

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 5, 2012****SUBDIVISION NAME**

Highland Professional Park Subdivision, Re-subdivision of Lots 2 & 3, Resubdivision of Lot 2B

DEVELOPMENT NAME

Highland Professional Park Subdivision, Re-subdivision of Lots 2 & 3, Resubdivision of Lot 2B

LOCATION6144 Airport Boulevard
(North side of Airport Boulevard, 150'± East of Highland Woods Drive East)**CITY COUNCIL****DISTRICT**

District 6

AREA OF PROPERTY

2-Lots/7.6± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites and Subdivision approval to shift an interior lot line between two legal lots of record.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

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**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is seeking Subdivision approval to shift an interior lot line between two legal lots of record and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.

The site is currently an orthopedic medical facility, which provides medical services and a vacant lot. The applicant plans to increase the size of the developed lot to provide more parking for the medical facility.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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.

With regard to the proposed subdivision, the lots meet the minimum size requirements of the Subdivision Regulations. However, Lot 2C does not have frontage on a public street, and while the entrance boulevard functions as a private street and was constructed to City of Mobile standards, it does not meet the technical requirements of a private street because it is in fact a part of Lot 3 (of the original development) and not a private street right-of-way. As the subdivision and PUD were approved prior to the adoption of the private street standards of the Subdivision Regulations, consideration should be given to the functionality and construction standard of the entrance boulevard. If approved, a waiver of Section VIII.E.2.c. will be required.

As the site is a PUD, and new construction is proposed, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required as well. Information on the

site plan indicates that adequate area for compliance with the landscaping requirements of the Zoning Ordinance is noted on the site plan. Information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

The proposed site plan illustrates the existing buildings with the proposed addition of the parking areas and the location of the dumpster: it should be noted that ALL dumpsters/compactors must meet the buffer requirements of the Zoning Ordinance and be screened with a minimum six-foot solid privacy fence. Also, since the site is adjacent (North and East) to residentially zoned properties, compliance with Section 64-4.D.1., would be required.

The plat and site plan show a 15-foot wide buffer, which was required when the site was originally developed. This buffer should be shown on the Final Plat and site plan if approved.

Lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance.

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.

RECOMMENDATION

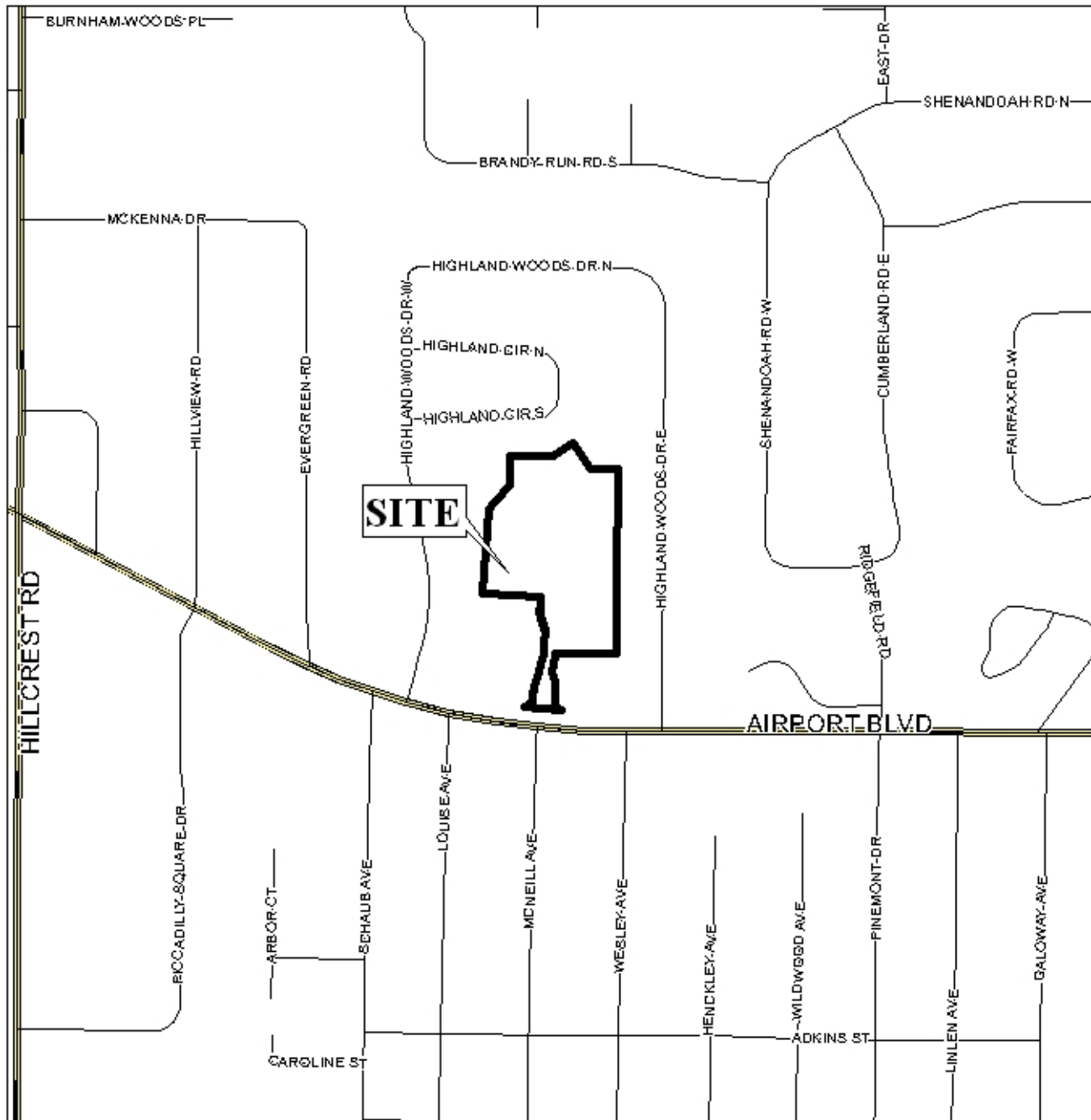
Subdivision: The request is recommended for tentative approval, subject to the following conditions:

