

**PLANNING APPROVAL, PUD &  
SUBDIVISION STAFF REPORT****Date: December 18, 2003****DEVELOPMENT NAME**

University Square

**SUBDIVISION NAME**

University Square Subdivision

**LOCATION**

South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.

**PRESENT ZONING**B-2, Neighborhood Business  
R-1, Single-Family Residential (B-2 Pending)**AREA OF PROPERTY**

4.4± Acres                      2 Lots

**CONTEMPLATED USE**

Multiple Buildings on Multiple Lots with Shared Parking and Access Between Building Sites. Climate Controlled Personal Storage Facility on Lot 2.

**TIME SCHEDULE**

Immediate.

**ENGINEERING****COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Developer to pay for signal modifications. Modification to be to City standards.

**URBAN FORESTRY****COMMENTS**

Urban Forestry would like to request, per previous PUD approval, that the 38" Live Oak be given preservation status (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.) All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. The 24" Water Oak located in the main entrance drive requires a permit from the Mobile Tree Commission for removal.

**REMARKS**

The site was recently before the Commission for Rezoning, PUD and Subdivision approvals (a portion of the site had previously been rezoned). The rezoning of a portion of the site is still pending and will be heard by the City Council in January.

The purpose of these applications is to reconfigure the lot and building layout from the previous approvals, and to allow a climate controlled personal storage facility on Lot 2.

The previously approved subdivision was for three lots with a private drive to access Lot 3. The PUD proposed two buildings on Lot 1, one building on Lot 2, with Lot 3 being shown as future development. Lots 1 & 2 provided shared access and parking facilities, which included use of the private drive to Lot 3.

The applications now before the Commission propose two lots, both of which front on Old Shell Road – eliminating the need for the private drive; and propose two buildings on each lot – with shared access and parking facilities for the entire development. In addition, the two buildings on Lot 2 are to be climate controlled personal storage facilities – adding a Planning Approval requirement to the development.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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 proposed development meets the requirements for both Planning Approval and PUD approval with regard to parking, access, and circulation. Given the nature of the surrounding development, both existing and proposed, the proposed development appears to be compatible with the area.

## **RECOMMENDATION**

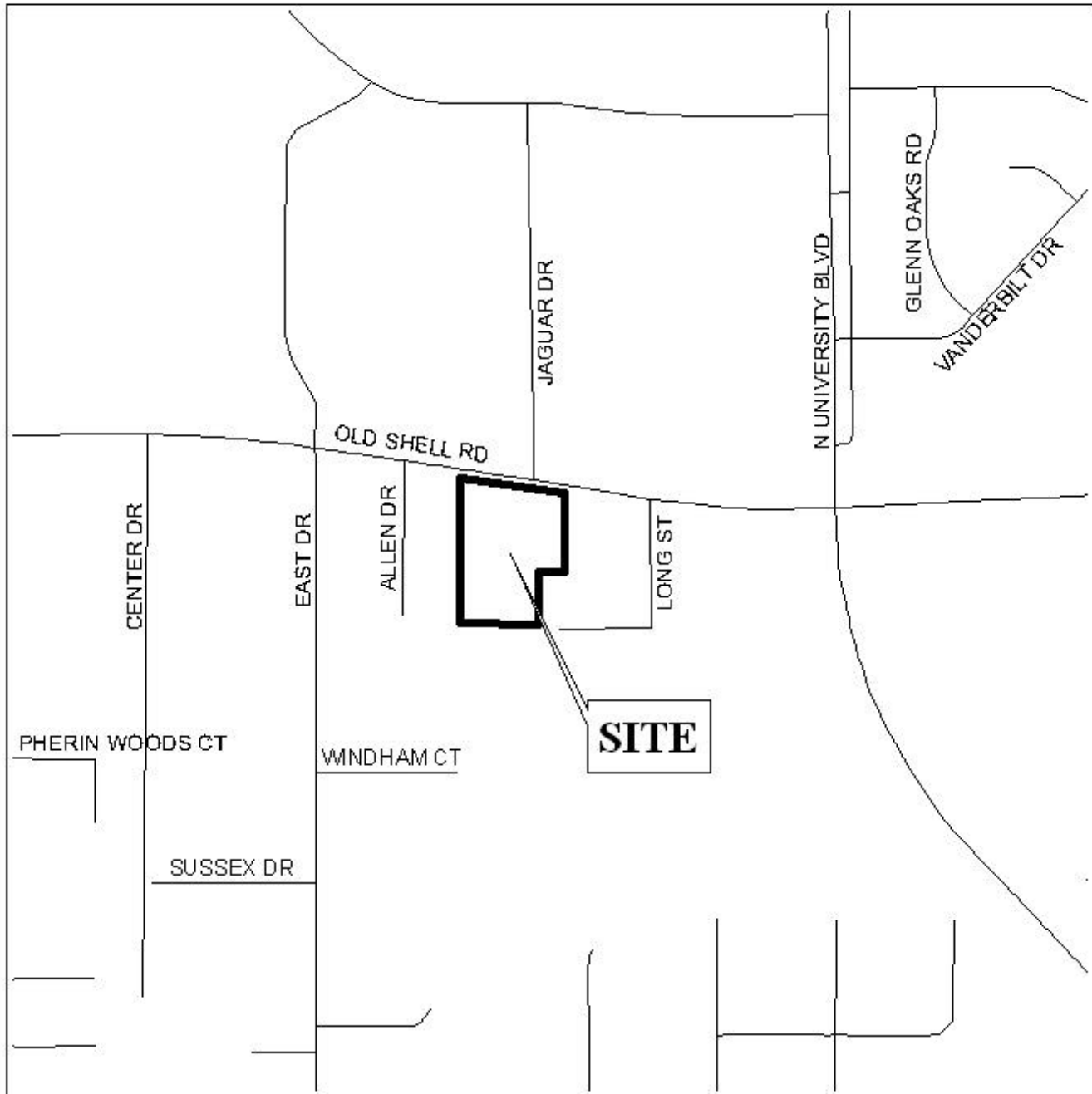
**Planning Approval:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the rezoning and subdivision processes; 2) size, location and design of curb cuts to be approved by the Traffic Engineering Department, unused existing curb cuts to be closed – including installation of landscaping and curbing; 3) the 38" Live Oak on the northwest side of Lot 2 be given preservation status, all work done under the drip line of the tree is to be coordinated with Urban Forestry. Removal to be permitted by Urban Forestry only in the case of disease or impending danger; 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings and the provision of sidewalks.

**Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the rezoning and subdivision processes; 2) size, location and design of curb cuts to be approved by the Traffic Engineering Department, unused existing curb cuts to be

closed – including installation of landscaping and curbing; 3) the 38” Live Oak on the northwest side of Lot 2 be given preservation status, all work done under the drip line of the tree is to be coordinated with Urban Forestry. Removal to be permitted by Urban Forestry only in the case of disease or impending danger. The 24” Water Oak located in the main entrance drive requires a permit from the Mobile Tree Commission for removal; 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings and the provision of sidewalks.

**Subdivision:** based on the preceding, it is recommended that this plat be granted Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that size, location and design of curb cuts to be approved by the Traffic Engineering Department, unused existing curb cuts to be closed – including installation of landscaping and curbing; and 2) placement of a note on the final plat stating that the 38” Live Oak on the northwest side of Lot 2 be given preservation status, all work done under the drip line of the tree is to be coordinated with Urban Forestry. Removal to be permitted by Urban Forestry only in the case of disease or impending danger. The 24” Water Oak located in the main entrance drive requires a permit from the Mobile Tree Commission for removal.

## LOCATOR MAP



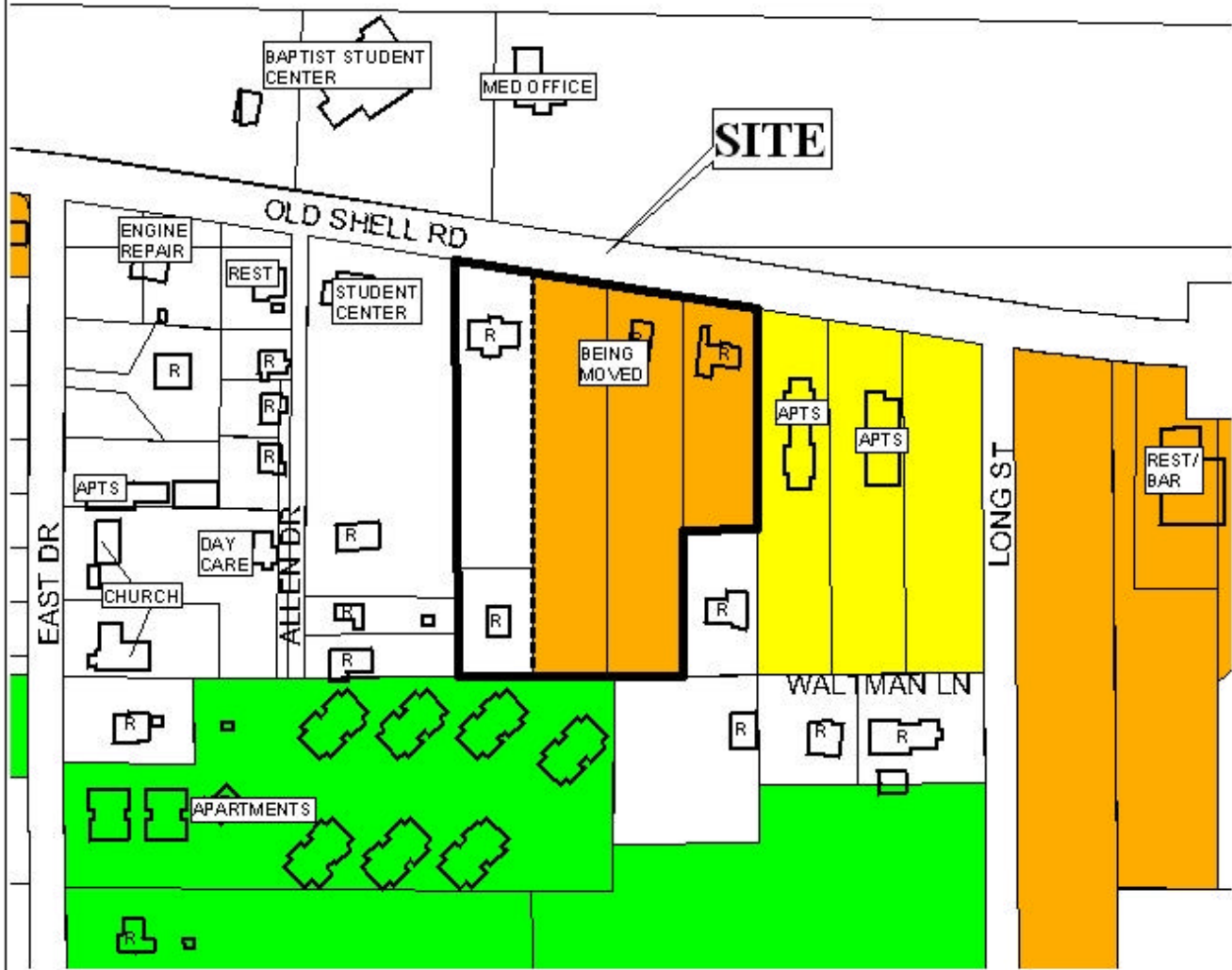
APPLICATION NUMBER 6 & 7 & 8 DATE December 18, 2003

