

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: December 6, 2007**

DEVELOPMENT NAME Lakeside Commercial Park Subdivision, Joy Springs Addition

SUBDIVISION NAME Lakeside Commercial Park Subdivision, Joy Springs Addition

LOCATION 780 Lakeside Drive
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and extending South to the West terminus of Joy Springs Drive)

**CITY COUNCIL
DISTRICT** District 4

AREA OF PROPERTY 5 lots / 10± acres

CONTEMPLATED USE Planned Unit Development Approval to allow shared access between two building sites, and Subdivision Approval to create 5 lots.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediately upon approvals.

**ENGINEERING
COMMENTS** The capacity and functionality of the lake needs to be analyzed for the reduction in size proposed, taking into account all development/area being provided detention in the lake. 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.

**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.

REMARKS

The applicant is seeking Planned Unit Development Approval to shared access between two building sites, and Subdivision Approval to create 5 lots. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The purpose of the subdivision is to resubdivide two existing lots of record into five lots, creating four lots from one, and providing a second road frontage for the other. Two of the new lots are flag shaped, with the “pole” or “handle” adjacent to one another. This type of configuration generally indicates that potentially a new street, whether public or private may be more appropriate.

While flag lots are not specifically addressed or prohibited in the Subdivision Regulations, it has been the practice of the Planning Commission to only approve such lots when they are in character with other lots in the area or when there is a hardship or unusual circumstance associated with the property in question. In this particular instance, not only are flag shape lots not characteristic of the area – but there is nothing unique about that site that would preclude development or subdivision in a manner that is characteristic and compatible with the surrounding lot configuration.

Another issue relating to the flag configuration is that of access – which also relates to the PUD. The PUD is to allow a shared access for lots B & C. This shared access utilizes the “pole” or “handle” for Lot C, and is immediately adjacent to the “pole” or “handle” for Lot D – which is presumably where it’s access will be obtained.

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 narrative for the applications states that the development is to be an office-warehouse complex, but provides no information with regard to percentages of office (or retail) and warehouse. Therefore, parking calculations cannot be accurately performed.

No on-site storm water detention facilities are depicted on the site plan, however such facilities may be required due to the extent of the proposed new development. The site plan should be revised to depict any required on-site storm water detention facilities.

There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

RECOMMENDATION

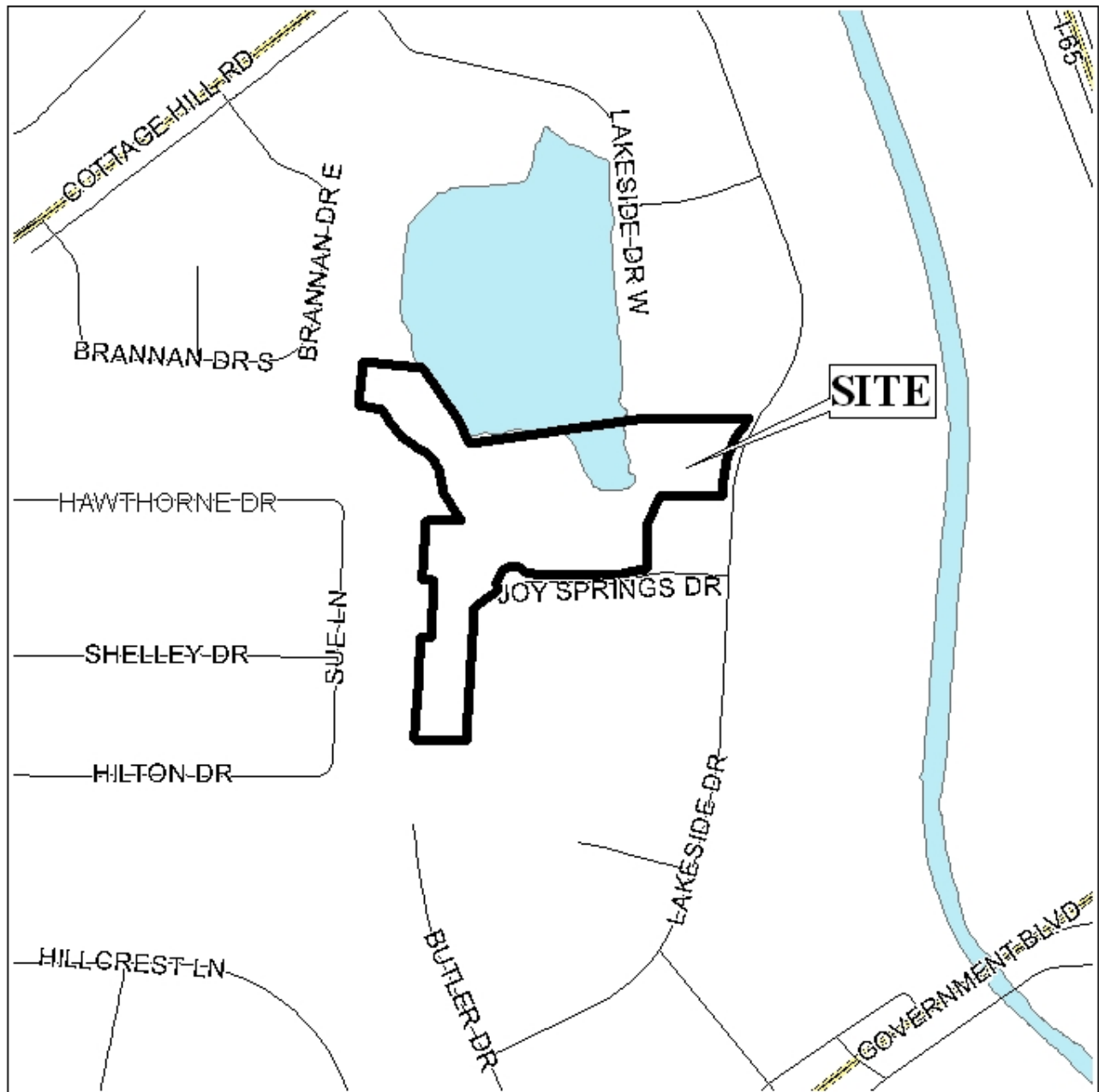
Subdivision: Based upon the preceding, this application is recommended for holdover until January 3, 2008 to allow the applicant to address the following:

