

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: October 6, 2022

DEVELOPMENT NAME

McGowin Park

SUBDIVISION NAME

McGowin Park Subdivision

LOCATION

West side of Satchel Paige Drive, 180'± South of Government Boulevard, extending to the East side of I-65 South.

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

2 Lots / 12.8± Acres (Subdivision)
19 Lots / 47.76± Acres (PUD)

CONTEMPLATED USE

Subdivision approval to shift the interior lot line between two (2) existing legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and allow increased signage for a retail shopping center.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not provided

**ENGINEERING
COMMENTS**

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a NAME for the proposed subdivision.
- C. Add legible street names to the vicinity map.
- D. Provide a written description for the subdivision boundary.
- E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this

- plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
 - G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #88) LOTS 2-A and LOT 13A will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat for review.
 - H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to shift the interior lot line between two (2) existing legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and allow increased signage for a retail shopping center. The site has had Subdivision and Planned Unit Development applications approved by the Planning Commission previously, with the most recent approved on September 18, 2014. The applicant now wishes to demolish the existing structure on 1250 Satchel Paige Drive, and redevelop the site.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 dwelling units per acre) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers (DC) generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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 has frontages along Satchel Paige Drive, Interstate 65, and Tingle Circle West. As the previously approved and recorded subdivision demonstrated that sufficient right-of-way exists for all streets, no dedication is required at this time. However, the existing right-of-way widths should be depicted on the Final Plat, if approved.

The proposed lot sizes are provided in acres, and exceed the minimum lot size Section V.D.2. of the Subdivision Regulations requires. If approved, the Final Plat should be revised to include lot sizes in square feet and acres.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

The preliminary plat indicates the 25-foot minimum building setback line along Satchel Paige Drive for Lot 13-A, and a 50-foot minimum building setback line along Satchel Paige Drive for Lot 2-A, as on the previously recorded plat. If approved, the required minimum setbacks should be illustrated and labeled on the Final Plat along all street frontages.

There is an existing 30-foot drainage easement on the proposed Lot 2-A. If approved, a note should be placed on the Final Plat stating that no structures are to be placed in any easement without the permission of the easement holder.

PUD 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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

In regards to the PUD, the applicant states:

DDG, on behalf of our client Realtylink, LLC, as authorized on the enclosed Affidavit of Ownership by the owners of the subject property, is applying for a subdivision and an amendment to the existing PUD and master sign package affecting certain property located at 1250 Satchel Paige Drive, Mobile, AL 36606. We have provided further narrative on the requested actions in this letter.

BACKGROUND AND REQUEST

Our client is requesting subdivision to adjust the common lot line between Lot 2 and Lot 13 of McGowin Park to create a smaller Lot 13 and a larger Lot 2. The driver for the request is to create a lot sufficient for the use of a new entertainment venue on Lot 13. Additionally, the owner is requesting an amendment to the existing McGowin Park West PUD and master sign package to reflect the lot line adjustment and to update the use from the existing - and now shuttered - movie theatre to a Golf Recreation and Entertainment Facility.

The existing movie theatre site was opened in May of 1999 and shuttered in 2020. McGowin Park was developed around 2015. The development of the McGowin Park PUD included redevelopment of the theater parking lot and storm drainage. Lot 2 is not included in the McGowin Park PUD and has been used previously as temporary construction laydown and parking for various projects in McGowin Park. Lot 2 will remain outside of the McGowin Park PUD at this time.