- 1) provision of the 15' buffer along the East property line, as shown on the plat submitted, and required by the original approval;
- 2) provision that the subdivision be completed prior to the issuance of any permits;
- 3) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and
- 4) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat.

Planned Unit Development: Based on the preceding Planned Unit Development (PUD) request is recommended for recommended for approval, subject to the following conditions:

- 1) limited to the site plan submitted, any significant modification will require new application(s) to the Planning Commission;
- 2) provision of the 15' buffer and 6' privacy fence along the East property line, as shown on the plan submitted (and required by the original approval), buffer area to be landscaped;
- 3) compliance with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;
- 4) compliance with the tree and landscaping requirements of the Zoning Ordinance for new construction; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 32 & 33 DATE July 5, 2012

APPLICANT Highland Professional Park Subdivision, Resubdivision of Lots 2 & 3, Resubdivision of Lots 2B

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Apartments are located to the west of the site. Single-family residences are located to the north and east of the site. Businesses are located to the south of the site.

APPLICATION NUMBER 32 & 33 DATE July 5, 2012

APPLICANT Highland Professional Park Subdivision, Resubdivision of Lots 2 & 3, Resubdivision of Lots 2B

REQUEST Subdivision, Planned Unit Development

LEGEND

														NTS
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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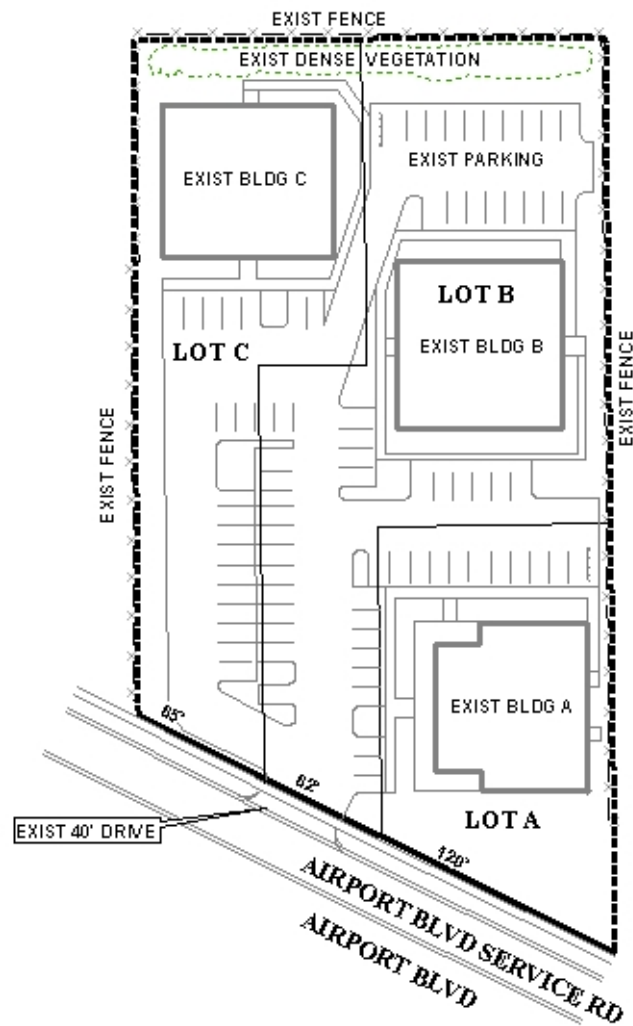
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SITE PLAN



The site plan illustrates the existing offices, parking, and proposed lot configuration.

APPLICATION NUMBER 34 & 35 DATE July 5, 2012

APPLICANT Airport-Providence Subdivision

REQUEST Subdivision, Planned Unit Development

