

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: June 3, 2004**

<b><u>DEVELOPMENT NAME</u></b>	McCrary Subdivision
<b><u>SUBDIVISION NAME</u></b>	McCrary Subdivision
<b><u>LOCATION</u></b>	4007, 4051 and 4057 Moffett Road (South side of Moffett Road at Pine Grove Avenue).
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	1.4± Acres
<b><u>CONTEMPLATED USE</u></b>	Multiple buildings on a single lot
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Mark lane division and usage for driveway.
<b><u>URBAN FORESTRY COMMENTS</u></b>	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).
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development approval to construct multiple buildings on one lot, and Subdivision approval to create a single lot of record.

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.

The applicant proposes to redevelop an existing site and as illustrated on the site plan, redevelopment will occur in phases. The front two buildings will consist of office(s) and retail, and the rear building will contain personal storage units. The site is zoned B-3, Community Business and the proposed uses are allowed by right in a B-3 district.

Based upon the proposed uses, a minimum of 42 parking spaces are required. The site plan illustrates the provision of 42 parking spaces, as required. The applicant should note however that based upon the parking, no restaurant or bar would be allowed in any of the tenant spaces. Furthermore, the site adjoins residential zoning to the West and South; therefore, the provision of a buffer, in compliance with Section IV.D.1. would be required where the site adjoins residential zoning.

Upon the completion of the fourth phase the site will consist entirely of new development, thus full compliance with the landscaping and tree planting requirements of the Ordinance is required. However, with phased construction, the provision of frontage trees should be required prior to the issuance of a Certificate of Occupancy (CO) for phase one. Additionally, full compliance with the landscaping and tree planting requirements of the Ordinance will be required prior to the issuance of a CO for phase four.

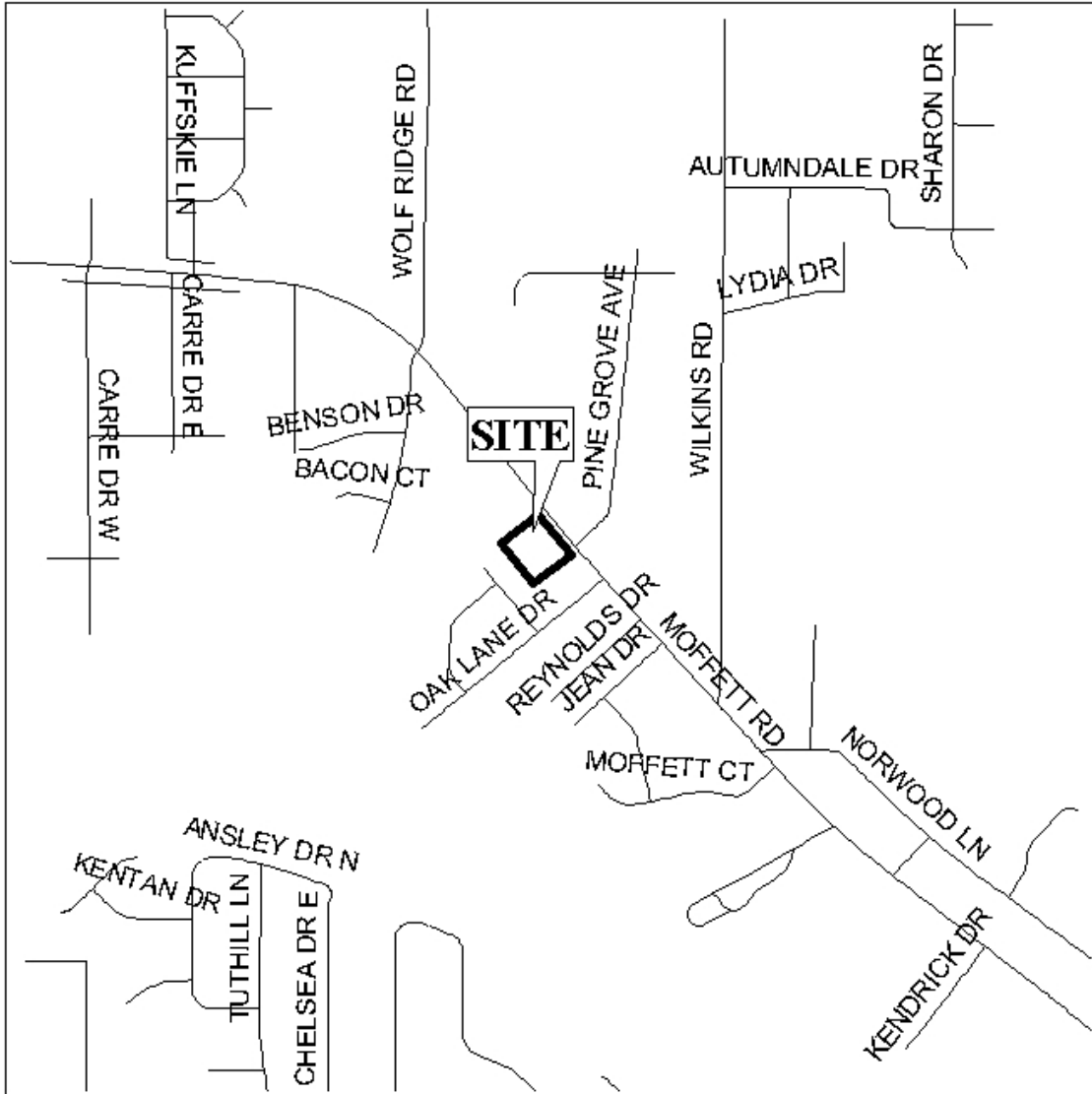
The site fronts Moffett Road, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. However, as a major street, access management is a concern, thus limiting the site to one curb cut, with the location and design to be approved by Traffic Engineering, would be appropriate. Additionally, Moffett Road is a federal highway; therefore, the approval of the Alabama Department of Transportation (ALDOT) will also be required for the proposed curb cut.

