

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: March 6, 2008****DEVELOPMENT NAME**

Magnolia Properties, LLP

SUBDIVISION NAME

Magnolia Business Park

LOCATION

Northwest corner of South University Boulevard and Aurelia Street

**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

2 lot / 1.2± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access between two building sites, and Subdivision Approval to create two legal lots from a metes and bounds parcel.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Given

ENGINEERING

Need to analyze the receiving drainage system's ability to adequately handle the flow. 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 conform to AASHTO standards. The shown parking is below city standards. Parking spaces should be nine feet wide and eighteen feet long with a twenty-four foot aisle width.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow shared access between two building sites, and Subdivision Approval to create two legal lots from a metes and bounds parcel. The site is located in Council District 6, and according to the applicant is served by public water and sewer.

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.

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.

As already mentioned, the site is a metes and bounds parcel located at the intersection of Aurelia Street and University Boulevard.

The applicant states that, if approved, Lot 2 will be sold and that the buyer will be required to construct a building similar to the existing building on Lot 1. A Planned Unit Development is requested to allow the two lots to share access via the existing drive located on Lot 1. However, since no development is currently proposed for Lot 2 and Planned Unit Development Approvals are site plan specific, a Planned Unit Development application is premature at this time.

The site fronts University Boulevard to the East, a major street with no right-of-way indicated, and Aurelia Street to the South, a minor street with 50' of right-of-way. The subdivision plat should be revised to minimum 50' of right-of-way from the centerline of University Boulevard. Furthermore, as the applicant is requesting shared access between the two lots via an existing drive, the lots should be denied direct access to University Boulevard and limited to one curb cut each to the existing private drive; and a Planned Unit Development will be required when Lot 2 is developed.

The site is zoned B-1, Buffer Business District. Directly across Aurelia Street, South of the site, and across University Boulevard to the East, are residentially zoned properties; thus, the applicant shall provide a buffer, in compliance with Section 64-4 of the Zoning Ordinance, where the site abuts residential property.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the subdivision plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

The site plan does not indicate the minimum building setback lines along the street frontages, which should be addressed prior to signing the final plat.

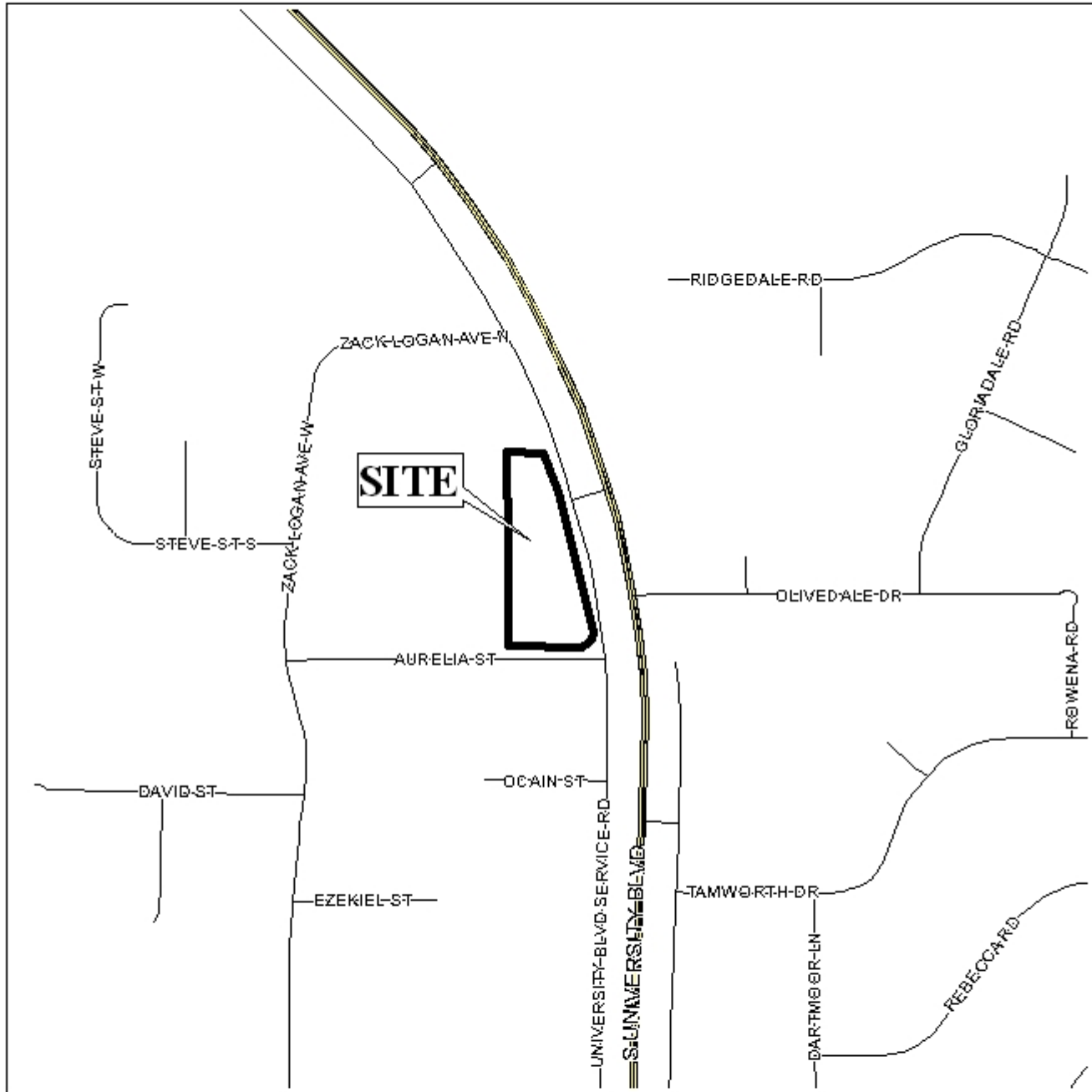
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

