

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 19, 2007****DEVELOPMENT NAME** Mikell Taylor**LOCATION** 2469 Bragdon Avenue
(Northwest corner of Burden Lane and Mobile Street, extending West to the Illinois Central Gulf Railroad right of way and North to Bragdon Avenue)**CITY COUNCIL
DISTRICT** District 1**PRESENT ZONING** I-1, Light Industry**AREA OF PROPERTY** 9.3± Acres**CONTEMPLATED USE** Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on an existing industrial site and an aggregate parking area.**TIME SCHEDULE
FOR DEVELOPMENT** Immediate**ENGINEERING
COMMENTS** The applicant is responsible for verifying if the site contains wetlands. 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. Standard driveway width for two-way traffic is twenty-four feet and thirty-six feet for three lanes. Changes should be made to accommodate the standard.

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).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on an existing industrial site and an aggregate parking area.

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.

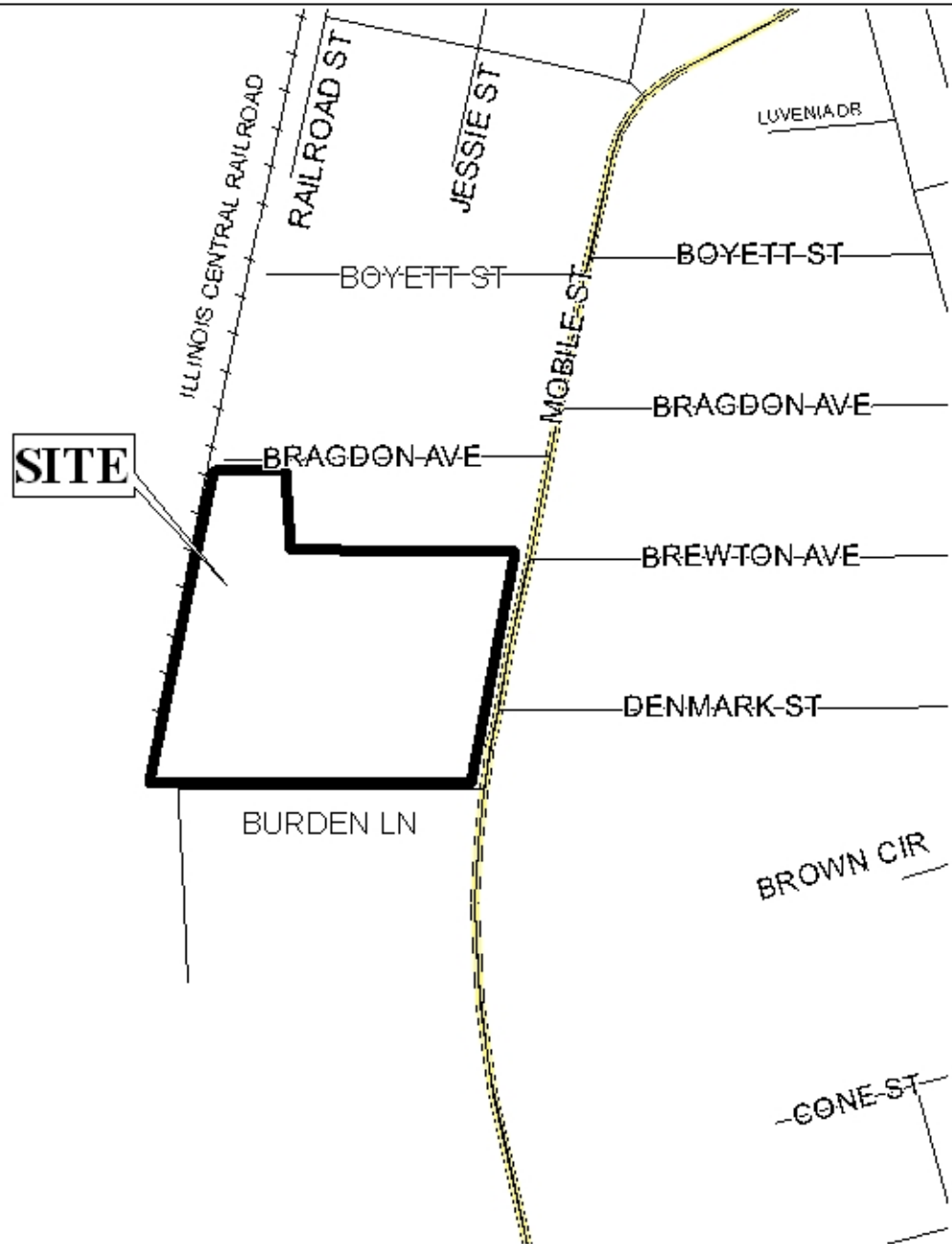
The plan illustrates the existing and proposed buildings, landscaping and green area, and 34 parking spaces on an aggregate surface.