In regard to the proposed subdivision, with the limitation of curb cuts and the provision of a sidewalk, the plat will meet the minimum requirements of the Subdivision Regulations.

**RECOMMENDATION**      **Planned Unit Development** based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the provision of frontage trees prior to the issuance of a Certificate of Occupancy for phase one; 2) full compliance with the landscaping and tree planting requirements prior to the issuance of a Certificate of Occupancy for phase four; 3) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential zoning; 4) the approval of Traffic Engineering and ALDOT for the one curb cut to the site; 5) the provision of marked lane division and usage for driveway; 6) the provision of a sidewalk; and 7) full compliance with all municipal codes and ordinances.

**Subdivision** the plat meets the minimum of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Moffett Road, with the location and design to be approved by Traffic Engineering and ALDOT; and 2) provision of a sidewalk.

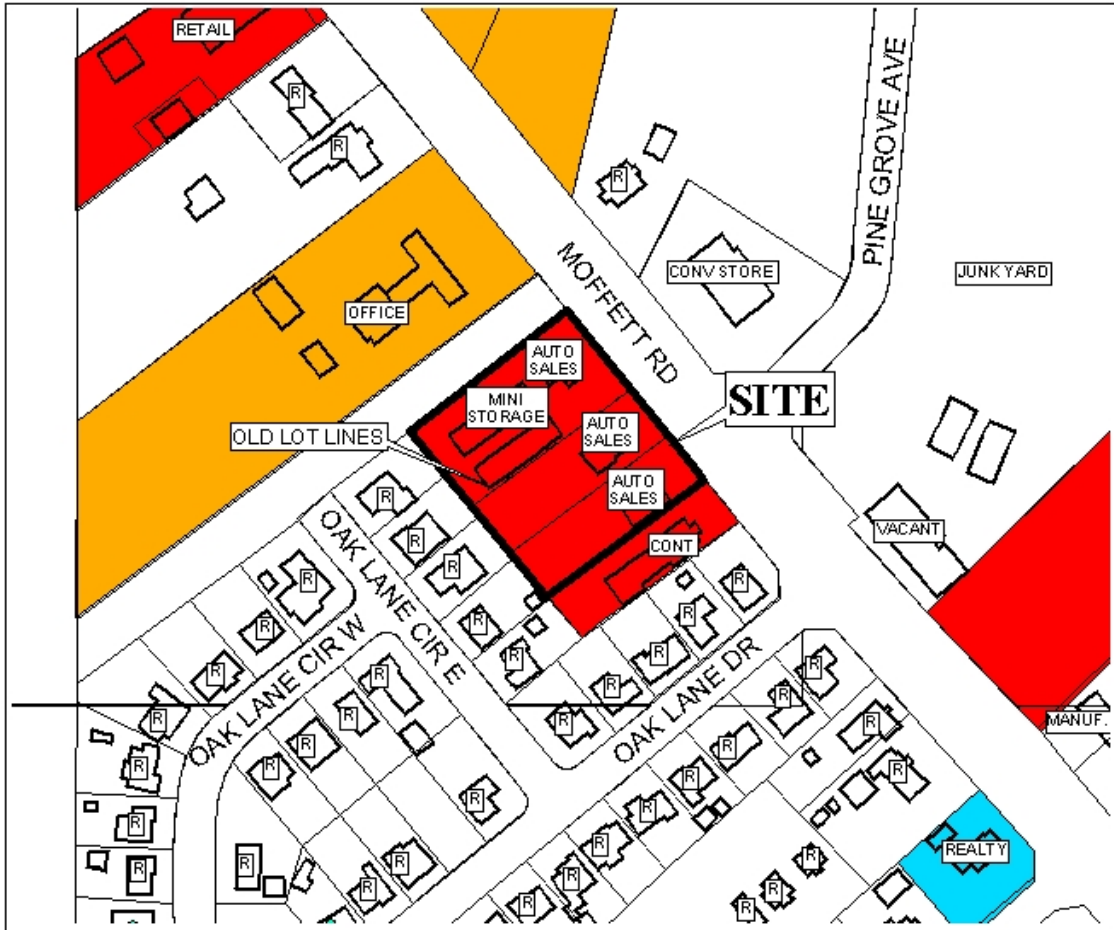
# LOCATOR MAP



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APPLICANT McCrary Subdivision  
REQUEST Planned Unit Development and Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential dwellings are to the south and mixed land use is to the north.

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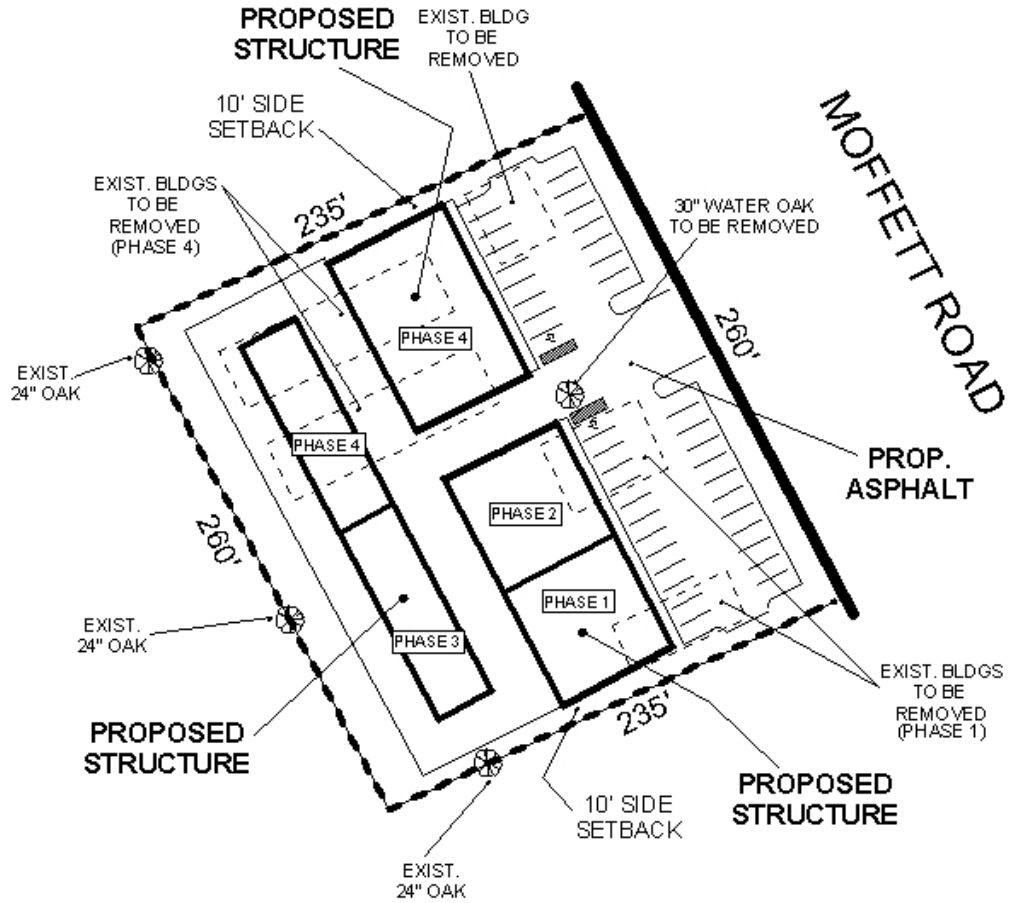
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LEGEND  R-1  R-2  R-3  R-A  R-B  H-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2  NTS



# SITE PLAN



The site is located on the South side of Moffett Road at Pine Grove Avenue.  
The plan illustrates the existing and proposed structures, setbacks, paving and trees.

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