APPLICANT University Square Subdivision

REQUEST Planning Approval, Planned Unit Development, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is a medical office; to the East, South, and West are single and multiple family residential dwellings.

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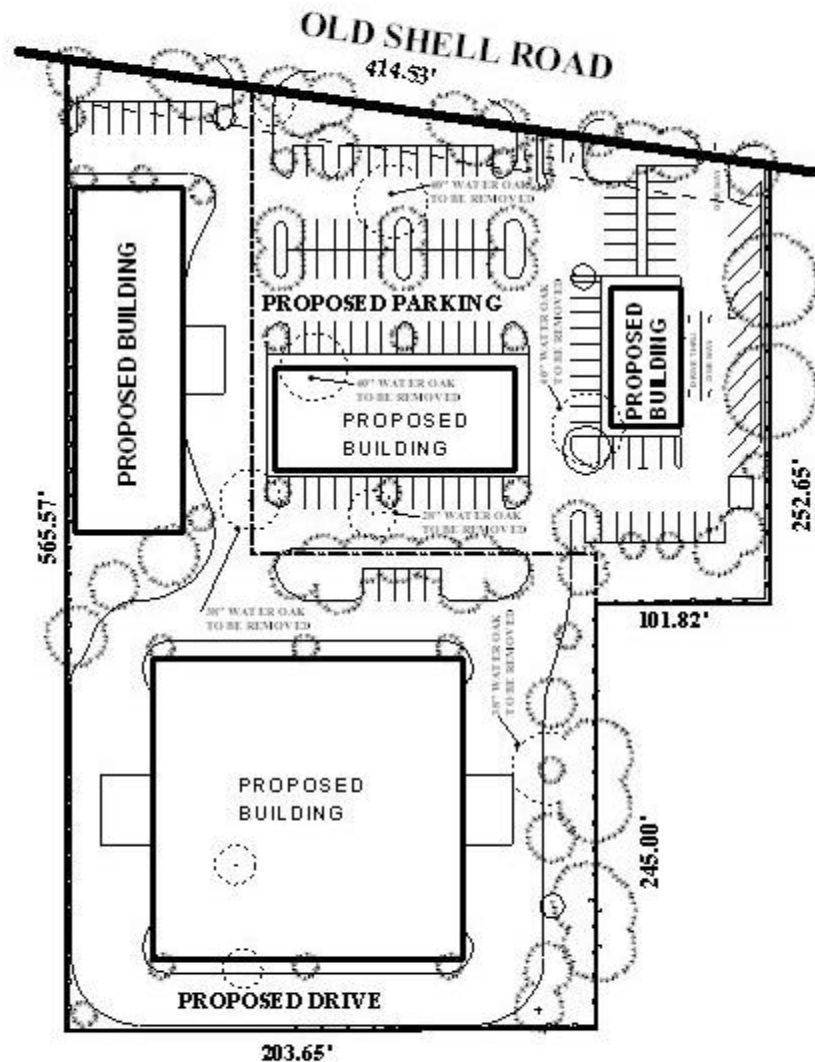
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LEGEND



## SITE PLAN



The site is located on the South side of Old Shell Road, 200' East of Allen Drive, extending to the Southern Terminus of Jaguar Drive (private street), 210' West of Long Street. The plan illustrates the proposed buildings and parking along with the proposed and existing trees.

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USE/REQUEST Planning Approval, Planned Unit Development, Subdivision



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