

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 7, 2008****DEVELOPMENT NAME**

Kentwood Subdivision

SUBDIVISION NAME

Kentwood Subdivision

LOCATION4181 Alden Drive
(South side of Alden Drive, 215'± East of McCurry Lane)**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1-lot/ 2.0± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow two building on a single building site, and Subdivision Approval to combine two legal lots into one legal lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately upon approvals.

**ENGINEERING
COMMENTS**

The size and location of any drainage easement as well as the relocation of any drainage structure conveying public water on-site require the approval of the Engineering Dept. before signature of final plat. Detention ponds' functionality and capacity should be verified for any additional impervious area proposed. 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**

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 seeking Planned Unit Development Approval to two buildings on a single building site, and Subdivision Approval to combine two legal lots into one legal lot. The site is located in Council District 4, and according to the application is served by public water and sanitary sewer.

The purpose of the subdivision is to combine two existing lots of record into one lot.

The site fronts Alden Drive, a minor street, with sufficient right-of-way; therefore, no dedication is required. It should be noted that the site also has frontage along Interstate 10; therefore, the placement of a 20-foot setback line would be required on the Final Plat. Access to the development may be a concern; therefore, the development should be allowed two curb cuts, with the design, size and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 narrative for the applications states that the development is to be an office-warehouse complex, and provides detailed phased site and building construction.

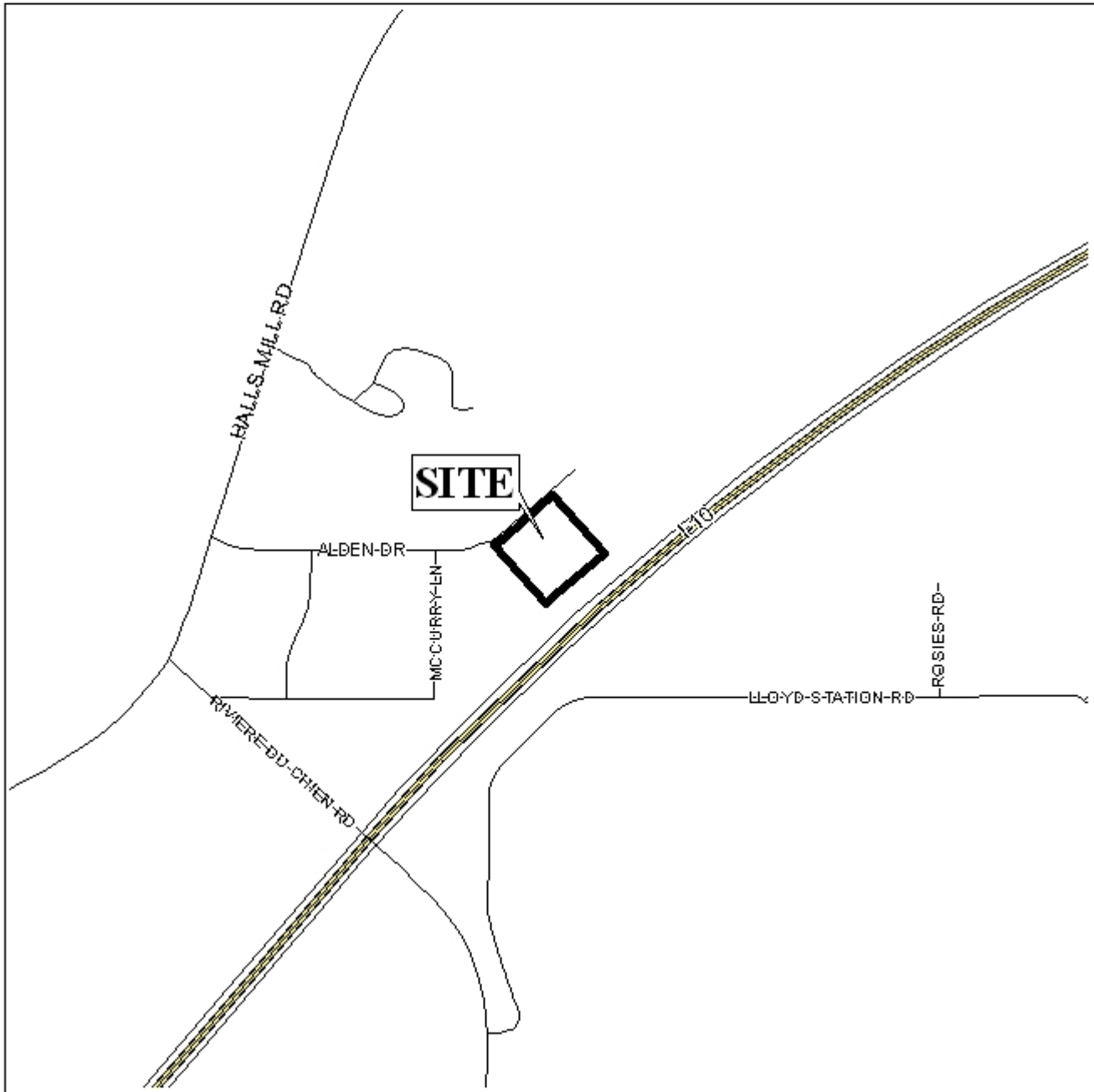
RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) the illustration of the 20-foot setback along the Interstate 10 front; and
- 2) the placement of a note on the Final Plat stating the development is limited to two curb cuts, with the design, size and location to be approved by Traffic Engineering and conform to AASHTO standards.