PROPOSED USE

The proposed Outdoor Golf Recreation and Entertainment Facility is a premier state of the art sports entertainment venue consisting of a technologically advanced multi-level golf driving range, a full-service restaurant and bar, event space, and entertainment complex. The venue features a 37,000 square foot, two-level building housing the restaurant, bar, entertainment and event space including two climate-controlled levels of golf ball hitting bays and an outfield with surface targets for an inclusive, high-tech golf game that everyone of all ages and skill levels can enjoy. Accessory uses and signage may include:

- *Installation of barrier netting and net poles surrounding the outfield area, not to exceed one hundred-fifty six (156) feet in height above the finished floor elevation of the building.*
- *Installation of two (2) 30'x50' high-definition digital screens, to be located outside of the outfield netting and facing internally towards the building to be used for the operation of the venue.*
- *Installation of signage as represented in the included sign package.*
- *Parking for the outdoor recreation and entertainment venue shall be allowed in the amount generally shown on the PUD plan.*
- *Miniature golf operation may be installed in the designated outdoor area*
- *Outdoor seating and dining areas.*
- *Outdoor patio area.*
- *The anticipated hours of operation for the venue will be from Sunday-Thursday from 9:00 am — 12:00 am and Friday and Saturday from 9:00 am- 2:00 am.*

To assist in the evaluation and approval of the requested amendment, a rendered site plan has been included in this letter of request to supplement the provided signage information and PUD plan.

CONSISTENCY WITH CURRENT ZONING ORDINANCE

Based on previous discussions with the City, the proposed use is consistent with the allowed uses in the B-3: Community Business zoning district. The site as proposed (1) has adequate access, water supply, waste disposal, fire and police protection and other necessary public facilities; (2) is not expected to cause undue traffic congestion or create a hazard (as indicated by staff support for the project); and (3) is in harmony with the orderly and appropriate development of the district as evidenced in this letter.

CONSISTENCY WITH THE MAP FOR MOBILE & FUTURE LAND USE PLAN

The redevelopment of this property serves to further the City's goals for this area. The Future Land Use Map indicates this area as a 'District Center'. Development of this project will reinvigorate the abandoned site and further the attractiveness of the District Center. As the only facility of its kind within 180 miles, the project will serve not only the surrounding neighborhoods and City of Mobile, but is expected to have

a region-wide draw. McGowin Park was designed to induce pedestrian activity, with high quality streetscapes, which the developer proposes to maintain.

Additionally, the redevelopment proposed is aligned with several of the principal statements in the Map for Mobile:

- *Strategic Infill and Redevelopment — a mix of uses that serve the community, a focus on vacant properties and blighted areas*
 - *This project will serve the community by adding an entertainment venue to an up-and-coming area of mobile and removing and abandoned building.*
- *High-quality design of the built environment with maintenance of existing private property to minimize degradation and blight. This project will redevelop and maintain existing property*
- *Economic Development*
 - *This project is a highly sought-after entertainment venue and offers economic benefits to the community.*

SUPPORTING DOCUMENTATION

To support the evaluation of the project, we have enclosed the following documents with the application

- 1. Subdivision Plat for the subject parcel.*
- 2. PUD Plan showing the proposed use.*
- 3 An owner's authorization for the requested actions.*
- 4. Sign Package for the Outdoor Golf Recreation and Entertainment Facility Site.*

In summary, the proposed project will be a benefit to the City by redeveloping an abandoned property and adding a premier entertainment venue. The project has garnered much excitement from the community. The site has adequate infrastructure to support the use of the property. As such, we formally request approval of the subdivision, PUD amendment, and modified sign package.

We appreciate the Planning Commission's and City's continued assistance with this important development effort and stand ready to respond to any questions which may arise.

The site plan submitted for proposed Lot 13-A depicts a 37,000± square foot facility and approximately 246 parking spaces; 123 spaces are required. As the parking area will have more than 25 parking spaces, a compliant photometric site plan will be required at the time of permitting.

As the proposed Lot 13-A is going to be completely redeveloped, the site will be required to fully comply with tree planting and landscape area requirements of the Zoning Ordinance. Any tree plantings should be coordinated with staff.

The site plan submitted does not depict a dumpster, therefore if approved, the site plan should be revised to depict a dumpster on site, with a compliant enclosure and sanitary sewer connection.

