

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 19, 2007****DEVELOPMENT NAME**

Paul Persons

SUBDIVISION NAME

Lot 1, Paul Persons Subdivision

LOCATION4474 Halls Mill Road
(North side of Halls Mill Road, 1825'+ West of Riviere Du
Chien Road)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 5.3 ± Acre

CONTEMPLATED USE

buildings on a single building site.

Planned Unit Development Approval to allow multiple

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

All storm water shall be captured on-site; if water is concentrated onto an adjacent property owner, a release agreement is required. All storm water should be conveyed to the existing detention pond. Verify that the pond has the capacity for the additional runoff. 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.

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, with local amendments, and the 2003 International Existing Building Code.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site.

The site was the subject of previous combined PUD, Zoning and Subdivision applications that were withdrawn by the applicant due to outstanding issues. A subsequent PUD application was approved, and appropriate building permits obtained, to bring the site into compliance with the Zoning Ordinance for development that occurred without appropriate approvals. This application is to accommodate additional development.

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.

North of the site are single-family homes and vacant land in an R-1, Single-Family Residential District, while East and South of the site are commercially zoned properties with primarily commercial uses. West of the site are apartments in a B-1, Buffer Business District.

The existing and proposed buildings are served by an existing common driveway that has one curb-cut onto Halls Mill Road. The driveway, has a cul-de-sac at the terminus that is approximately 80 feet in diameter.

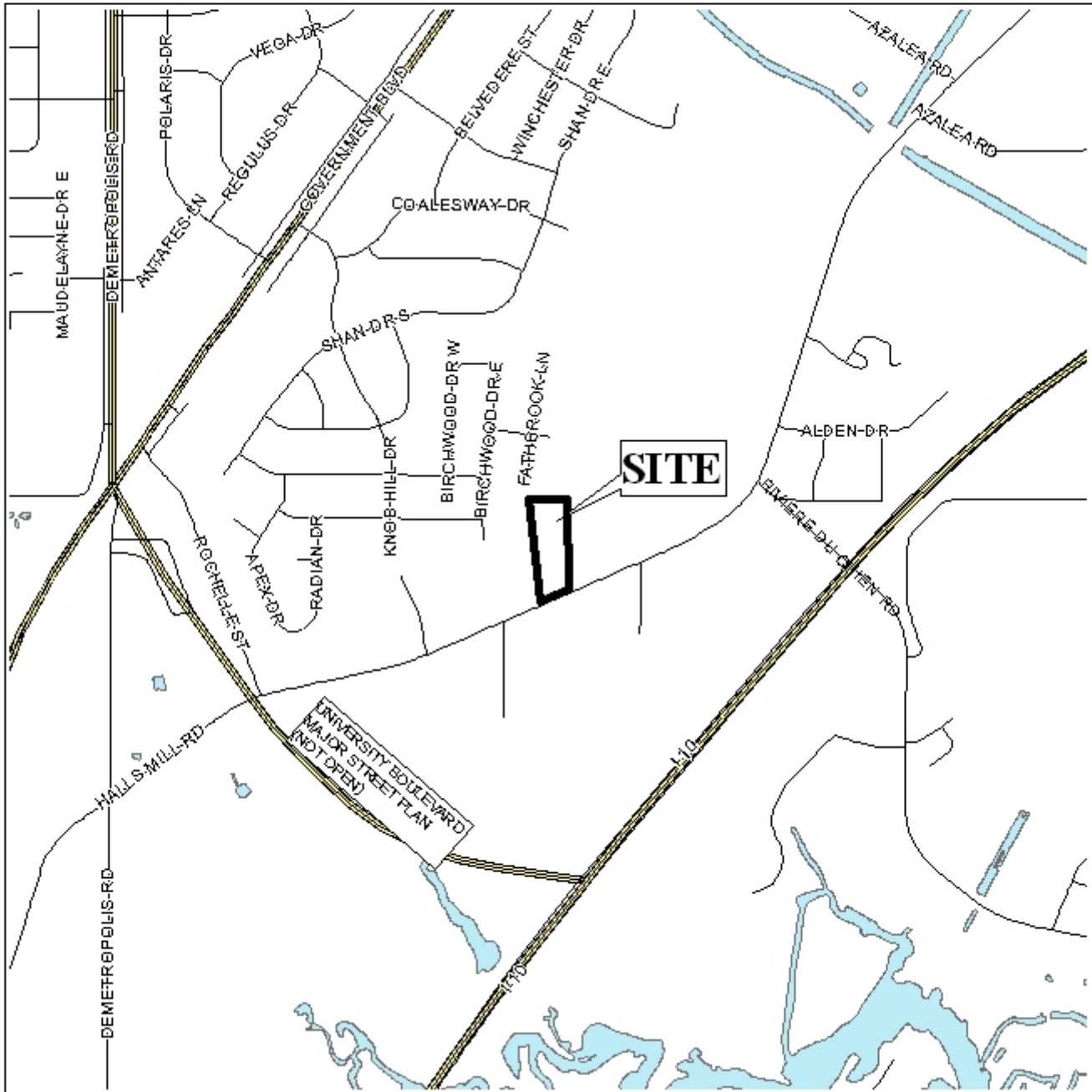
The site plan shows proposed new development occurring at the rear of the lot. This design implies that the front, Southwest portion of the lot will be developed at a future date, either through expansion of the existing development, or a new business.

