

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 15, 2007**

DEVELOPMENT NAME Mobile Branch Partnership

LOCATION 1915 West I-65 Service Road North
(Southwest corner of West I-65 Service Road North
and Brookdale Drive North)

**CITY COUNCIL
DISTRICT** District 1

PRESENT ZONING I-1, Light Industry

AREA OF PROPERTY 0.95± Acres

CONTEMPLATED USE Planned Unit Development Approval to allow
multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediate

**ENGINEERING
COMMENTS**

The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. Show limits of x-shaded flood zone. Show minimum finished floor elevation for any buildings or structures and/or slabs, on which, mechanical and electrical equipment will be installed. 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 ALDOT and conform to AASHTO standards. Standard driveway width for two-way traffic is twenty-four feet and thirty-six feet for three lanes. Changes should be made to accommodate the standard.

**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).

REMARKS

The applicant is requesting Planned Unit Development Approval to allow a second building, a 7,100 square foot warehouse, on a single building site.

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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

The plan illustrates the existing and proposed buildings, landscaping and green area, 12 existing parking spaces, and 9 proposed parking spaces. However, the plan does not illustrate compliance with the tree requirements of the Ordinance. As the proposed building exceeds 50% of the square footage of the existing building, full compliance with the landscaping and tree requirements of the Ordinance would be required. Additionally, since this site received a sidewalk waiver in 2004; therefore, no sidewalk along West I-65 Service Road West is required.

A 12' x 14' overhead door illustrated on the plan within 58-feet of the front property line, is a concern. *Section 64-6.B.2 of the Zoning Ordinance, Off-street loading facilities states "Each large space shall have an overhead clearance of at least fourteen (14) feet, shall be at least twelve (12) feet wide, and shall be at least fifty (50) feet long exclusive of access or maneuvering area, platform, and other appurtenances".* Therefore, if this site provides large truck loading the site plan must be revised to reflect the Off-street loading facilities requirements. Additionally, no dumpster is illustrated on the site plan.

RECOMMENDATION

Based on the preceding, this application is recommended for holdover until the April 19th meeting to allow the applicant to address the following: 1) Provide information regarding Off-street loading facilities on the site plan; and 2) Illustrate dumpster location, access and screening on site plan. Information and revised plans must be submitted by March 26th.

Revised for the April 19, 2007 meeting:

The application was heldover from the March 15th meeting to allow the applicant to provide information regarding the Off-Street loading facilities on the site plan and to illustrate the dumpster location, access and screening on the site plan. A revised site plan was provided to staff on March 22nd depicting the proposed PUD, reducing the overhead door on the I-65 frontage.

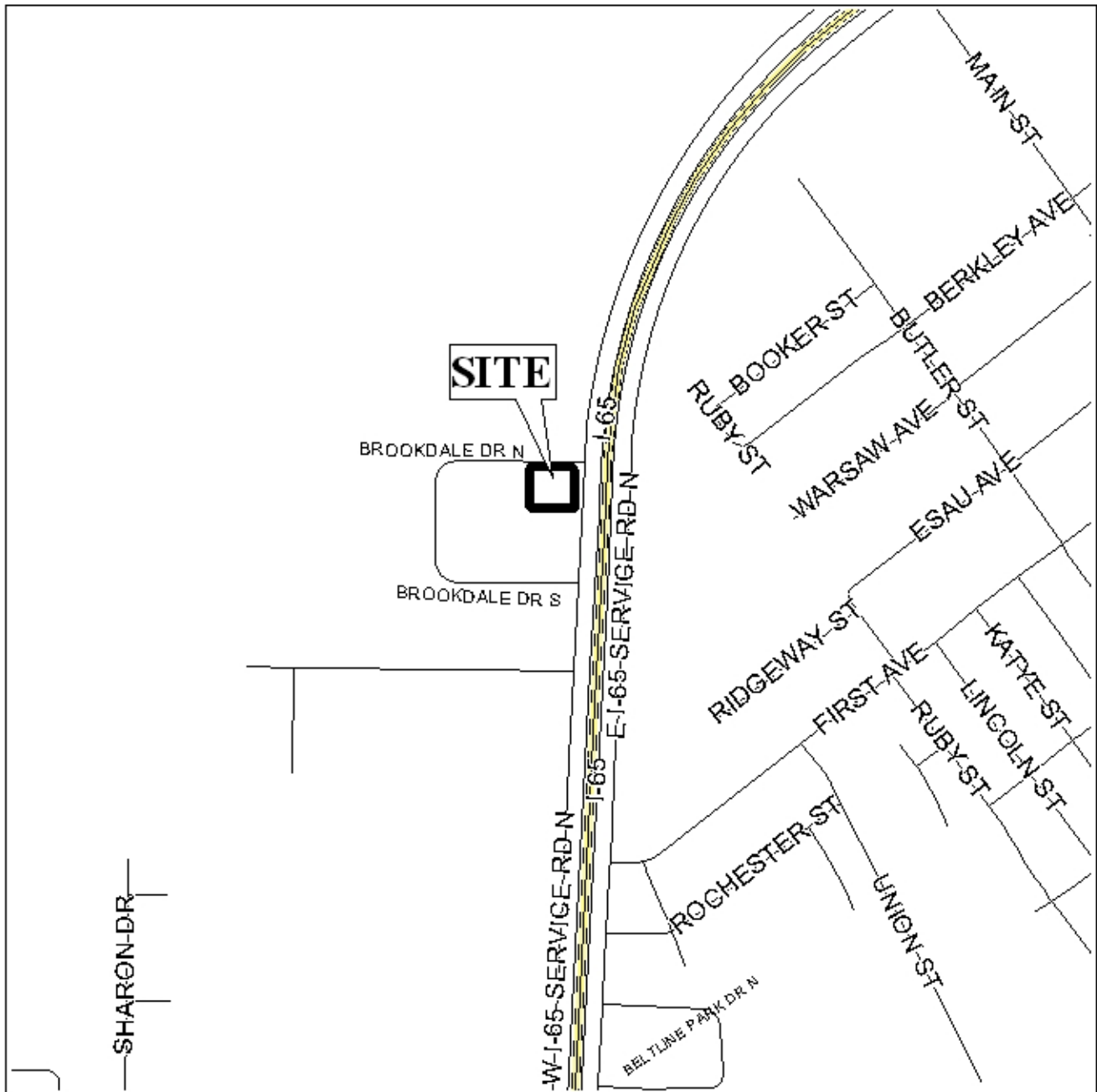
The applicant also furnished this office with a letter stating that large truck deliveries and shipments will be from the existing building since sufficient truck wells are located at this site.

