

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: April 17, 2008****DEVELOPMENT NAME**

UNO Subdivision

LOCATION

East side of Sollie Road, 800'± South of Shadow Creek Drive.

SUBDIVISION NAME

UNO Subdivision

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential District

AREA OF PROPERTY

1 Lot / 5.3 + Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow garage parking structures and parking reconfigurations for a twenty building residential apartment complex.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Show any applicable special flood hazard areas on plat and minimum finished floor elevation, if applicable. 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. As much as practicable, all storm runoff from the site shall be captured onsite and properly routed and shall not discharge onto City ROW. The capacity of the receiving drainage system(s) need to be verified.

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

Shall comply with Section 508.5.1 of the 2003 IFC.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development to allow garage parking structures and parking reconfigurations for a twenty building residential apartment complex.

The applicant is requesting a slight change in the site plan of a previously approved Planned Unit Development. The site plan for the previously approved PUD, from the November 1, 2007 Planning Commission meeting, was approved site specific; therefore, any changes to the approved Planned Unit Development must be approved by the Planning Commission.

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.

Due to the previous issues with this site, it should once again be pointed out that PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

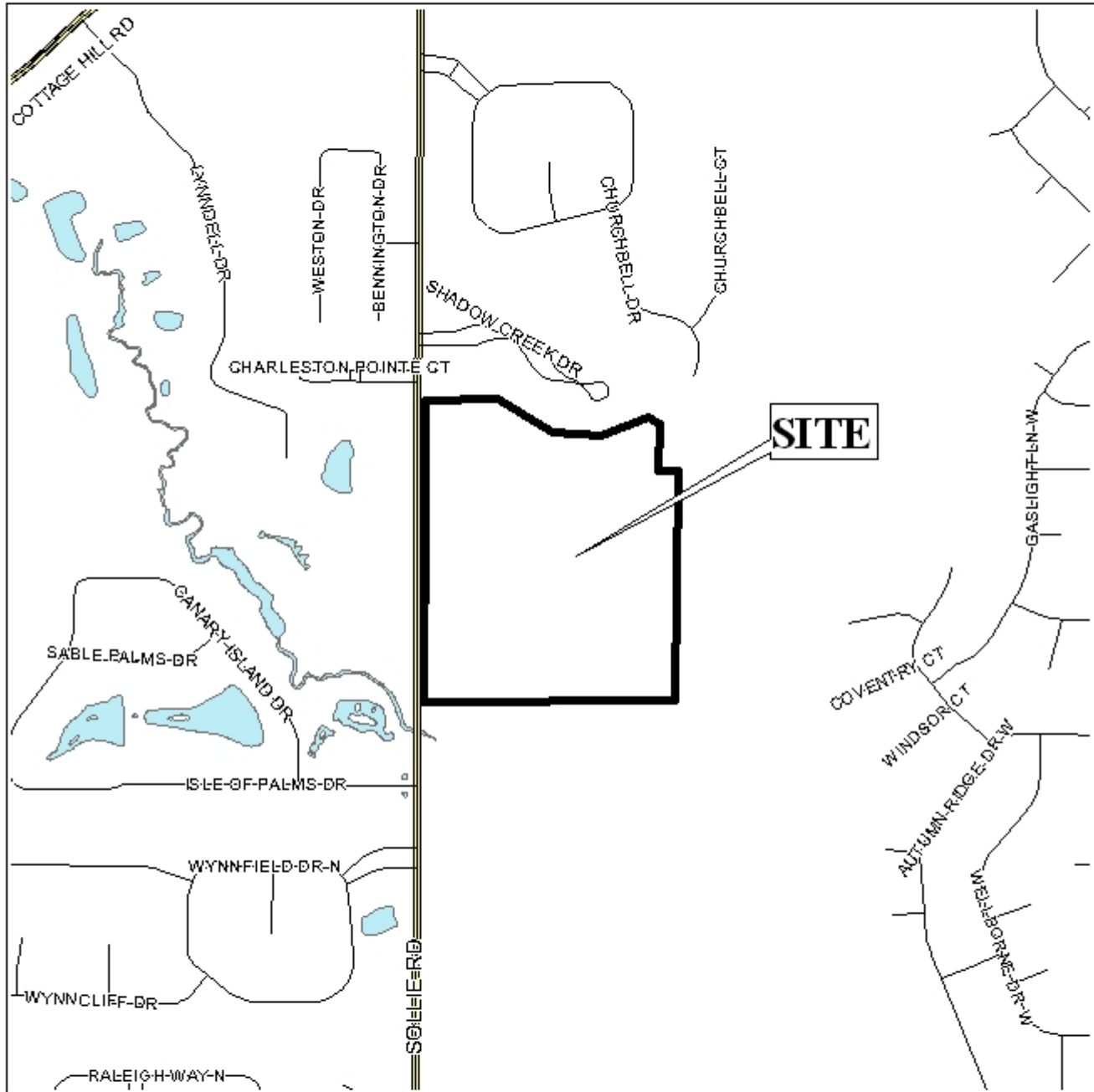
The only change in the previously approved Planned Unit Development is the addition of twelve covered parking canopies over 80 parking spaces to provide covered parking for residents.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following condition:

