

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 21, 2007**

DEVELOPMENT NAME Hancock Bank

LOCATION West side of Demetropolis Road, 268'± South of Cottage Hill Road

CITY COUNCIL DISTRICT District 4

PRESENT ZONING B-2, Neighborhood Business

AREA OF PROPERTY 1.1± Acres

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

TIME SCHEDULE FOR DEVELOPMENT Immediate

**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 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).

Preservation status is to be given to the 52" Live Oak Tree located on the East side of proposed drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

That the construction of the drive complies with Notes on PUD plan.

1. Area to be paved with permeable material.
2. Tree root system is not to be disturbed.
3. Tree trimming to be performed by an Arborist
4. All work and materials is to be coordinated and permitted with the City of Mobile Urban Forestry Section.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow shared access between two building sites.

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 plan illustrates the proposed building, landscaping, sidewalk, and 38 proposed parking spaces. However, the plan does not illustrate compliance with the tree planting requirements of the Ordinance.

In general, the plan appears appropriate for Planned Unit Development approval. Parking and circulation seem to be coordinated and orderly between building sites. In fact, during construction of the permanent building, the location of the temporary modular building would allow sufficient maneuvering area in which a vehicle could travel between both sites.

Another area of concern is mentioned in Urban Forestry Comments and should be included in the conditions of approval. Preservation status must be given to the 52" Live Oak Tree located on the East side of proposed drive between building sites. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Additionally, the construction of the drive complies with Notes as stated on the submitted Planned Unit Development (PUD) plan.