RECOMMENDATION

Planned Unit Development: *This application is recommended for Approval, subject to the following conditions:*

- 1) The placement of a note on the PUD plan stating that deliveries and truck shipment will not be made at this building;*
- 2) Full compliance with the landscaping and tree requirements of the Ordinance; and*
- 3) full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE April 19, 2007

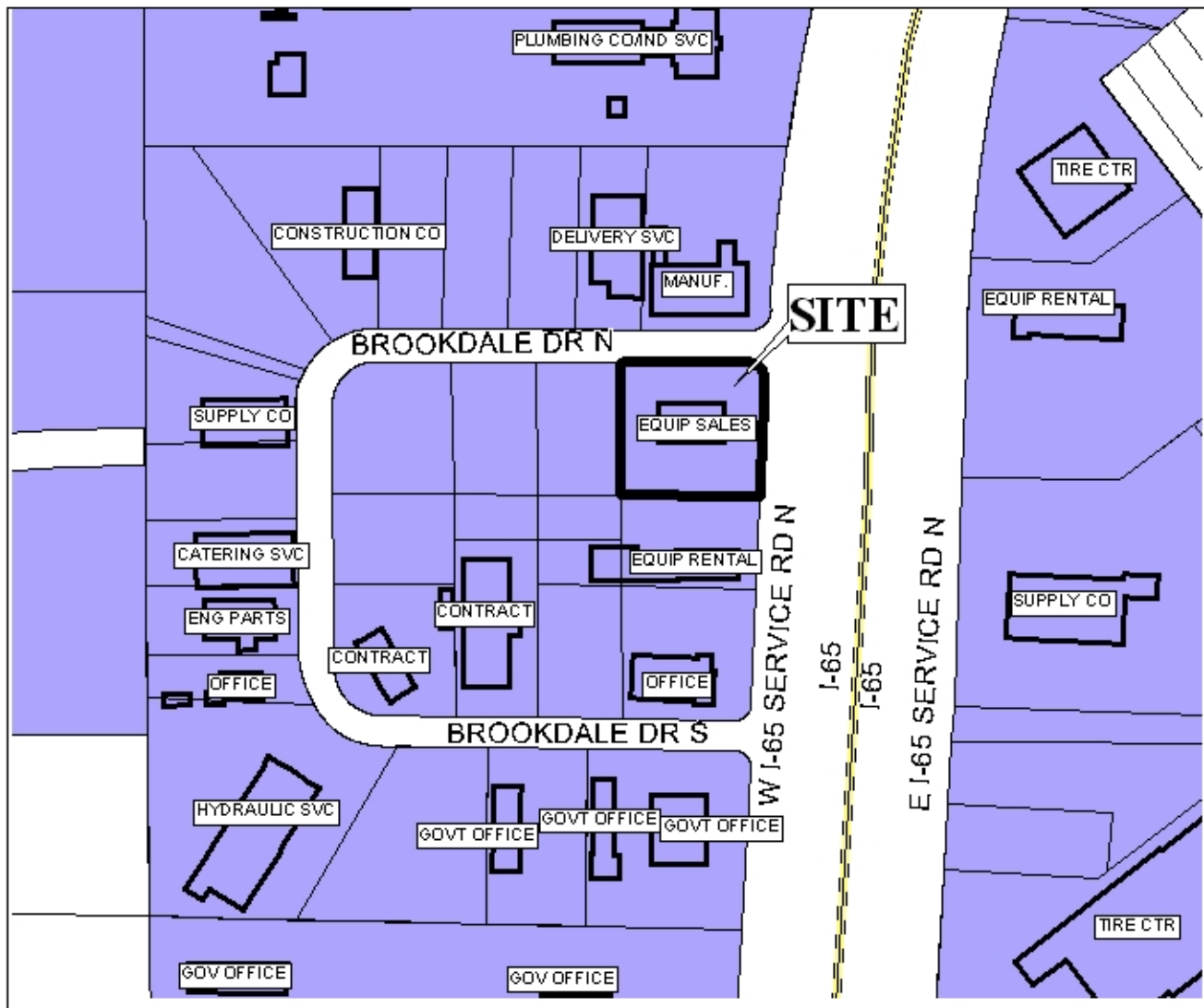
APPLICANT Mobile Branch Partnership

REQUEST Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a delivery service and manufacturing to the north of the site, a supply company to the east, equipment rental to the south and supply company to the west.