It should also be noted that when the zoning for the site was changed in 1997 from B-1, Buffer Business District, to B-3, Community Business District, one of conditions for the rezoning was *“provision of a 20 foot buffer strip, to be left in a natural vegetative state with in-fill plantings as determined necessary by the Land Use Staff, along the North and West property lines.”* The site plan for the application in question depicts a 10 foot buffer on the North and West sides, adjacent to the proposed new construction, which would not comply with the conditions of the approved rezoning. The purpose of the buffer was to protect existing residential development that is adjacent to the site. An application has been submitted to remove the existing zoning conditions, and is scheduled for the August 2, 2007 meeting of the Planning Commission.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the August 2nd meeting so that it may be considered with the associated Zoning application.

LOCATOR MAP



APPLICATION NUMBER 30 DATE July 19, 2007

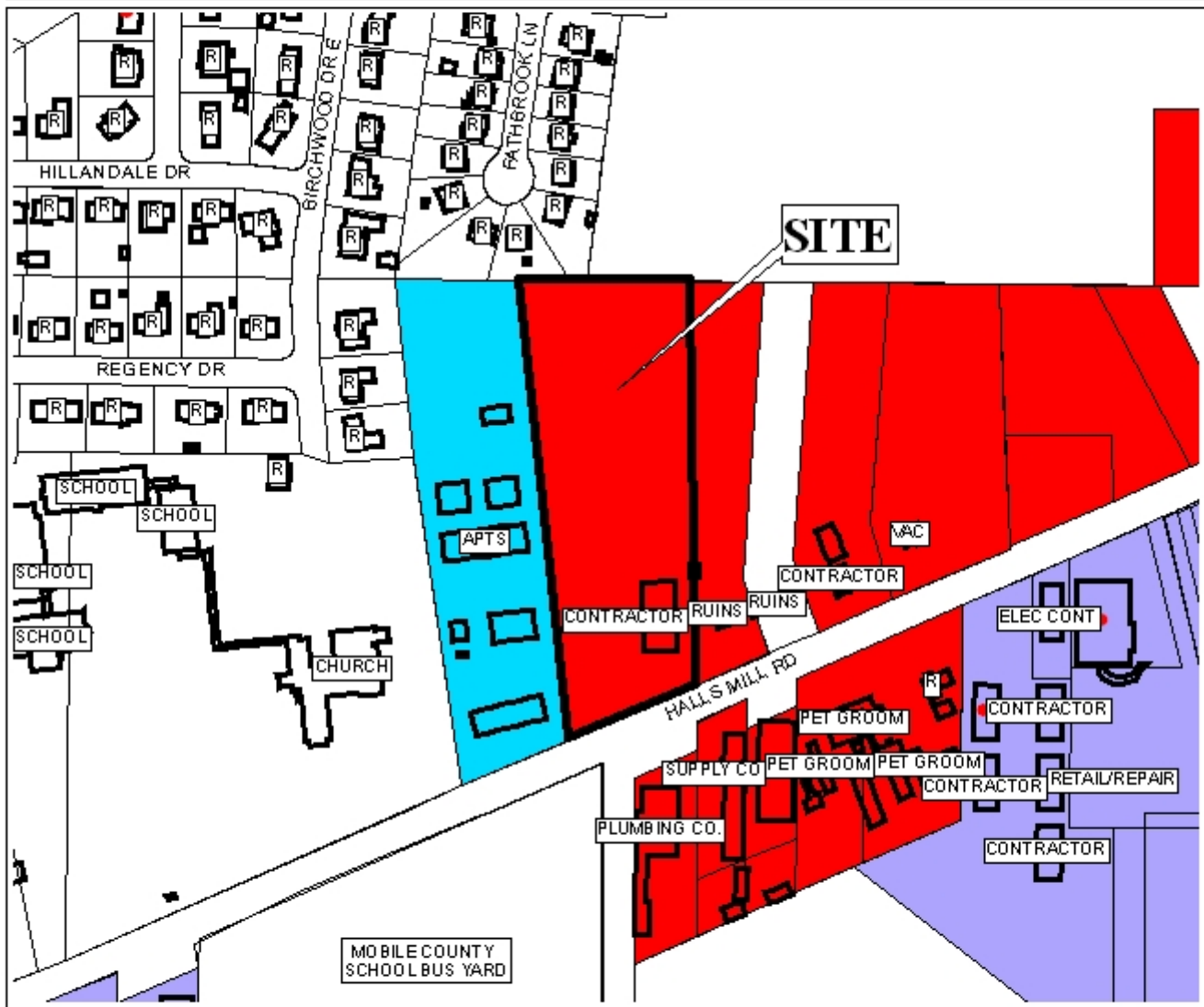
APPLICANT Paul Persons

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by various landuse.

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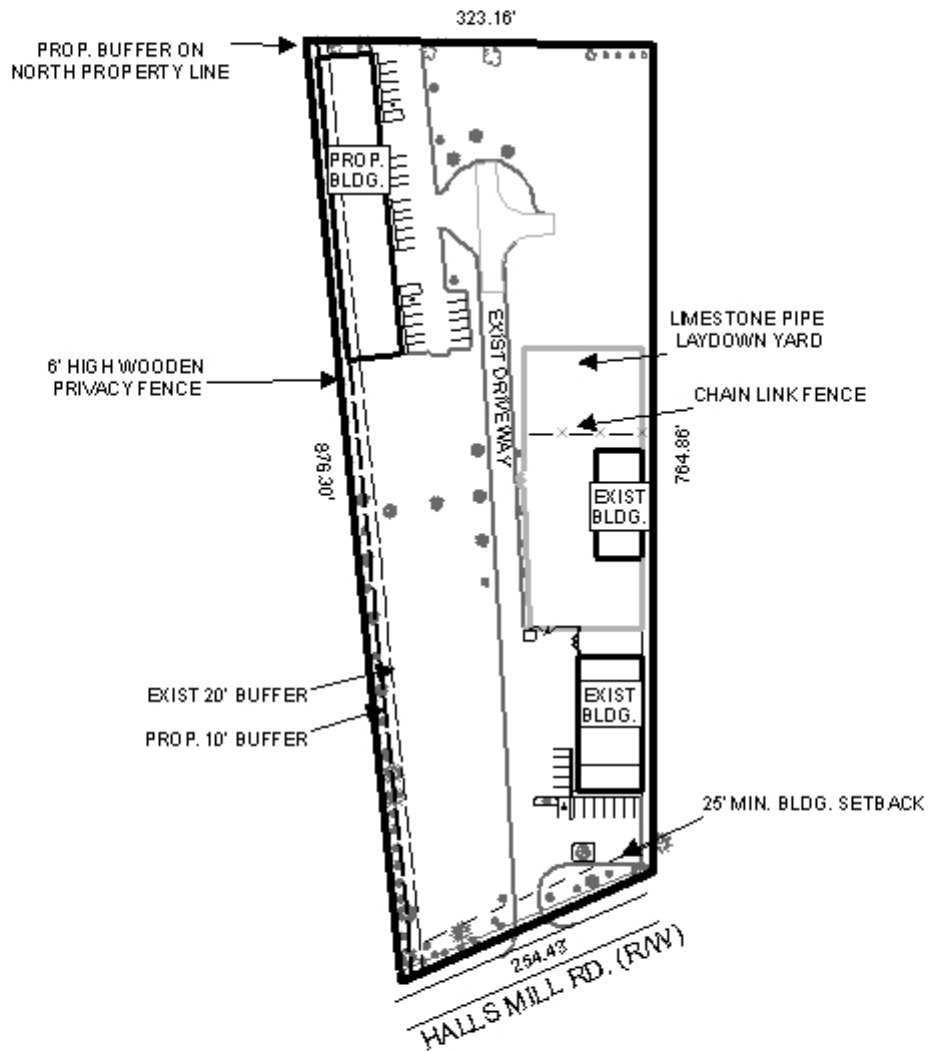
REQUEST Planned Unit Development

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
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SITE PLAN



This site plan illustrates proposed/existing buildings, parking, and proposed/existing buffers.

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