- 1) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



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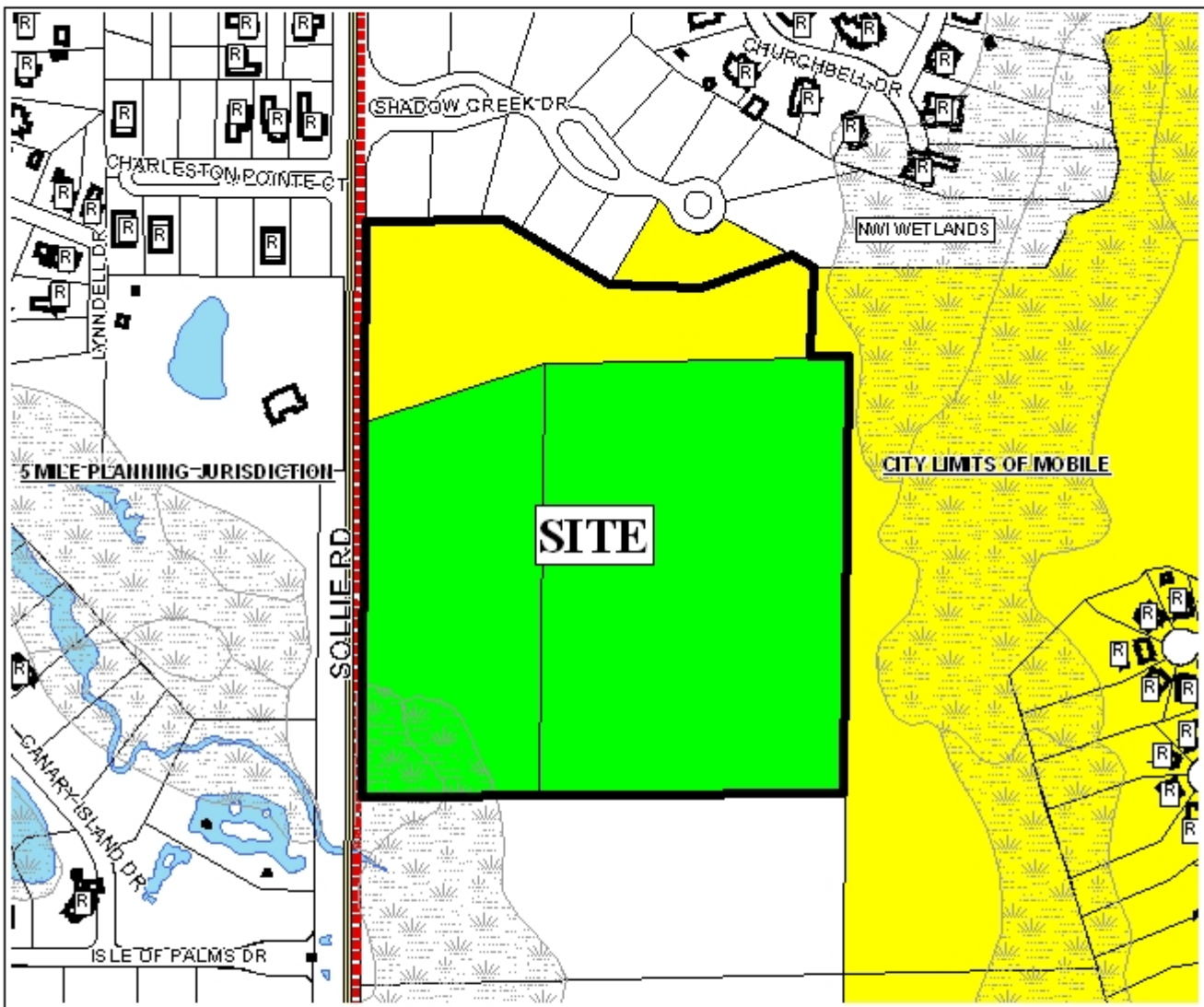
APPLICANT UNO Subdivision

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use and contains R-2 and R-3 zoning.