RECOMMENDATION

Subdivision: Based on the preceding, it is recommended that this application be held over to coincide with the Planned Unit Development.

Planned Unit Development: Based on the preceding, it is recommended that this application be held over 30 days to allow the applicant to submit a site plan for Lot 2 or withdraw the application. Revised drawings should be submitted by March 17, 2008.

LOCATOR MAP



APPLICATION NUMBER 40 & 41 DATE March 6, 2008

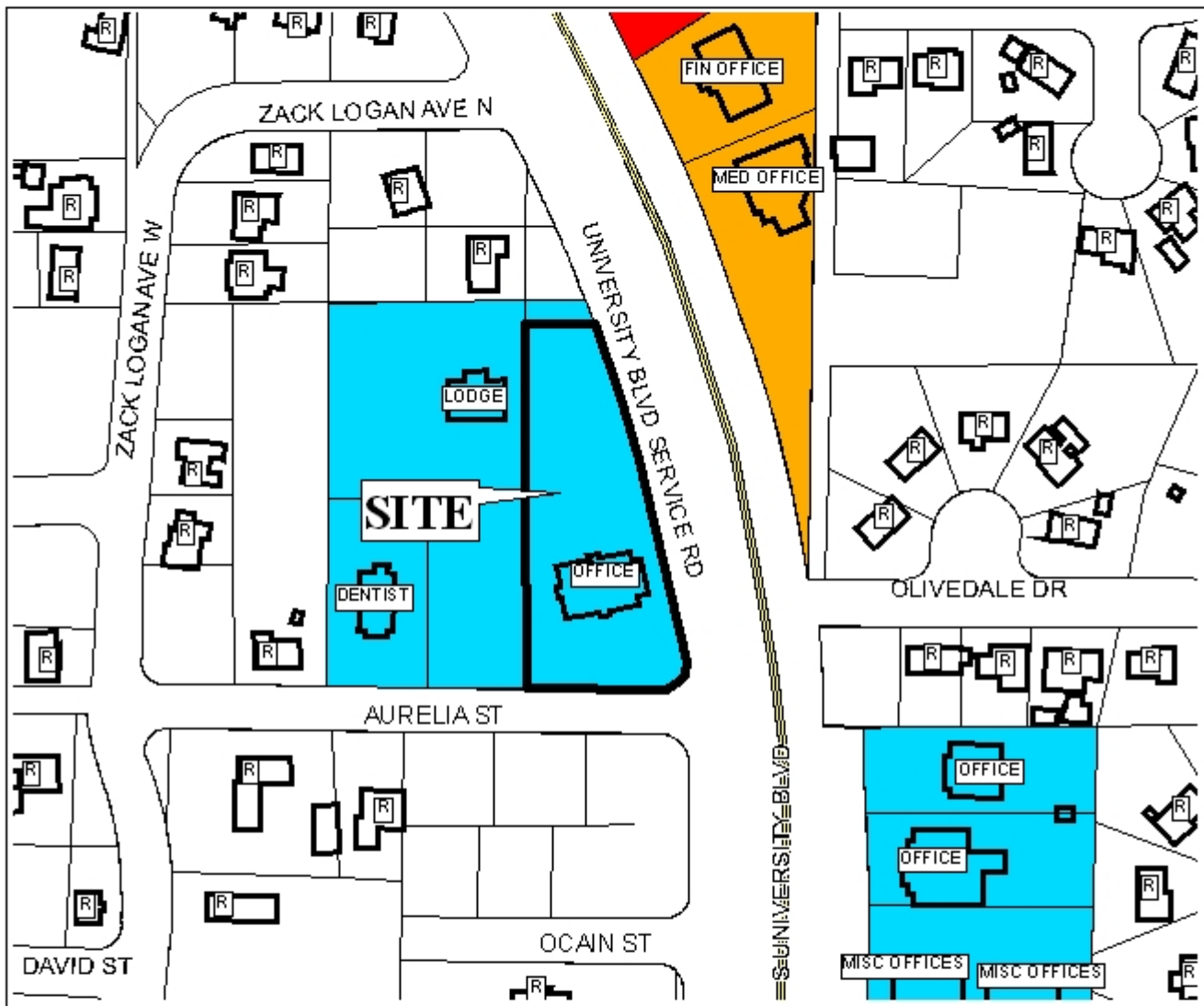
APPLICANT Magnolia Business Park Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business landuse.