The applicant is proposing a unique sign package for the proposed development, similar to the other businesses in McGowin Park. The applicant is proposing a total of six (6) wall signs and three (3) freestanding signs. The sign package submitted includes the following information:

Sign Number (per application)	Type of Sign	Maximum Size of Sign (sq ft)
1	Wall	98.2
2	Wall	380
3.1	Wall	85.4
3.2	Wall	85.4
4	Wall	16.1
5	Wall	816
6	Freestanding	
7	Freestanding	143.75
8	Wall	
9	Freestanding	54

In the sign package submitted, maximum square footage is identified for each of the proposed signs with the exception of one (1) freestanding sign, labeled as “6” on the site plan and one (1) wall sign labeled as “8” on the site plan. Furthermore, sign “5” is proposed to be address numbers, and is labeled as being 816 square feet, which may be a typo. If approved, the applicant must provide the height and dimensions of all proposed signage.

It should be noted that the applicant is proposing two (2) 30-foot x 50-foot digital screens located outside of the outfield netting and facing internally towards the building. As these signs will face internal to the development, they are not classified as signs. Also, one (1) of the proposed freestanding signs labeled as “7” on the site plan appears to extend into the right-of-way. The Zoning Ordinance requires a minimum of 18-inches between the leading edge of the sign and the right-of-way. If approved, all signs should be located on the site plan to comply with the minimum setback.

RECOMMENDATION

Subdivision: The application is recommended for Tentative Approval, subject to the following conditions:

- 1) Provision of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 2) Revision of the plat to illustrate the 25-foot minimum building setback line along all street frontages for Lot 13-A, per Section V.D.9. of the Subdivision Regulations;
- 3) Retention of the 50-foot setback along Satchel Paige Drive for Lot 2-A;
- 4) Placement of a note stating that no structures are allowed in any easements without the easement holder’s permission;
- 5) Compliance with Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State

Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a NAME for the proposed subdivision. C. Add legible street names to the vicinity map. D. Provide a written description for the subdivision boundary. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #88) LOTS 2-A and LOT 13A will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat for review. H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.);

- 6) Placement of a note on the Final Plat stating Traffic Engineering comments: *(Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) Compliance with 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 8) Compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 9) Submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat;
- 10) Completion of the Subdivision process prior to issuance of land disturbance or building permits; and
- 11) Full compliance with all other municipal codes and ordinances.

Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design *(to encourage innovative and diversified design in building form and site development)*, because it will allow redevelopment of an existing commercial site;
- b. the proposal promotes the objective of Flexibility *(to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district*

- regulations), because the PUD allows for reduced curb cuts to abutting public streets and a unique sign package;
- c. the proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because the proposed development will be part of an existing commercial development;
 - d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because the new development will comply with tree planting and landscape area requirements;
 - e. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because services already exist in the area.