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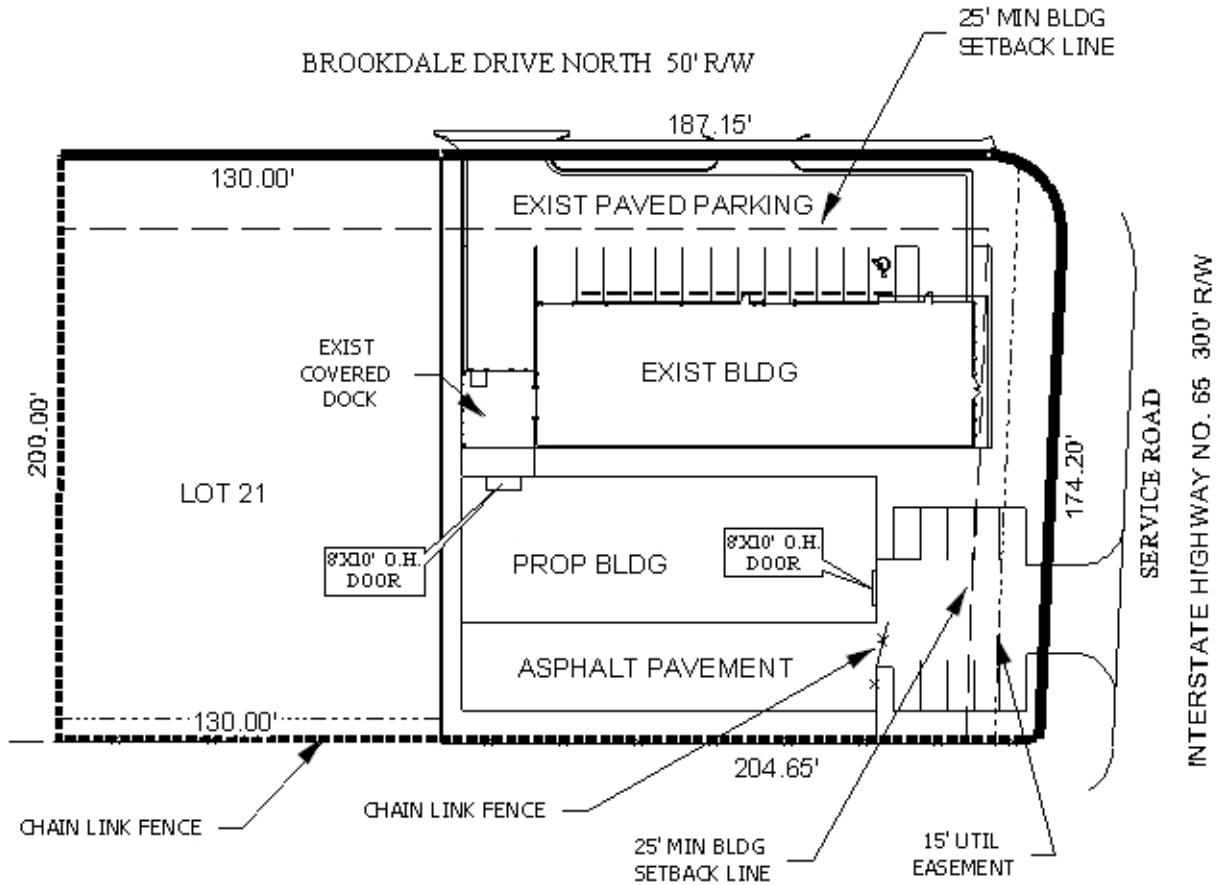
REQUEST Planned Unit Development

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
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SITE PLAN



The site plan illustrates existing and proposed buildings, setbacks, easements parking and fences.

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 APPLICANT Mobile Branch Partnership
 REQUEST Planned Unit Development



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