

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: April 7, 2005

NAME

Parkway Storage LLC

LOCATION

2410 Dauphin Island Parkway
(Southeast corner of Dauphin Island Parkway and
Daniels Road)

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

CONTEMPLATED USE

Amend previously approved PUD to allow
expanded outdoor boat and RV storage at an existing mini-storage facility.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING

COMMENTS

P.E. to confirm with a current survey that existing
detention can handle any additional stormwater and that stormwater from the existing site
flows to the existing detention pond as necessary. 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.

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). Full compliance with
landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban
Forestry.

REMARKS

The applicant is proposing the expansion of an RV
and boat storage yard at an existing mini-storage facility.

Previously approved plans for the site indicated storage buildings in this area – there was no representation of boat or vehicle storage on the prior plans approved by the Commission. While storage of boats and recreational vehicles is a permitted use in B-3 districts, PUD approval is site plan specific. Therefore, any changes from the previously approved plans require that the amended site plan be approved by the Commission.

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 storage area should have little impact on traffic in the area; and with proper screening, should be compatible with neighboring properties.

There are, however, several points relating to the proposed plan that should be addressed. The first deals with surfacing of the storage yard. The plan proposes no improvements – the boats and RV's would be parked on the grass, with grass access and maneuvering areas. Typically, all parking or vehicle storage areas require some level of improvements. In instances such as this where there is a low volume or traffic rate, it may be appropriate for the access and maneuvering area to be paved and the parking surface to be one of the approved alternative surfaces.

Another issue is that of landscaping and tree plantings. While the plan submitted does illustrate landscaped areas and tree plantings, calculations for the amount of landscaped area are not provided, and the number of trees reflected on the plan is one less than required. The plan can easily be modified to meet the requirements.

The Engineering Department comments express concern regarding detention, and require a PE to certify that the existing detention is adequate for the existing development and improvements. If any, required by this expansion.

As a side note, the site was granted a sidewalk waiver in November 1999. That waiver was based upon a previous letter from ALDOT indicating that a sidewalk would not be allowed along this section of Dauphin Island Parkway. While the accompanying PUD expired, the sidewalk waiver would still be valid.

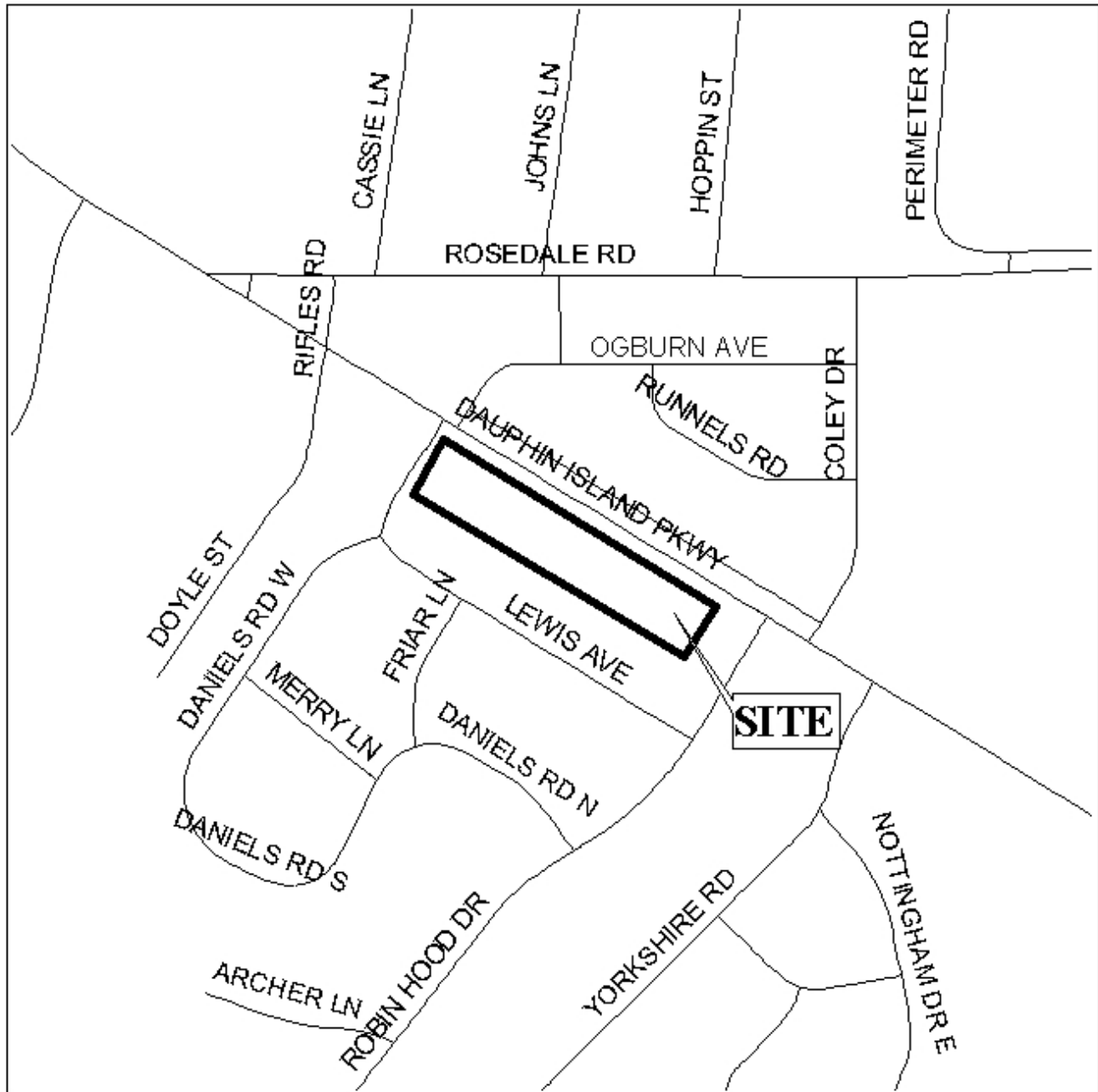
This application was heldover from the April 7th meeting to allow the Engineering Department to investigate alleged contamination on the site. The Engineering Department has made an investigation and their findings are as follows: "Environmental staff found no apparent hazards or conditions that would compromise the environmental quality of this property, surrounding areas, or residents."

