

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: April 17, 2008****DEVELOPMENT NAME**Downtown West Subdivision, Unit Six, Resubdivision of  
Lots 34, 35, 36 & 37, Resubdivision of Lots 1 & 2**SUBDIVISION NAME**Downtown West Subdivision, Unit Six, Resubdivision of  
Lots 34, 35, 36 & 37, Resubdivision of Lots 1 & 2**LOCATION**4344 Downtowner Loop South  
(North side of Downtowner Loop South, 300'± East of  
Downtowner Loop West)**CITY COUNCIL  
DISTRICT**

District 5

**AREA OF PROPERTY**

1-lot/ 1.3± acres

**CONTEMPLATED USE**Planned Unit Development Approval to allow two  
buildings on a single building site.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING****COMMENTS**Must comply with all storm water and flood control  
ordinances. Need to verify capacity of receiving storm drainage system. 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**Shall comply with Section 508.5.1 and D103.4 of the 2003  
IFC.

**REMARKS**

The applicant is seeking Subdivision Approval to create one lot from three existing legal lots of record, and Planned Unit Development Approval to allow two buildings on a single building site. The site is located in Council District 5, and according to the application is served by public water and sanitary sewer.

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.

Regarding the proposed subdivision, the site is served by public water and sanitary sewer services and would meet the minimum requirements of the subdivision. The site fronts Downtowner Loop South, a minor street with a 60' right-of-way. The preliminary plat indicates that the existing driveway curb cut is to remain; therefore, as a means of access management, the site should be limited to the existing curb cut to Downtowner Loop South with its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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 site is zoned B-3, Community Business District, thus the uses as listed in the chart of permitted uses is allowed by right. Furthermore, this district allows up to 50% site coverage and a 25-foot front yard setback and zero-foot side and rear yard setbacks.

Regarding the PUD, the site plan submitted indicates an existing commercial office building and a proposed second office building for the site. No narrative was submitted giving a detailed description of use for the proposed building; however, the application states that the construction will begin immediately following approvals. The site plan submitted indicates all property line setbacks to be compliant, and site coverage is determined to be compliant graphically, however, no site coverage calculations are given. Internal circulation and parking is indicated, and no indication of truck loading/unloading, if any, is indicated. Only the existing curb cut to Downtowner Loop South is shown to remain. There are no parking calculations provided based on internal square footage uses of the buildings, and no landscaping areas and tree plantings are

shown or calculations provided. No storm water detention area is indicated, but no verification is furnished that such would not be required. No dumpster is depicted on the site plan. If a dumpster is proposed, it should be depicted on the site plan, or a statement should be provided indicating that no dumpster will be included as part of the development.

**RECOMMENDATION**

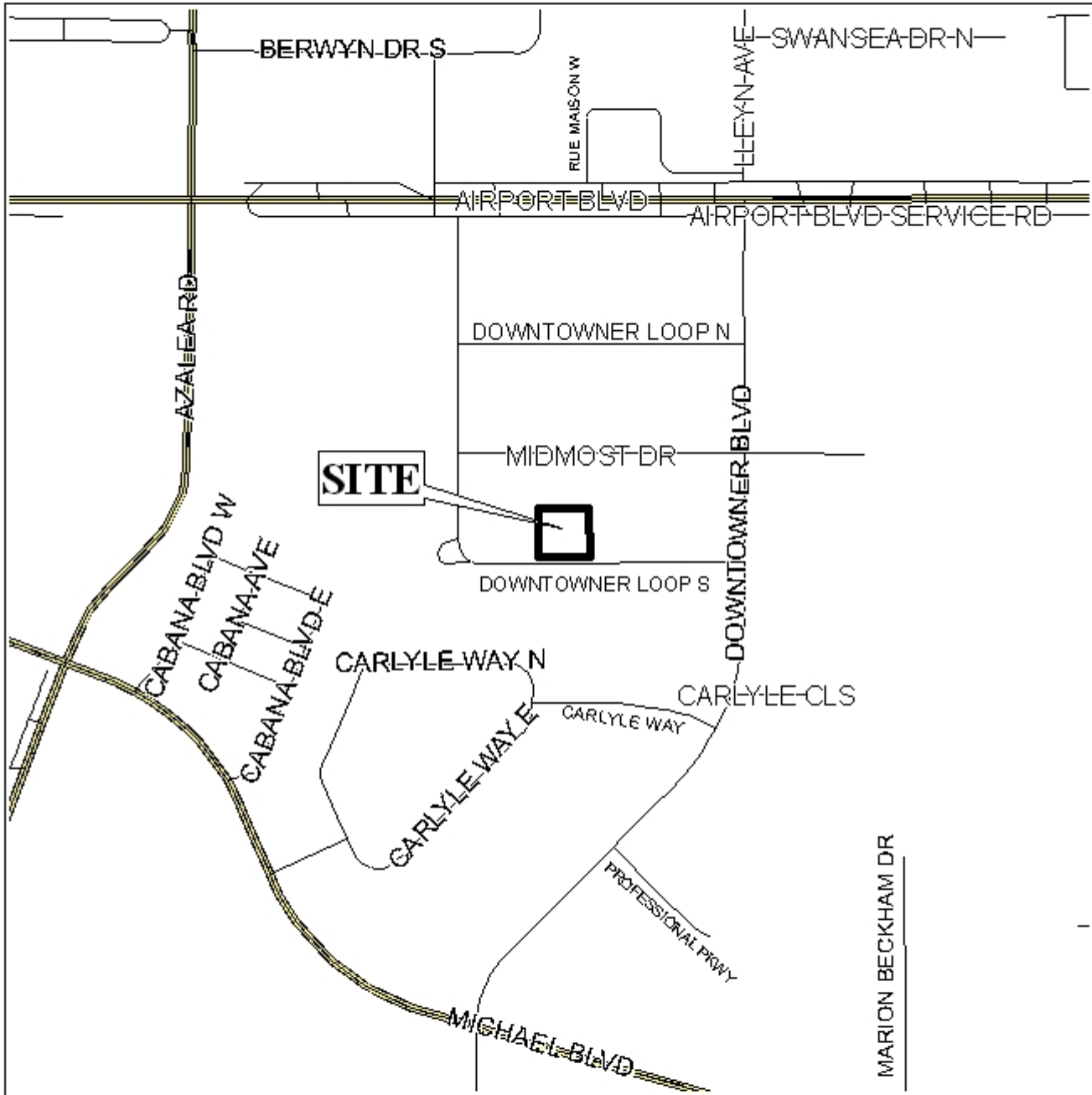
**Subdivision:** Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat limited the development to one curb cut, with the size, design and location to be approved by Traffic engineering and conform to ASSHTO standards.