- 1) revision of the plat to eliminate the flag shaped lots and provide a street/cul de sac;
- 2) on-site storm water detention facilities;
- 3) provision of sidewalks or submission of a sidewalk waiver application

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- 2) on-site storm water detention facilities;
- 3) provision of sidewalks or submission of a sidewalk waiver application
- 4) location of the storage area for the dumpster must be indicated on the site plan
- 5) provision of sidewalks or submission of a sidewalk waiver application

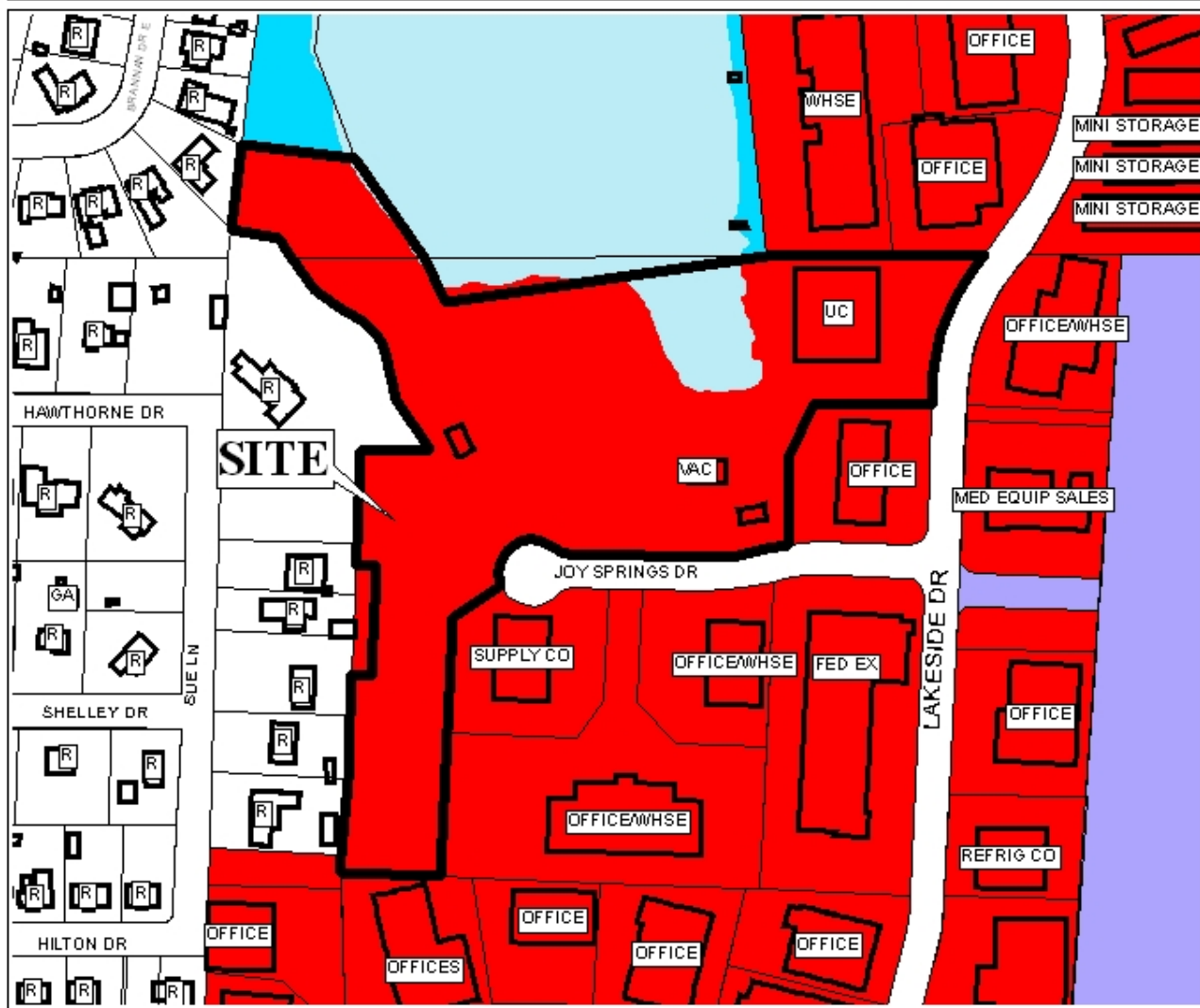
LOCATOR MAP



APPLICATION NUMBER 51 & 52 DATE December 6, 2007