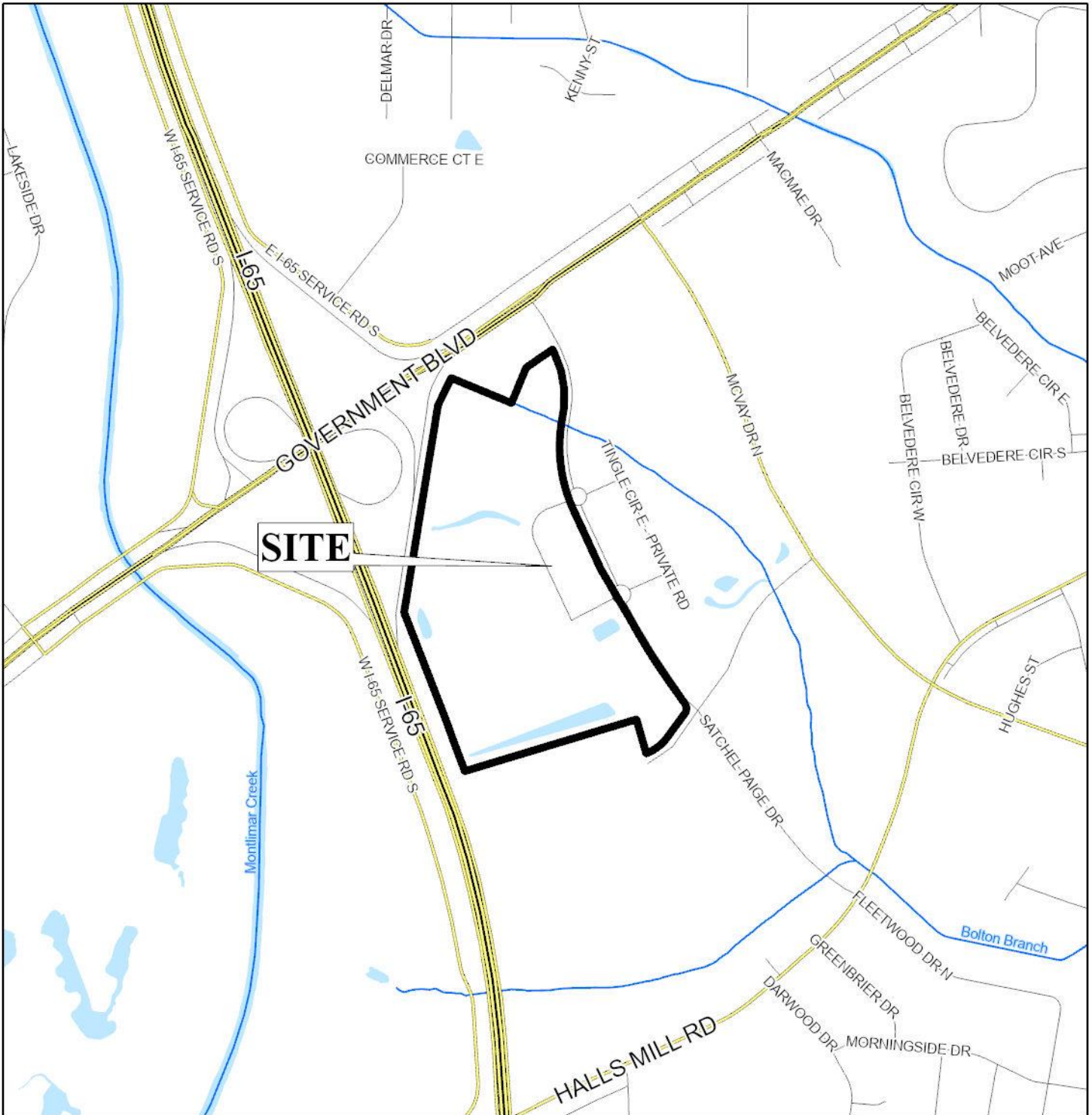
The approval should be subject to the following conditions:

- 1) Provision of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the site plan with the same information;
- 2) Revision of the site plan to illustrate the 25-foot minimum building setback line along all street frontages for Lot 13-A, per Section V.D.9. of the Subdivision Regulations;
- 3) Retention of the 50-foot setback along Satchel Paige Drive for Lot 2-A;
- 4) Depiction of a dumpster with compliant enclosure and sanitary sewer connections;
- 5) Placement of a note on the site plan that the lot to fully comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 6) Limited to the sign packages submitted as altered by any conditions of approval, as well as submission of height and dimensions for all signs;
- 7) Revision of the proposed sign package to depict all proposed signs as being located entirely on private property with a minimum of 18-inches between the leading edge of the sign and the right-of-way;
- 8) Compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the*

Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 9) Placement of a note on the Final Plat stating Traffic Engineering comments: *(Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) Compliance with 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 11) Compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 12) Submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat; and
- 13) Full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9 DATE October 6, 2022