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

- 1) inclusion of a narrative giving a detailed description of the use of the proposed building and a timetable for expansion;
- 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees;
- 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any); and
- 4) submittal of two copies of the revised site plan to indicate all improvements based on the preceding conditions.

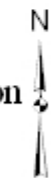
# LOCATOR MAP



APPLICATION NUMBER 31 & 32 DATE April 17, 2008

APPLICANT Downtown West Investment Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36, & 37, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A supply company is located west of the site, offices are to the north, east, and south.

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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
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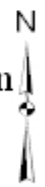


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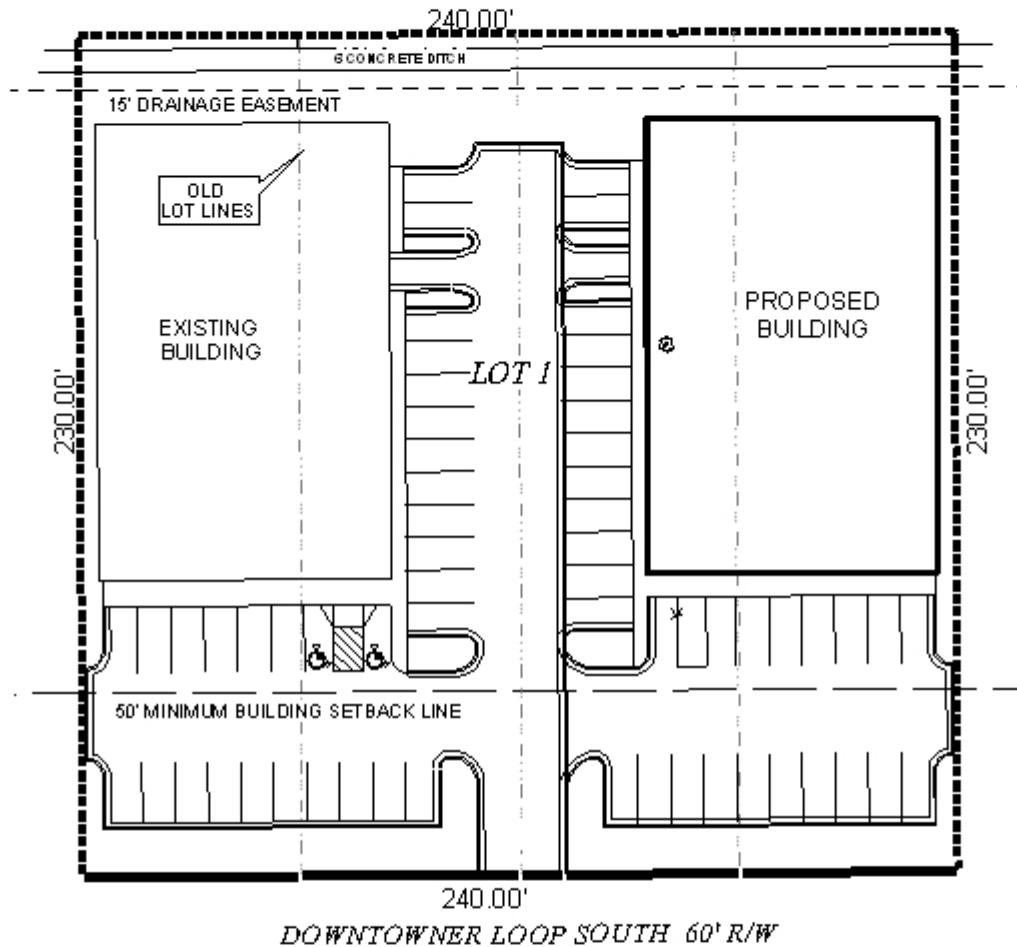
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# SITE PLAN



The site plan illustrates setbacks, easements, existing and proposed buildings, and old lot lines.

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