

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT**

Date: February 1, 2007

DEVELOPMENT NAME Carriage Towne Subdivision

SUBDIVISION NAME Carriage Towne Subdivision

LOCATION 6360 Cottage Hill Road
(North side of Cottage Hill Road, 170'+ East of Hillcrest Road and East side of Hillcrest Road, 174'+ South of Christopher Drive, and extending to the South terminus of Hillcrest Service Road)

**CITY COUNCIL
DISTRICT** District 6

PRESENT ZONING B-2, Neighborhood Business

AREA OF PROPERTY 2 Lot/4.8 ± acres

CONTEMPLATED USE 2-lot Subdivision and Planned Unit Development Approval to allow shared access and parking between multiple building sites.

**TIME SCHEDULE
FOR DEVELOPMENT** January 2008

**ENGINEERING
COMMENTS** No storm water can cross lot lines without a hold harmless agreement. Verify that the ditch accepts public water, for it to be tied to. Analyze the capacity of the receiving stream. 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. Traffic Engineering will require a traffic impact study to include the intersection of Cottage Hill Road and Hillcrest Road.

**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.

FIRE DEPARTMENT
COMMENTS

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Subdivision approval to create two lots from one lot, and Planned Unit Development Approval to allow shared access and parking between multiple building sites.

The Eastern half of the PUD site, the proposed "Lot 1", would be redeveloped with an approximately 39,729 sq.ft. Wal-Mart Neighborhood Market, while the Western half (approximately 31,900 sq.ft.) of the site (the proposed "Lot 2") would remain as is. It should also be noted that the vacant building on the proposed "Lot 1" would be demolished to allow the construction of the Wal-Mart Neighborhood Market.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site fronts Cottage Hill Road and Hillcrest Road, both major streets as designated on the Major Street Component of the Comprehensive Plan. Both streets meet the minimum width requirements of the plan; therefore, no dedication would be required. Access management should not be a problem since no new curb cuts are proposed, only relocation and widening of the easternmost curb cut along Cottage Hill Road. Since the site is a PUD, any future redevelopment of any portion of the PUD site will necessitate amended applications to the PUD.

It should be noted that the proposed development has two existing curb-cuts onto Hillcrest Road and two existing curb cuts to Cottage Hill Road. As stated previously the only curb cut affected would be the easternmost curb cut to Cottage Hill Road; however, the size, location and design this curb-cut must be approved by Traffic Engineering and conform to AASHTO standards.

The existing development consist of existing retail (approximately 31,900 sq.ft.), a vacant grocery store (approximately 26,000 sq.ft.), a drop-off dry cleaners (approximately 630 sq.ft.)

and a snow ball stand (approximately 288 sq.ft.) providing 265 parking spaces, which exceeds the minimum required 197 spaces. The proposed development would demolish the vacant grocery store; drop-off cleaners and snow ball stand and redevelop the site (proposed Lot 1) with an approximately 39,729 sq.ft. Wal-Mart Neighborhood Market and approximately 84 additional parking spaces. Redevelopment of the site will provide 344 parking spaces exceeding the required 239 spaces required.

