

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

DEVELOPMENT NAME Northside, Ltd

SUBDIVISION NAME American Red Cross Subdivision

LOCATION Southwest corner of North Sage Avenue and Dauphin Square Connector

CITY COUNCIL DISTRICT District 1

PRESENT ZONING B-3, Community Business District

AREA OF PROPERTY 3 Lots / 8.7± acres

CONTEMPLATED USE Planned Unit Development approval to allow shared access between two building sites, and Subdivision approval to create three legal lots from three metes and bounds parcels.

TIME SCHEDULE FOR DEVELOPMENT Immediately

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).

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

FIRE DEPARTMENT
COMMENTS

No comments.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites, and Subdivision approval to create three legal lots of record from three metes and bounds parcels.

The existing site is currently undeveloped; however, the northeast portion was the site of a multiplex movie theater. The theater was demolished several years ago; therefore, the site is proposed to be redeveloped.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site fronts onto Dauphin Street, a major street, with a right-of-way illustrated as 122-feet, North Sage Avenue, and Dauphin Square Connector, both minor street, with a right-of-way of 50-feet. All streets meet the required right-of-way widths as required by the Major Street Component of the Comprehensive Plan. Because of the location of the facility, access management is a concern. The development should be limited to one curb-cut onto the Dauphin Street, two curb cuts to North Sage Avenue and two curb cuts to Dauphin Square Connector, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards.

The site illustrates the proposed building, and parking spaces; however, waste receptacles, such as a dumpster, are not reflected on the site plan, nor are any trees or landscaped areas: the site must be brought into compliance with the Zoning Ordinance, including the provision of trees and landscaping.

The site is not adjacent to residential uses; therefore not subjected to buffer requirements. In order to further minimize the impact of the site on nearby residential uses, any on-premise lighting must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically lighting must not shine directly into adjacent residential properties or into traffic, and parking areas must be illuminated during their operation at night, if applicable.

RECOMMENDATION

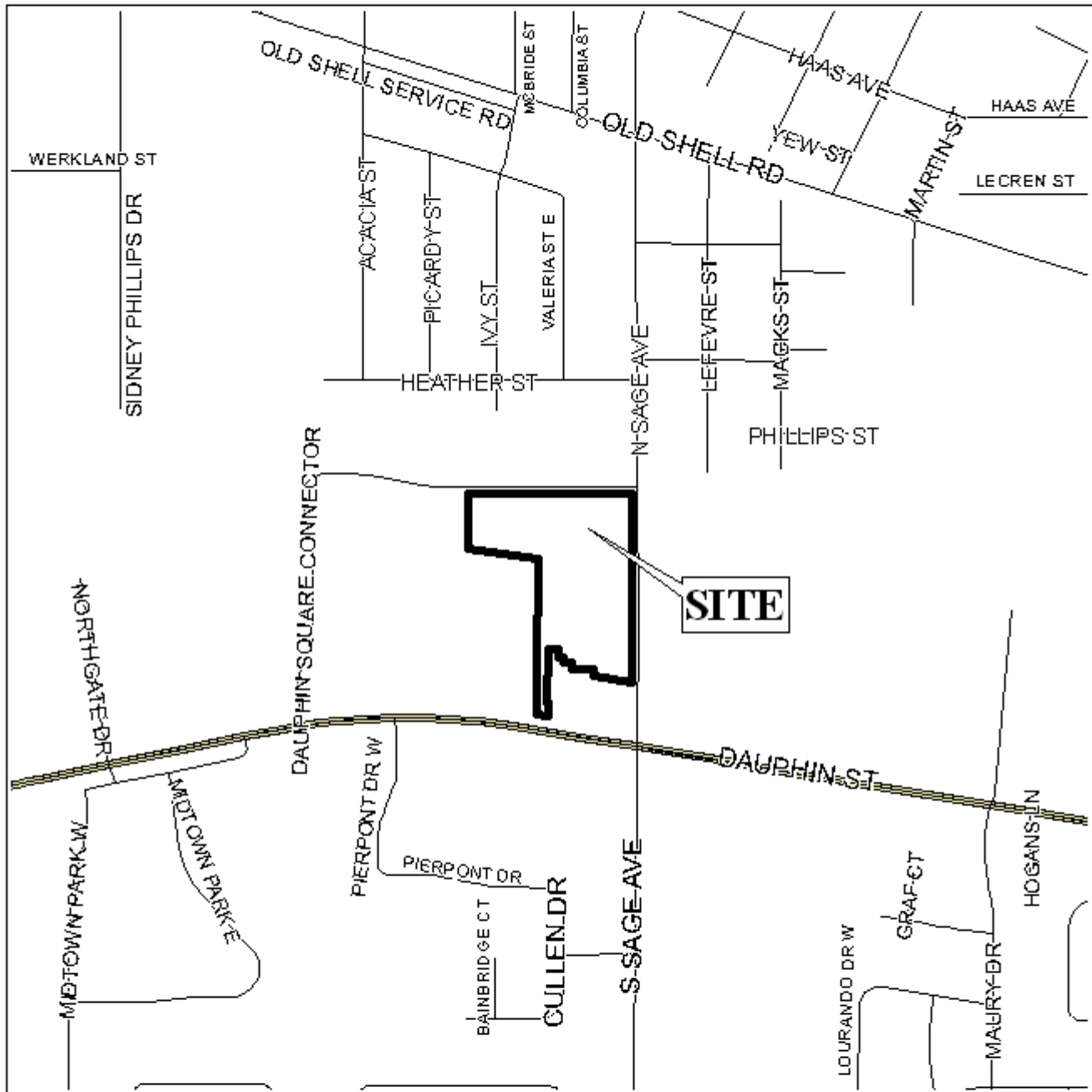
Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) the placement of a note on the Final Plat stating the development be limited to one curb-cut onto the Dauphin Street, two curb cuts to North Sage Avenue and two curb cuts to Dauphin Square Connector, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards; and
- 2) the placement of the 25-foot building setbacks on the Final Plat.