APPLICATION NUMBER 40 & 41 DATE March 6, 2008

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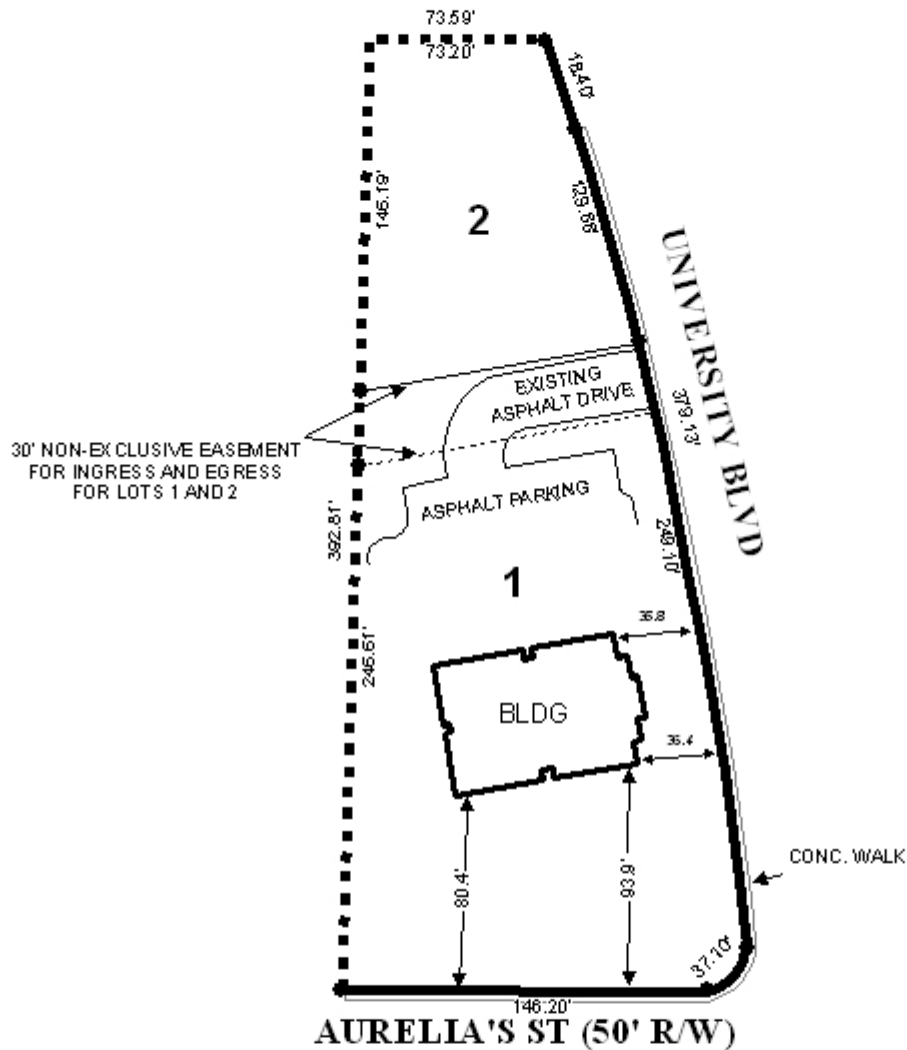
REQUEST Subdivision, Planned Unit Development

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	NTS
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SITE PLAN



This site illustrates proposed lot configuration.
Both lots share access to University Blvd via the existing asphalt drive.

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