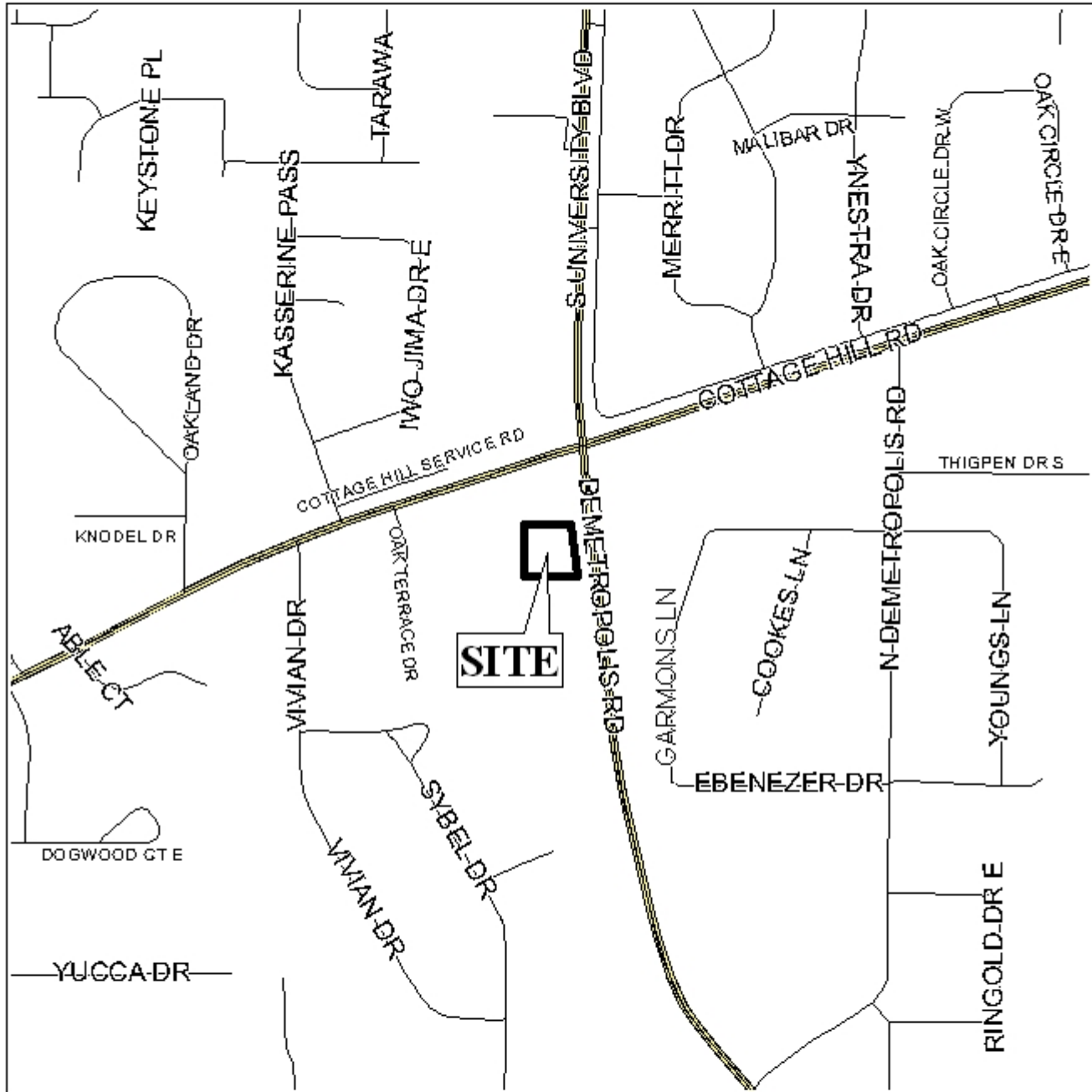
- 1) area to be paved with permeable material;
- 2) tree root system is not to be disturbed;
- 3) tree trimming to be performed by an Arborist; and
- 4) all work and materials is to be coordinated and permitted with the City of Mobile Urban Forestry Section.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) the compliance with Urban Forestry Comments, (Preservation status is to be given to the 52" Live Oak Tree located on the East side of proposed drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. That the construction of the drive complies with Notes on PUD plan: 1) the area to be paved with permeable material; 2) the tree root system is not to be disturbed; 3) tree trimming to be performed by an Arborist; and 4) that all work and materials is to be coordinated and permitted with the City of Mobile Urban Forestry Section); and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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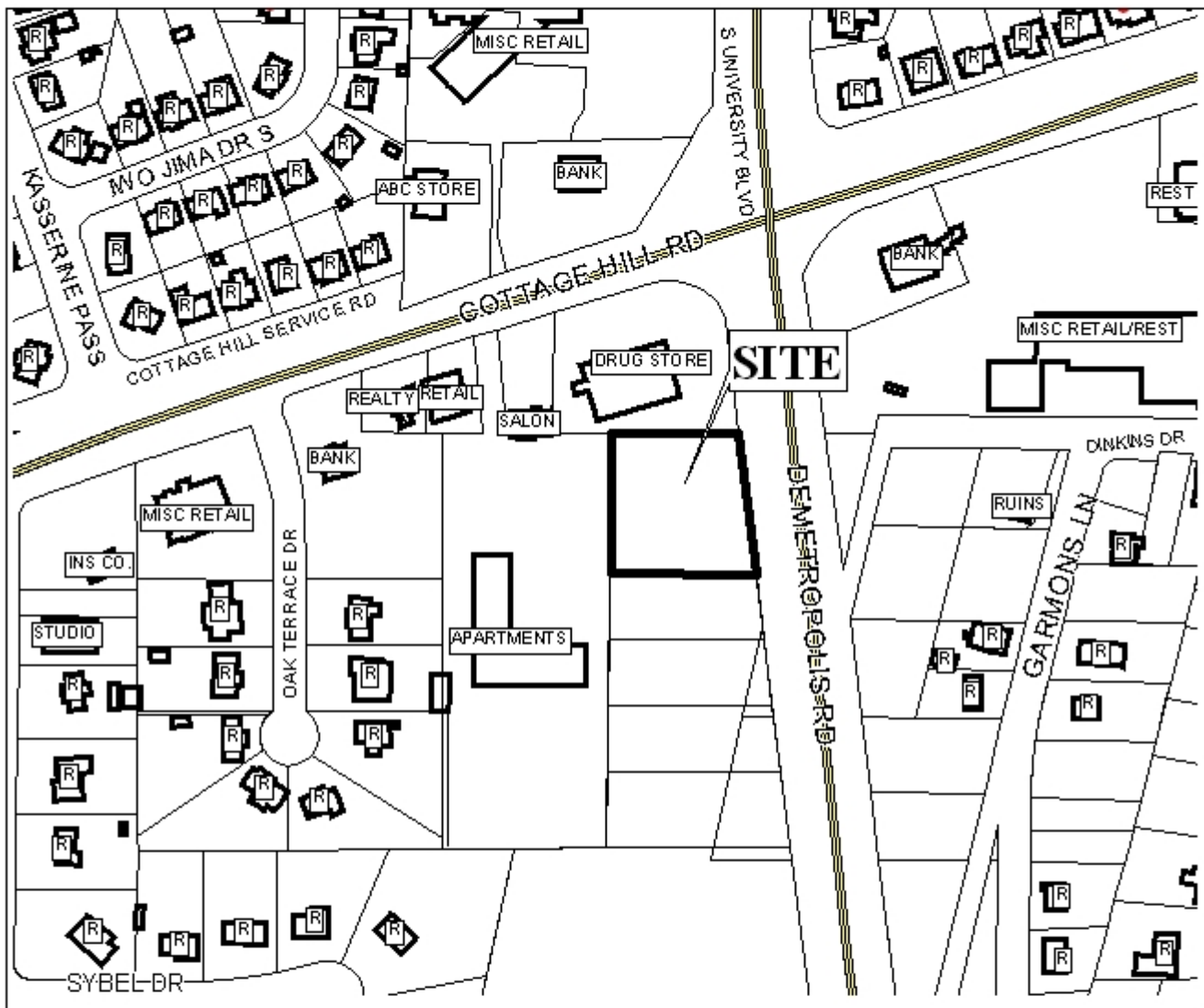
APPLICANT Hancock Bank