As no hazards or conditions were found by the Engineering Department, the staff recommendation remains unchanged.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) the access and maneuvering areas be paved and the parking surface areas to be an approved alternative surface as defined in the Zoning Ordinance; 2) full compliance with landscaping and tree planting requirements; 3) storage area be screened from Dauphin Island Parkway with a vegetative hedge, 4' minimum height at time of planting and allowed to achieve a 6'-8' height; 4) compliance with City Engineering comments (P.E. to confirm with a current survey that existing detention can handle any additional stormwater and that stormwater from the existing site flows to the existing detention pond as necessary. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit); and 5) full compliance with all municipal codes and ordinances.

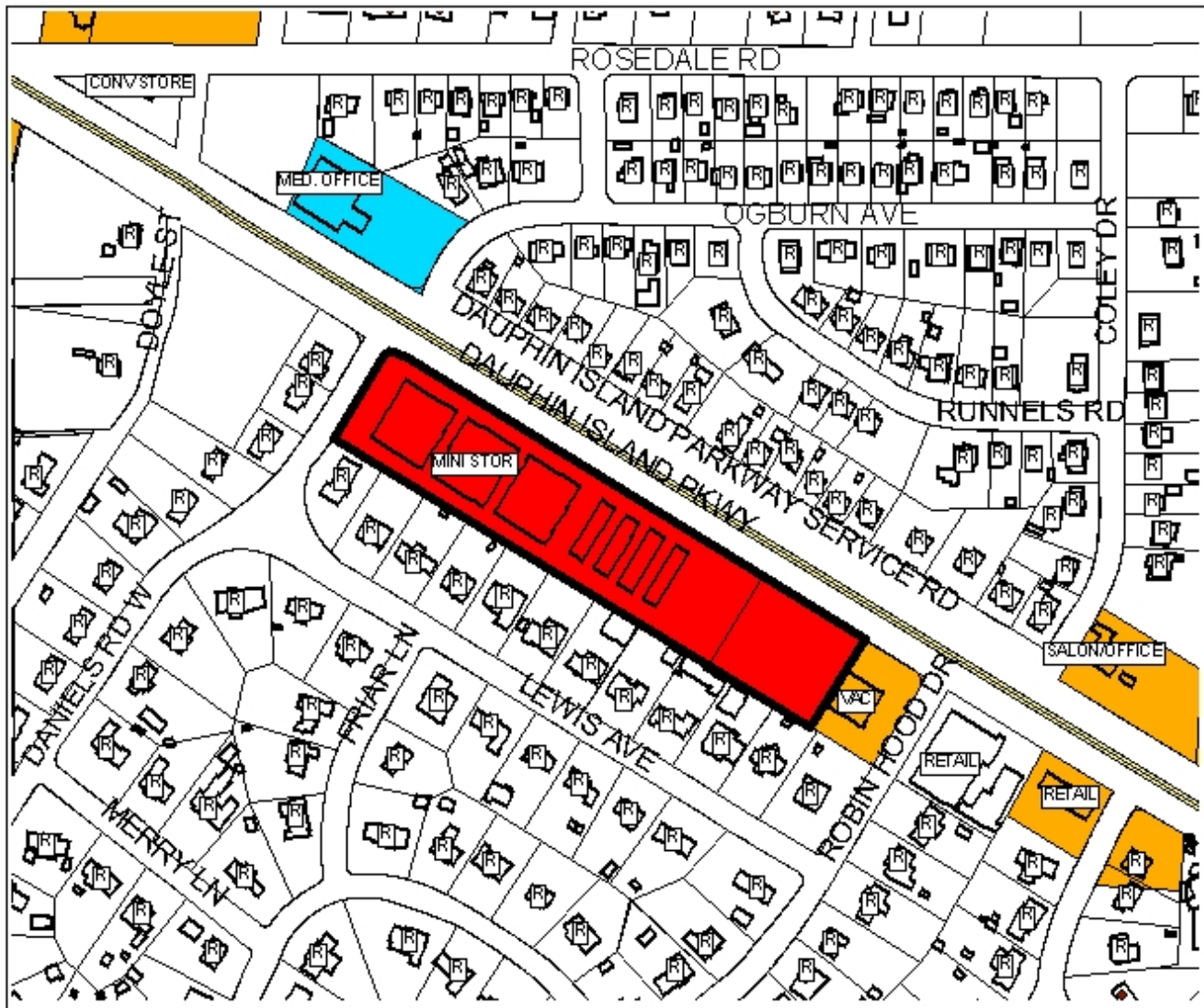
LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 5, 2005
APPLICANT Parkway Storage L.L.C.
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