Planned Unit Development: Based on the preceding, this application is recommended for Approval.

LOCATOR MAP



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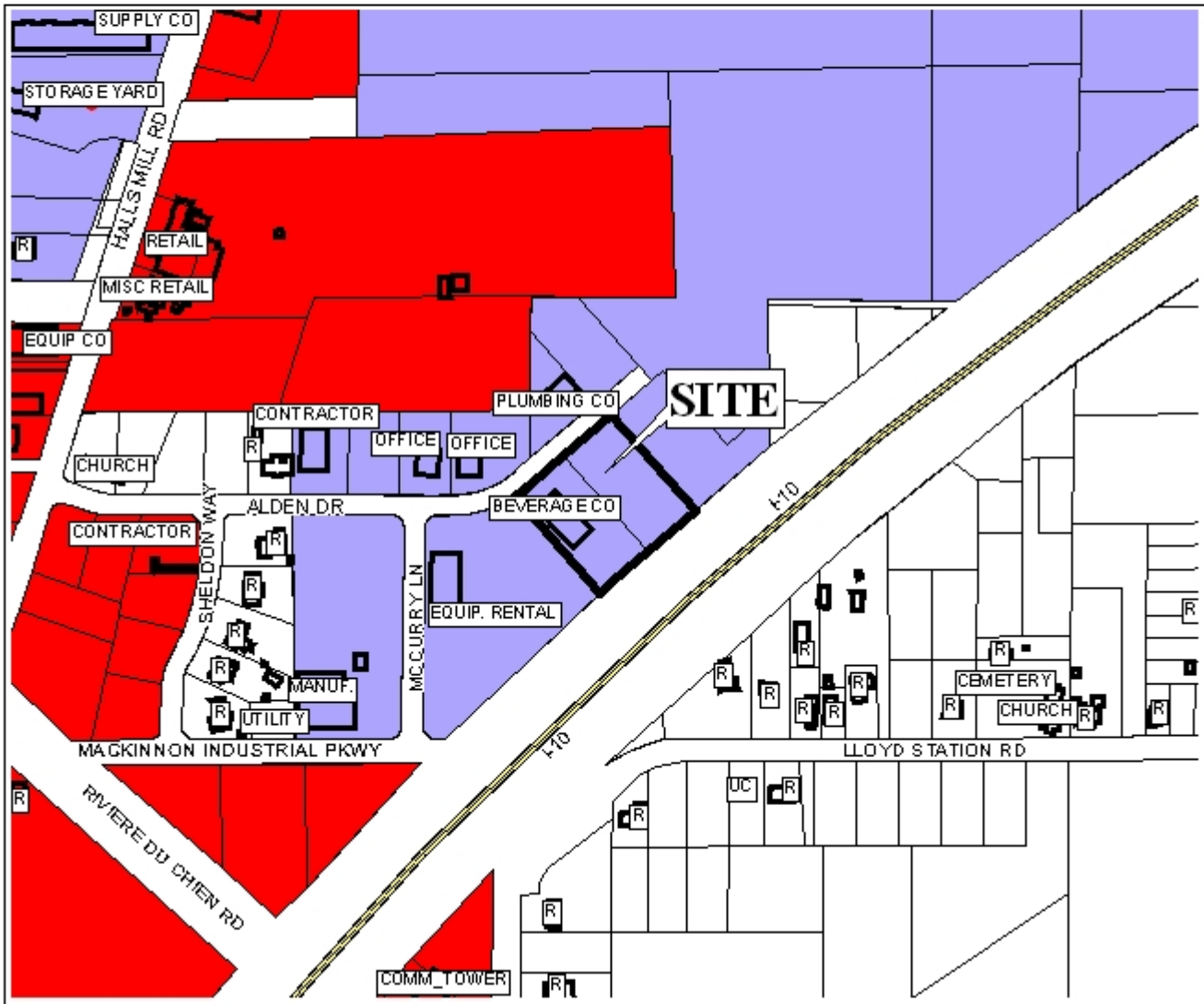
APPLICANT Kentwood Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous landuse.