Typically, aggregate would be allowed for laydown purposes such as pipe storage, and/or heavy machinery storage area. However, since this area is for vehicular parking, since truck access is prohibited from Bragdon Avenue, aggregate is not an approved parking surface. Therefore, the parking surface should be concrete, asphalt or an approved alternative paving surface.

RECOMMENDATION

Based on the preceding, this application is recommended for denial.

LOCATOR MAP



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APPLICANT Mikell Taylor

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the north and east of the site. Churches are located to the north and east of the site. A cemetery is located to the southeast of the site.

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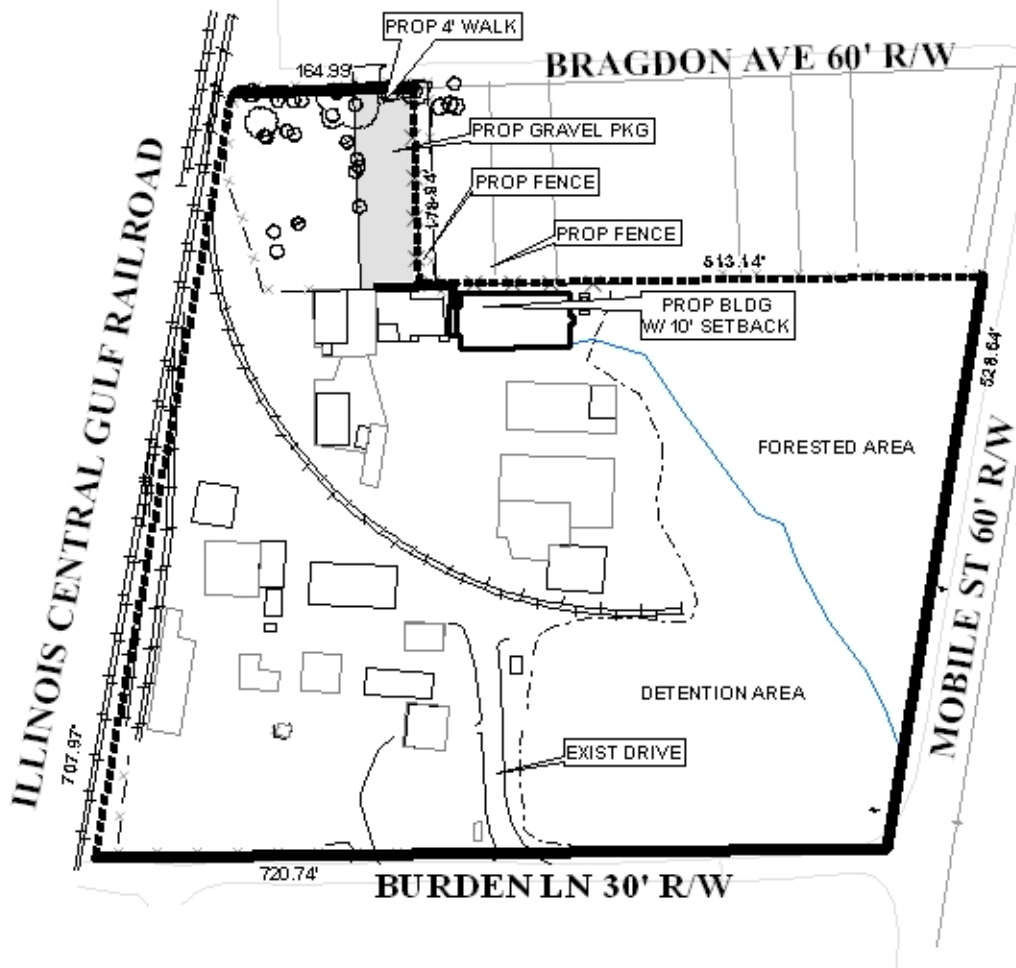
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LEGEND

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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SITE PLAN



The site plan illustrates the proposed building, landscaping, proposed drive, proposed parking, and existing drive

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