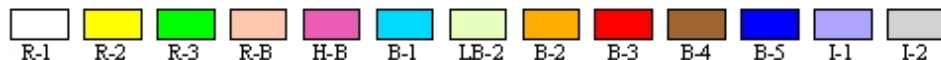
The site is surrounded by single family residential dwellings.

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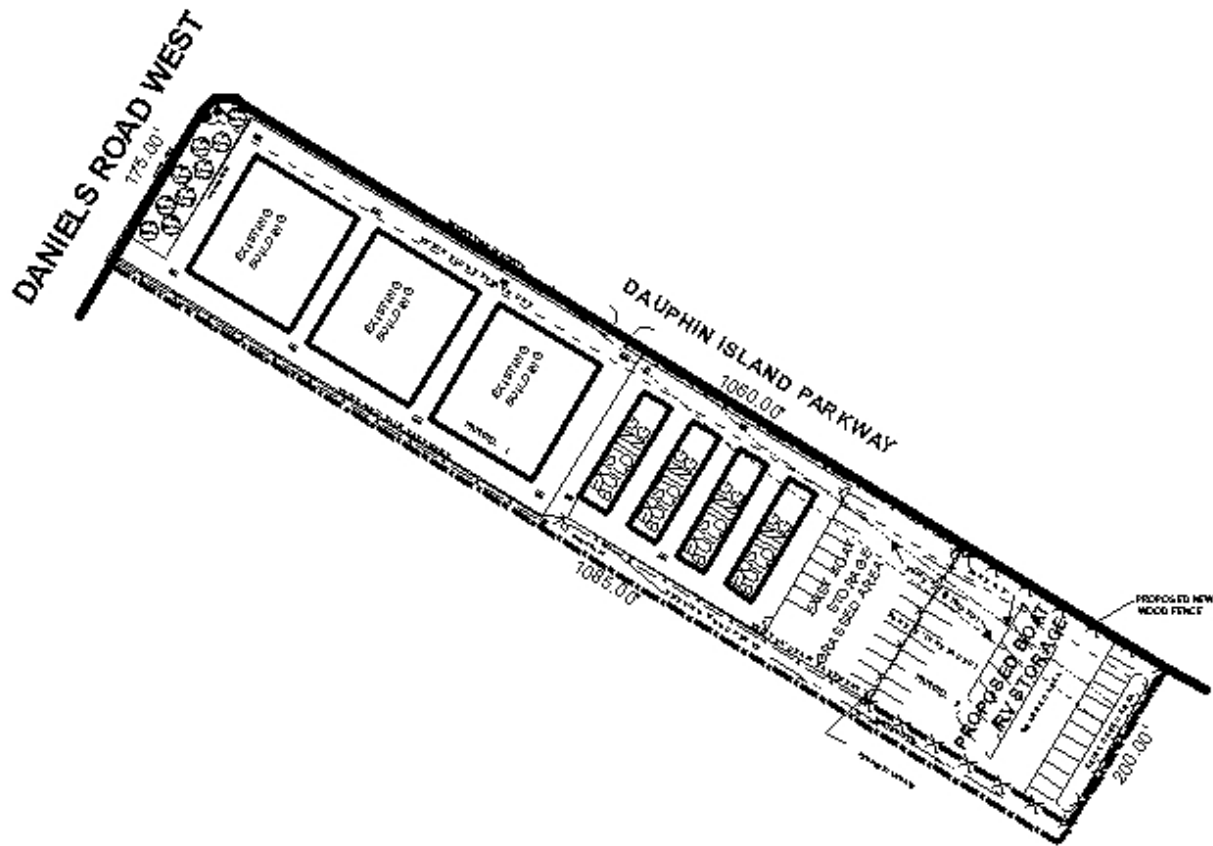
REQUEST Planned Unit Development

LEGEND



NTS

SITE PLAN



The site is located on the Southeast corner of Dauphin Island Parkway and Daniels Road West. The plan illustrates the existing structures and outdoor boat and RV storage, along with the proposed boat and RV storage expansion.

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