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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



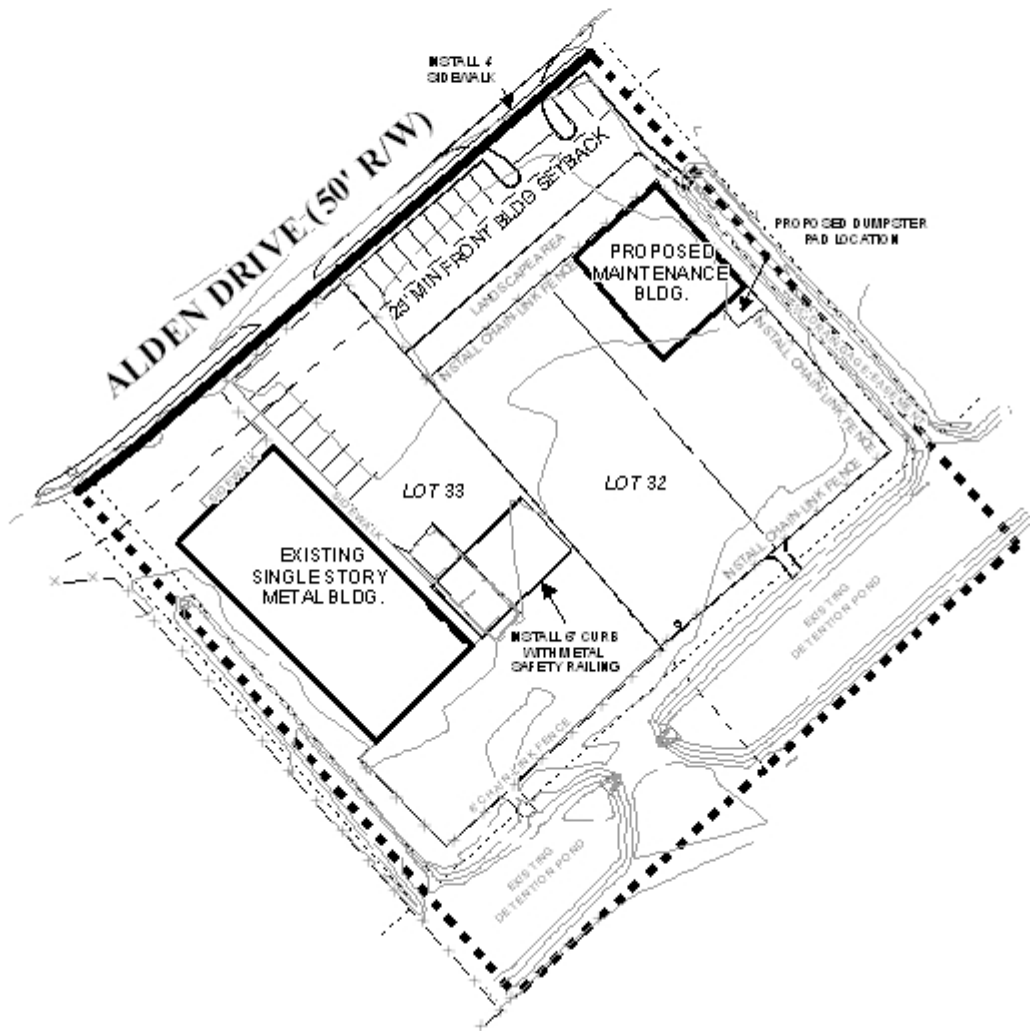
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NTS

SITE PLAN



This site plan illustrates existing / proposed structures and lot configuration.

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NTS