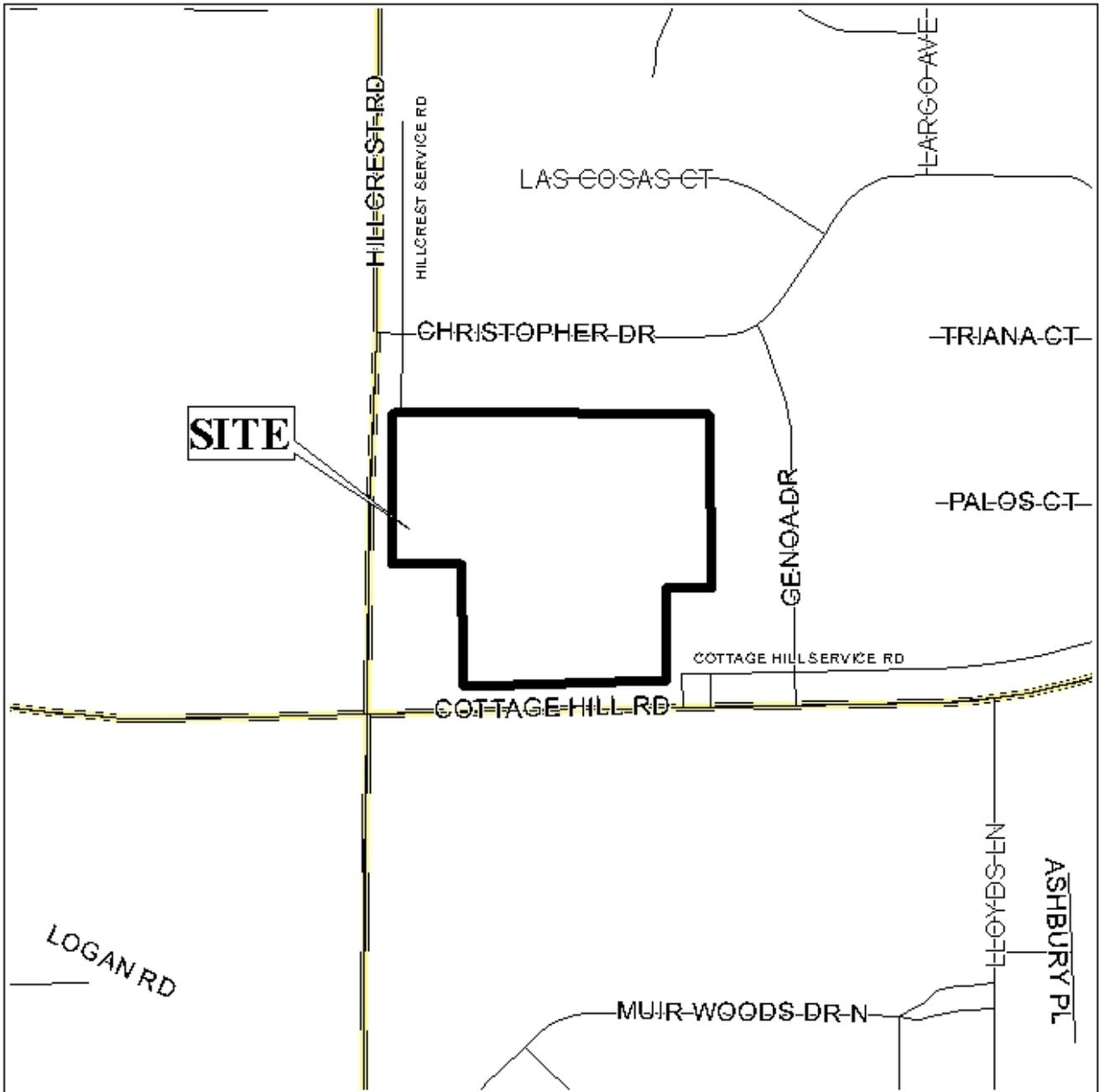
Properties to the North and East are zoned R-1, Single-Family Residential, and as such a 10-foot buffer strip and a 6-foot privacy fence, in conformance with Section 64-4.D. of the Zoning Ordinance, are required on the site in question.

Whereas the Landscape Plan does not illustrate the total and frontage landscaping square footage percentage, full compliance on Lot 1 would be required. The accompanying Tree Plan exceeds the required number of trees for the entire development.

RECOMMENDATION: **Planned Unit Development:** Based on the preceding, the PUD application is recommended for Approval, subject to the following conditions: 1) completion of the subdivision process; 2) provision of the required buffer fence where the site abuts residentially zoned properties; 3) any significant changes to the site development will necessitate approval of an amended PUD by the Planning Commission, to include all properties involved/affected; 4) Full compliance with landscaping and tree requirements for Lot 1; and 4) full compliance with all municipal codes and ordinances, including but not limited to sign number, location and size.

Subdivision: Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to the existing curb-cuts, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards; and 2) full compliance with all other municipal codes and ordinances.