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

- 1) the submission of full Planned Unit Development applications prior to the development of Lots 2 and 3;
- 2) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



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APPLICANT Northside, Ltd

REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous landuse.

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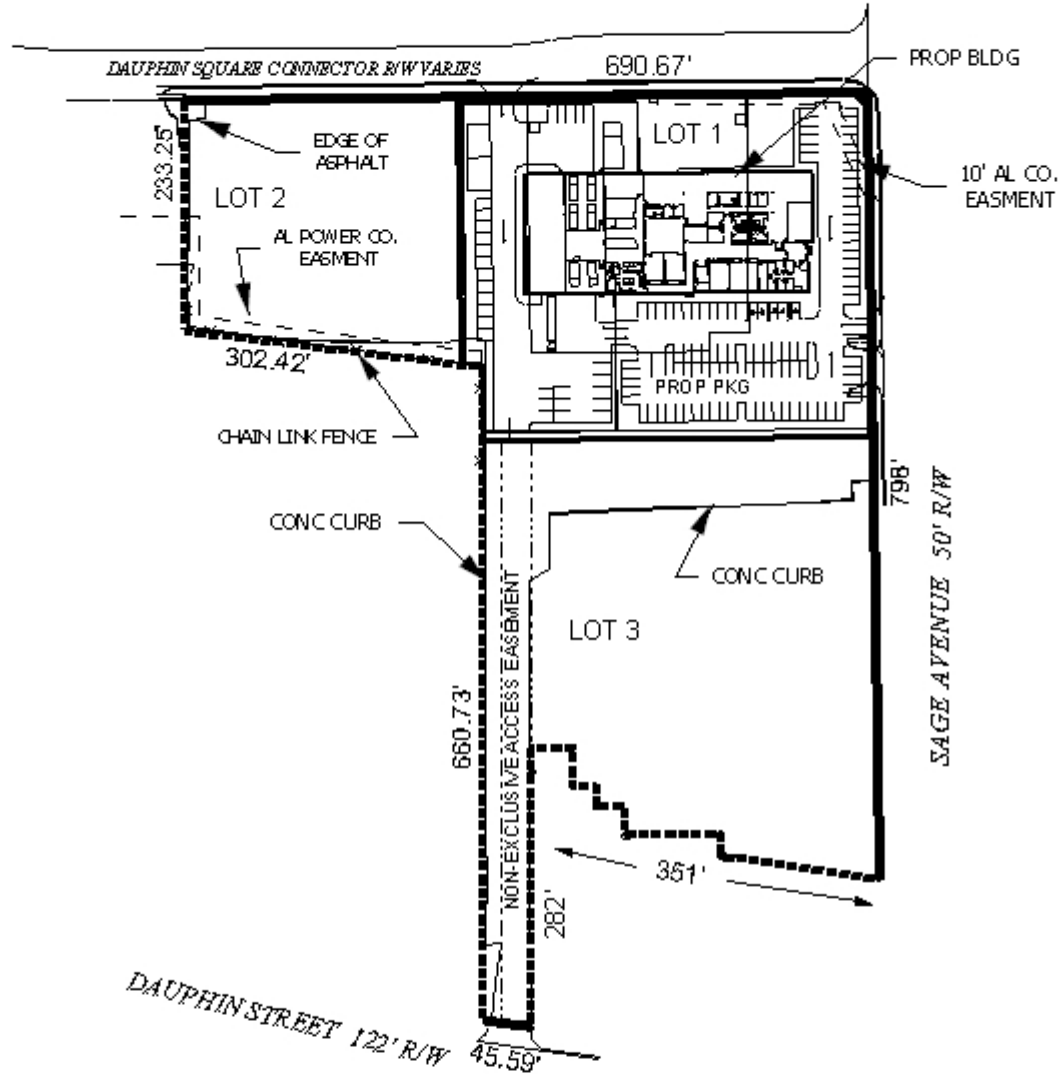
REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site plan illustrates proposed lots, building, parking, and easements.

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