

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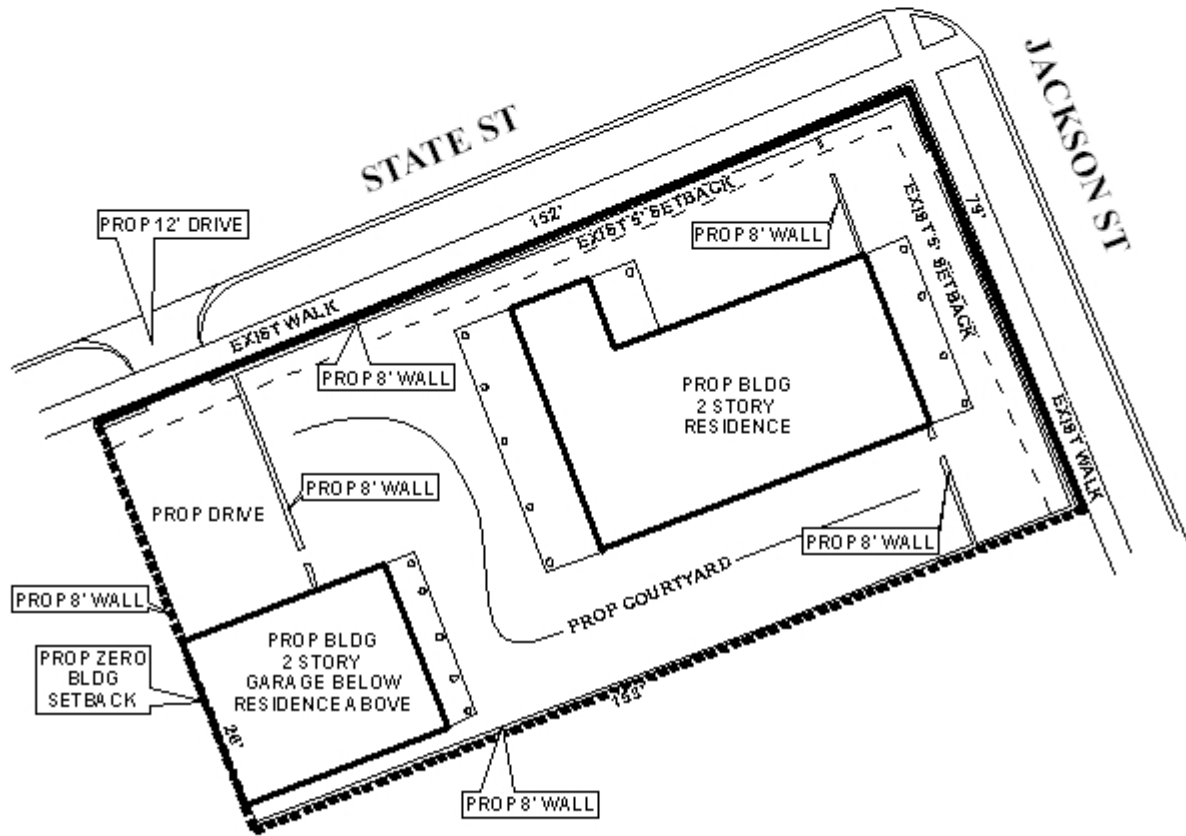
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LEGEND 

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	NTS
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## SITE PLAN



The site plan illustrates the proposed buildings and drive

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