LOCATOR MAP

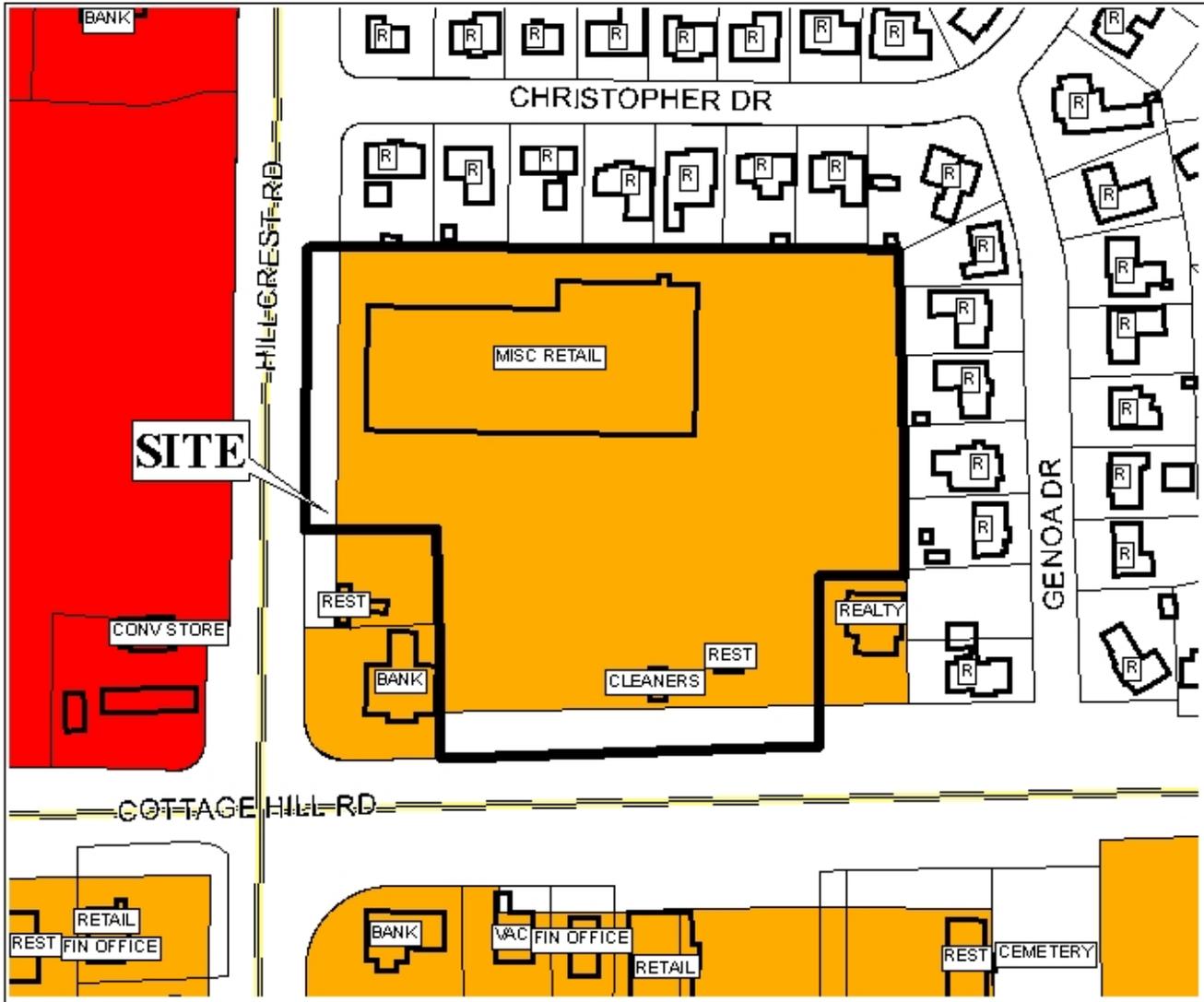


APPLICATION NUMBER 5 & 6 DATE February 1, 2007
APPLICANT Carriage Towne Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