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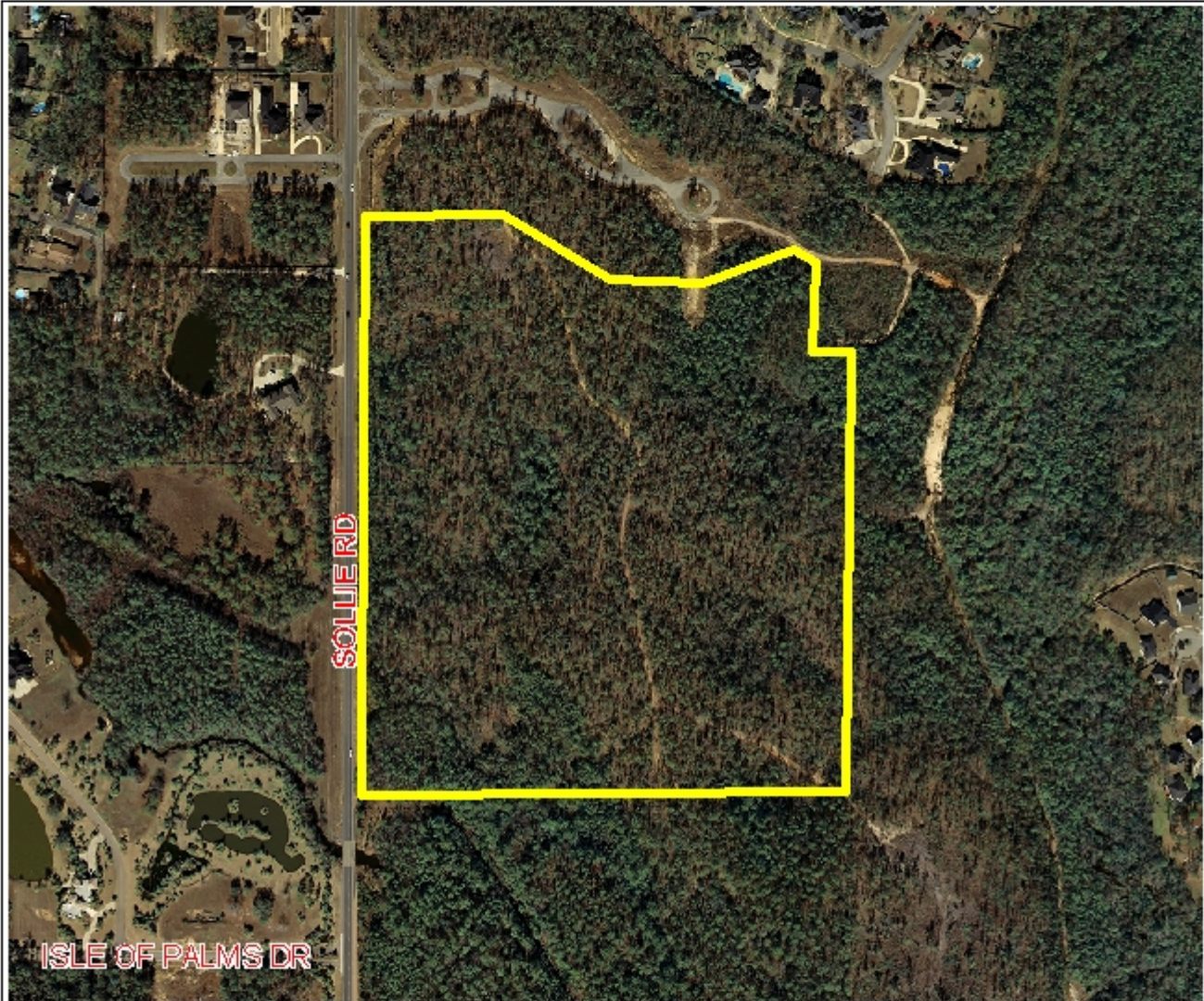
REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	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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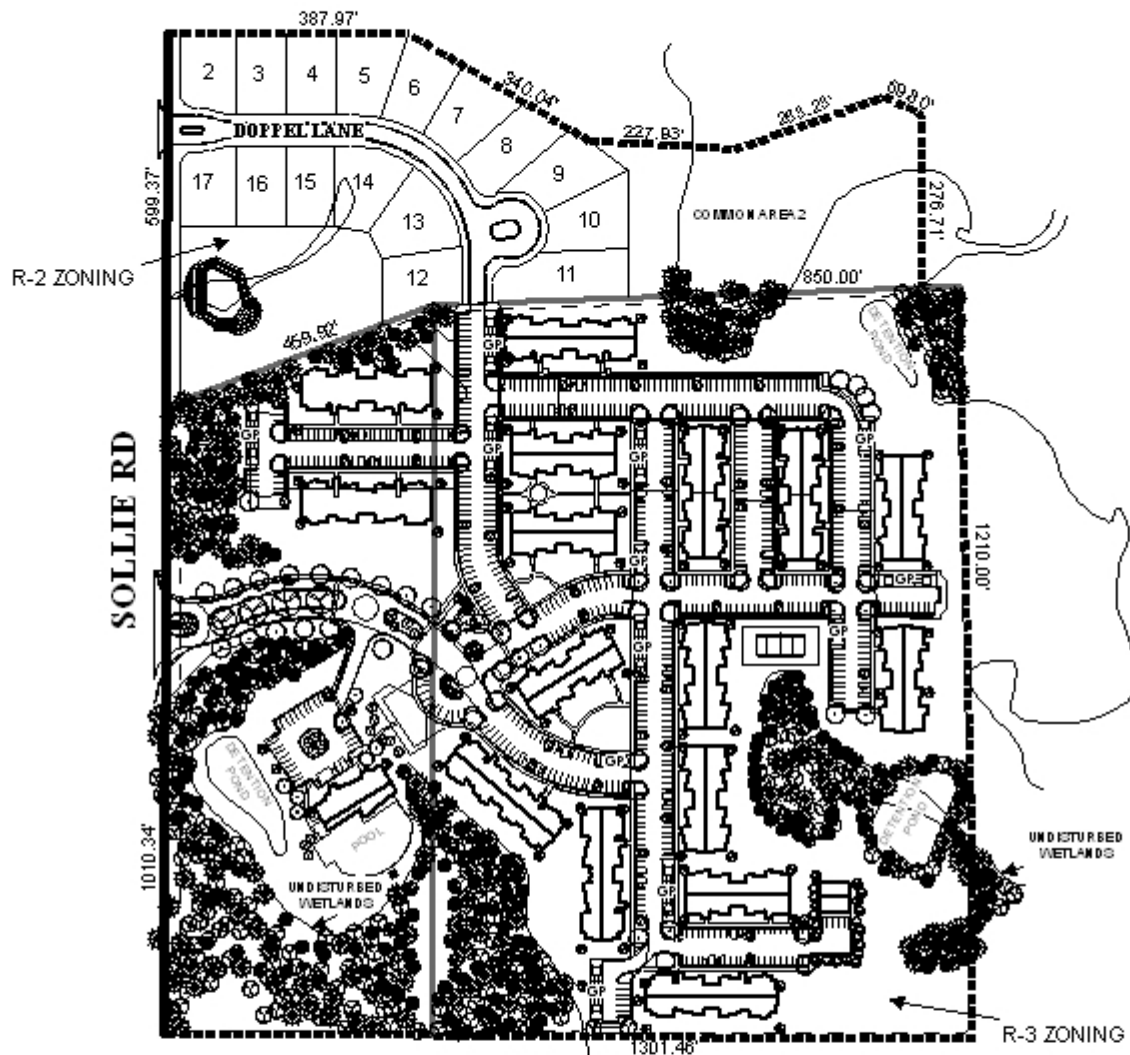
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SITE PLAN



This site plan illustrates the addition of garage parking structures (GP) and minor changes in parking configuration.

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