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

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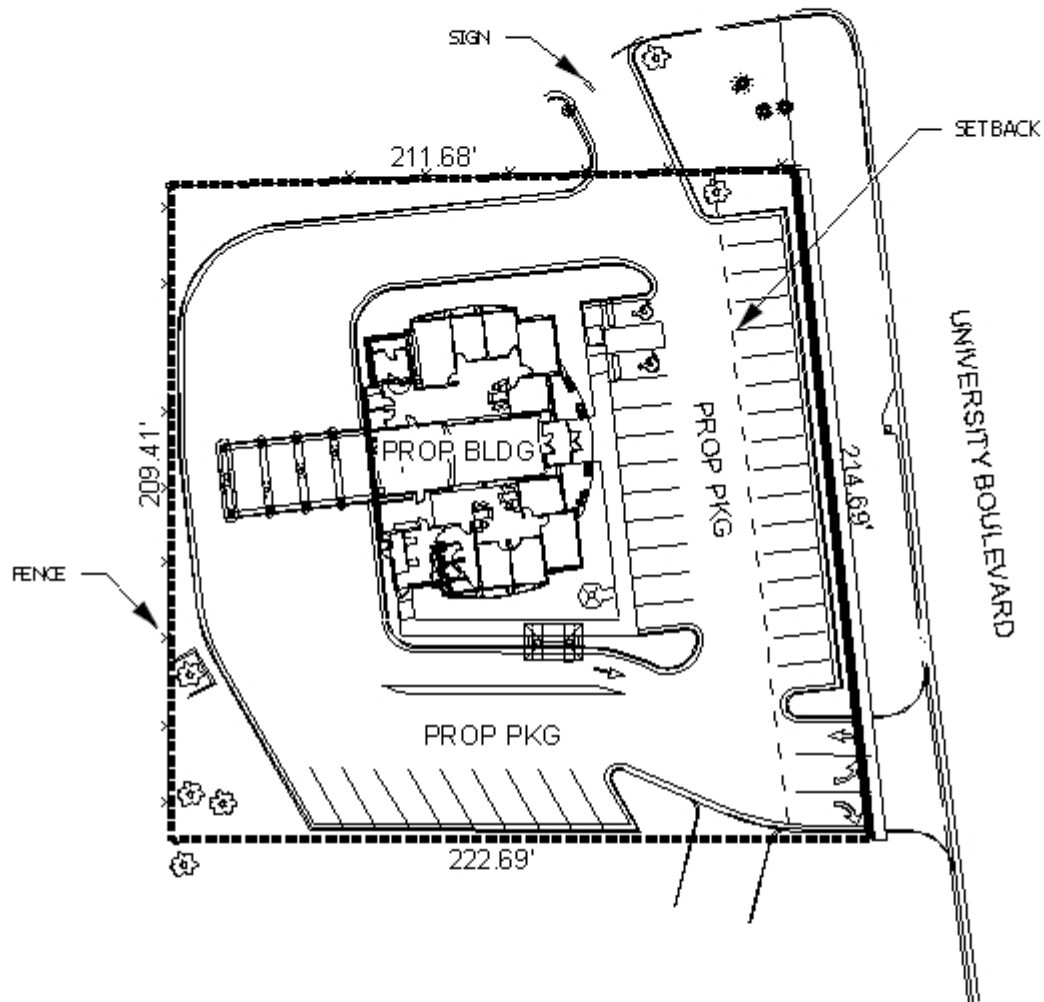
REQUEST Planned Unit Development

LEGEND

														NTS
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	



SITE PLAN



The site plan illustrates the proposed building, parking, setback, and fence.

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