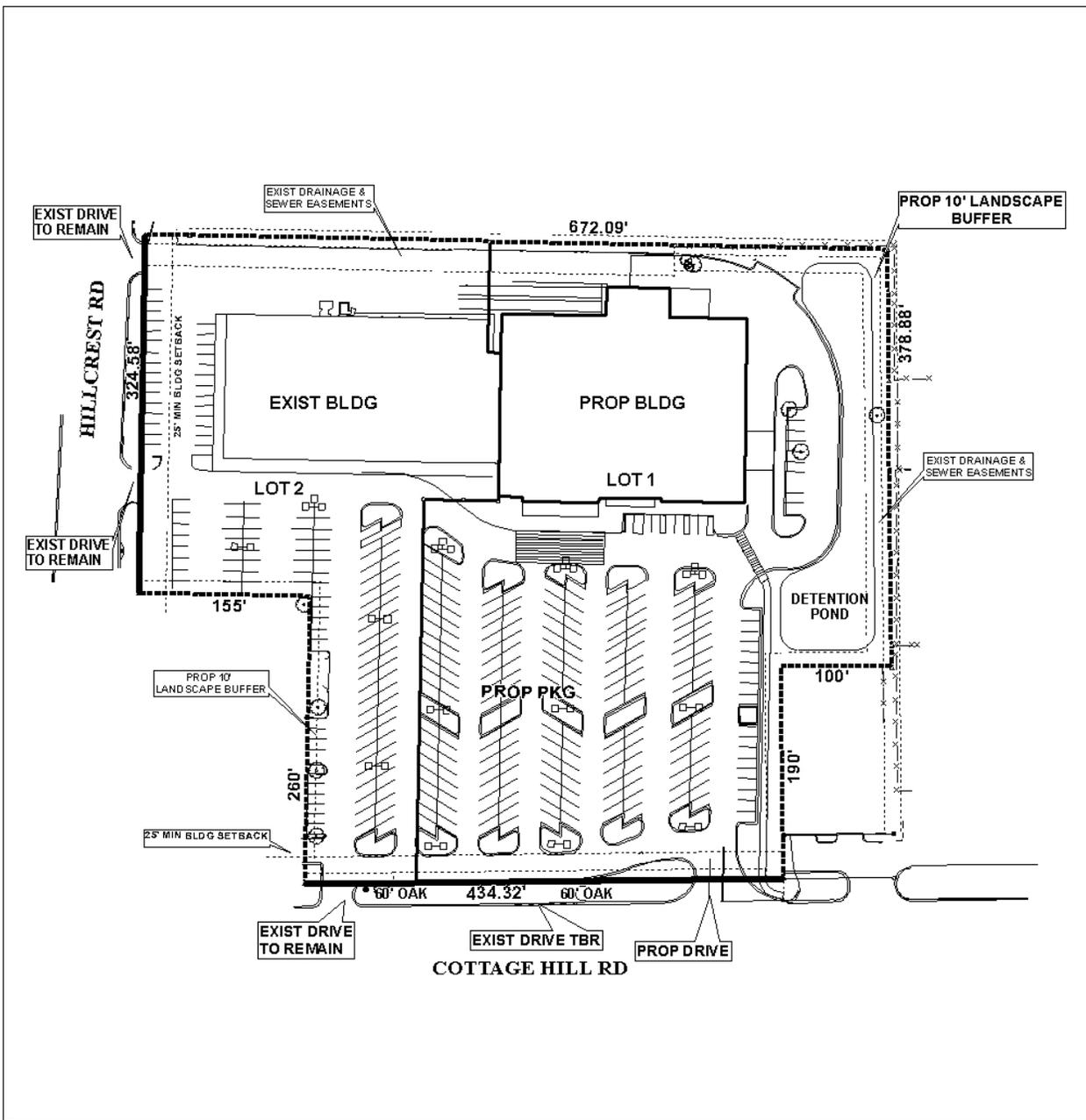
Single-family residential units are located to the north and east of the site. Commercial sites are located to the west and south of the site.

APPLICATION NUMBER 5 & 6 DATE February 1, 2007
 APPLICANT Carriage Towne Subdivision
 REQUEST Subdivision, 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
--------	---	---	--	---	---	---	--	--	---	--	--	---	--	--



SITE PLAN



The site plan illustrates the proposed building, parking, drives, existing building, existing parking, and existing drives

APPLICATION NUMBER 5 & 6 DATE February 1, 2007

APPLICANT Carriage Towne Subdivision

REQUEST Subdivision, 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