APPLICANT Lakeside Commercial Park Subdivision, Joy Springs Addition
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING


















Commercial land use is located to the north, east, and south of the site. Single-family residential units are located to the west of the site.

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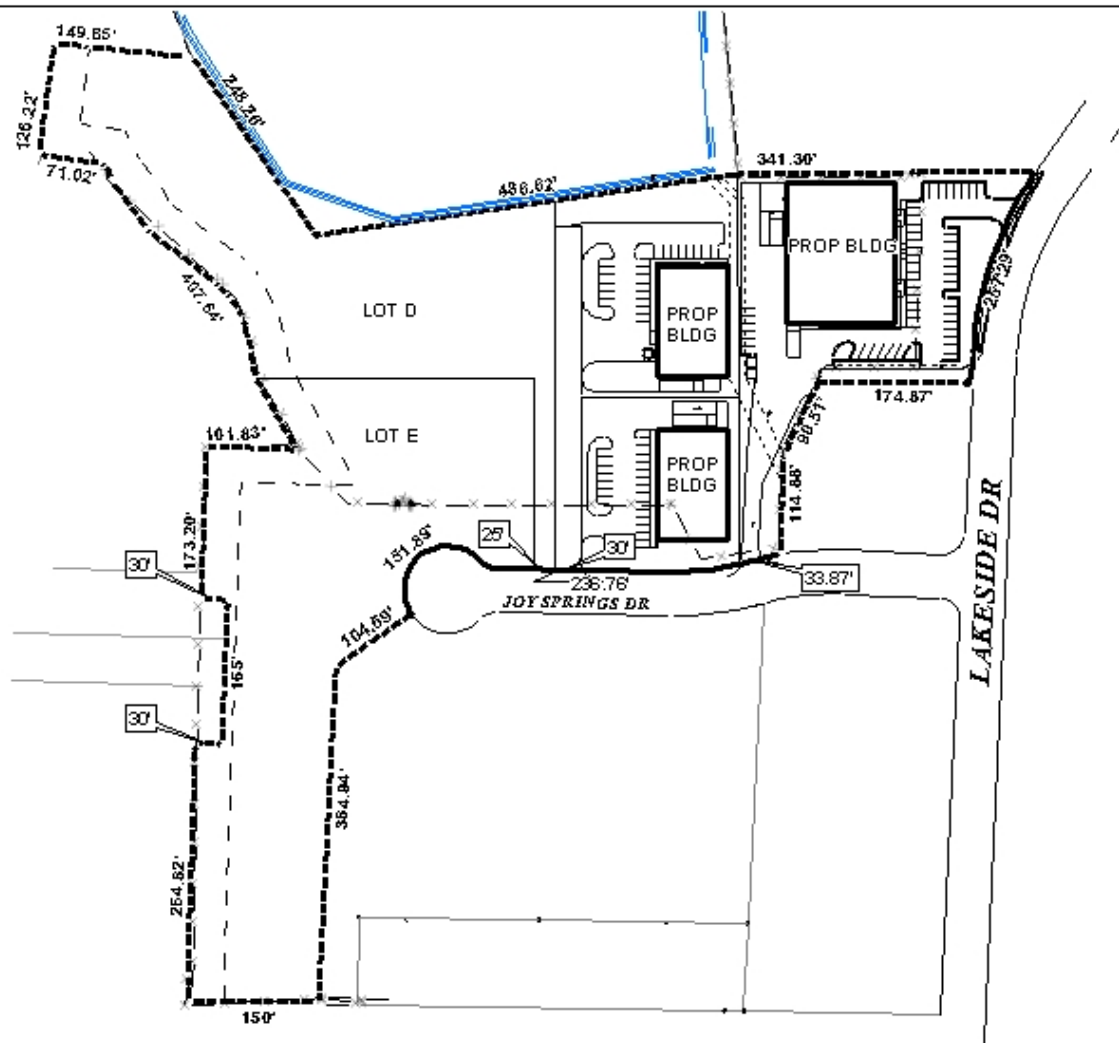
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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N
NTS

SITE PLAN



The site plan illustrates the proposed development

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