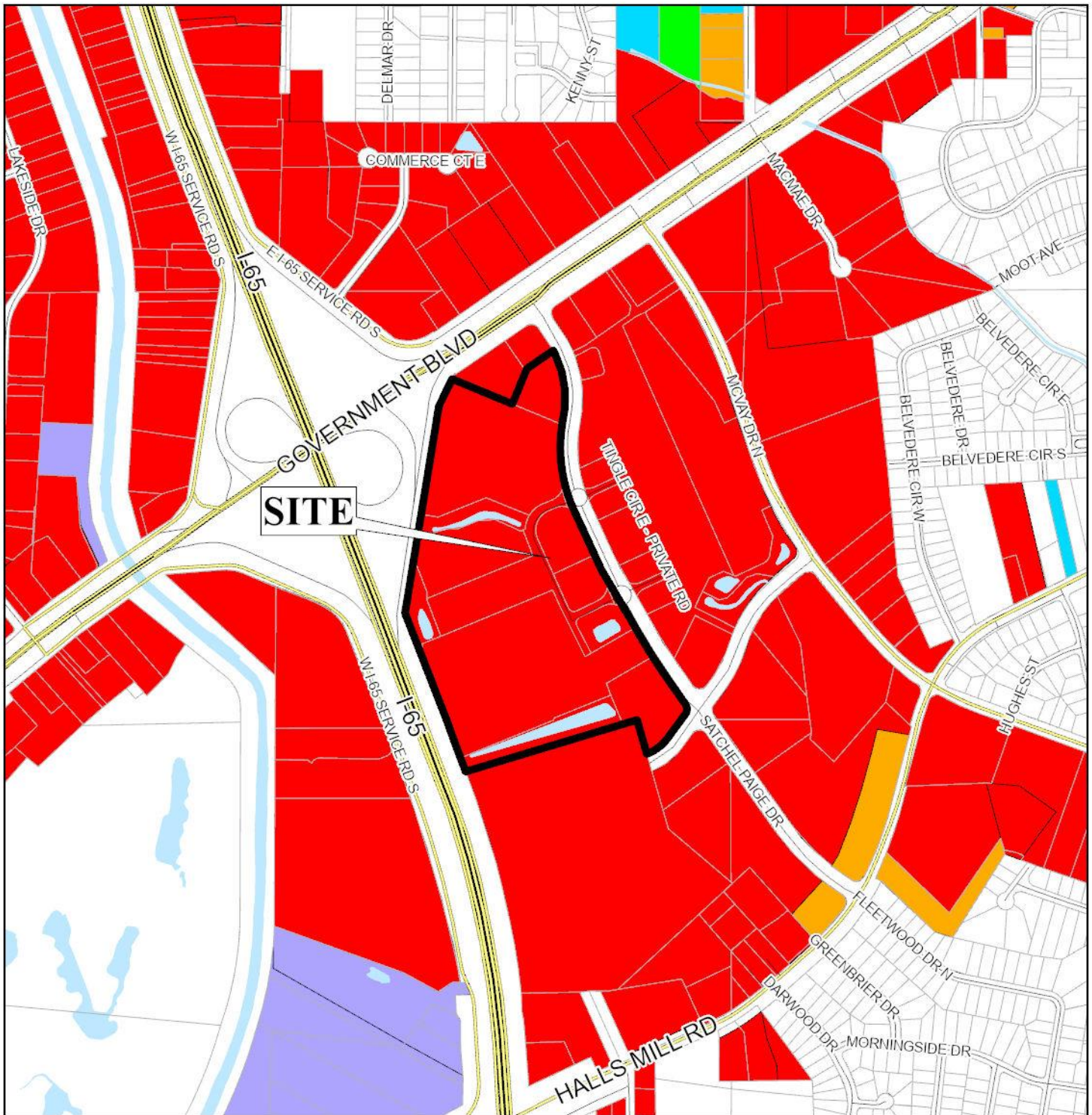
APPLICANT Mcgowin Park Subdivision

REQUEST Subdivision, Pud



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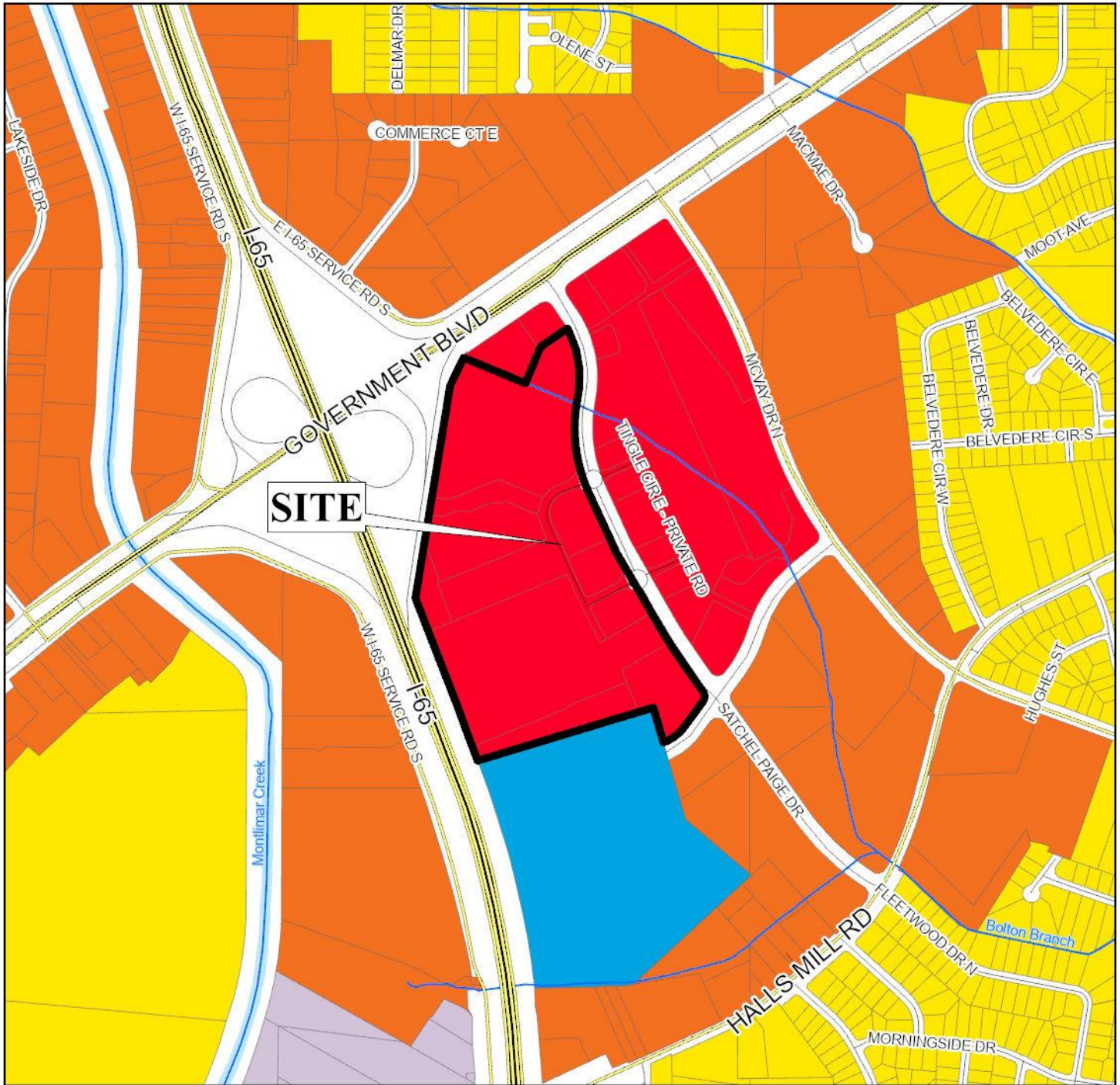
LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE October 6, 2022
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FLUM LOCATOR MAP



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APPLICANT Mcgowin Park Subdivision

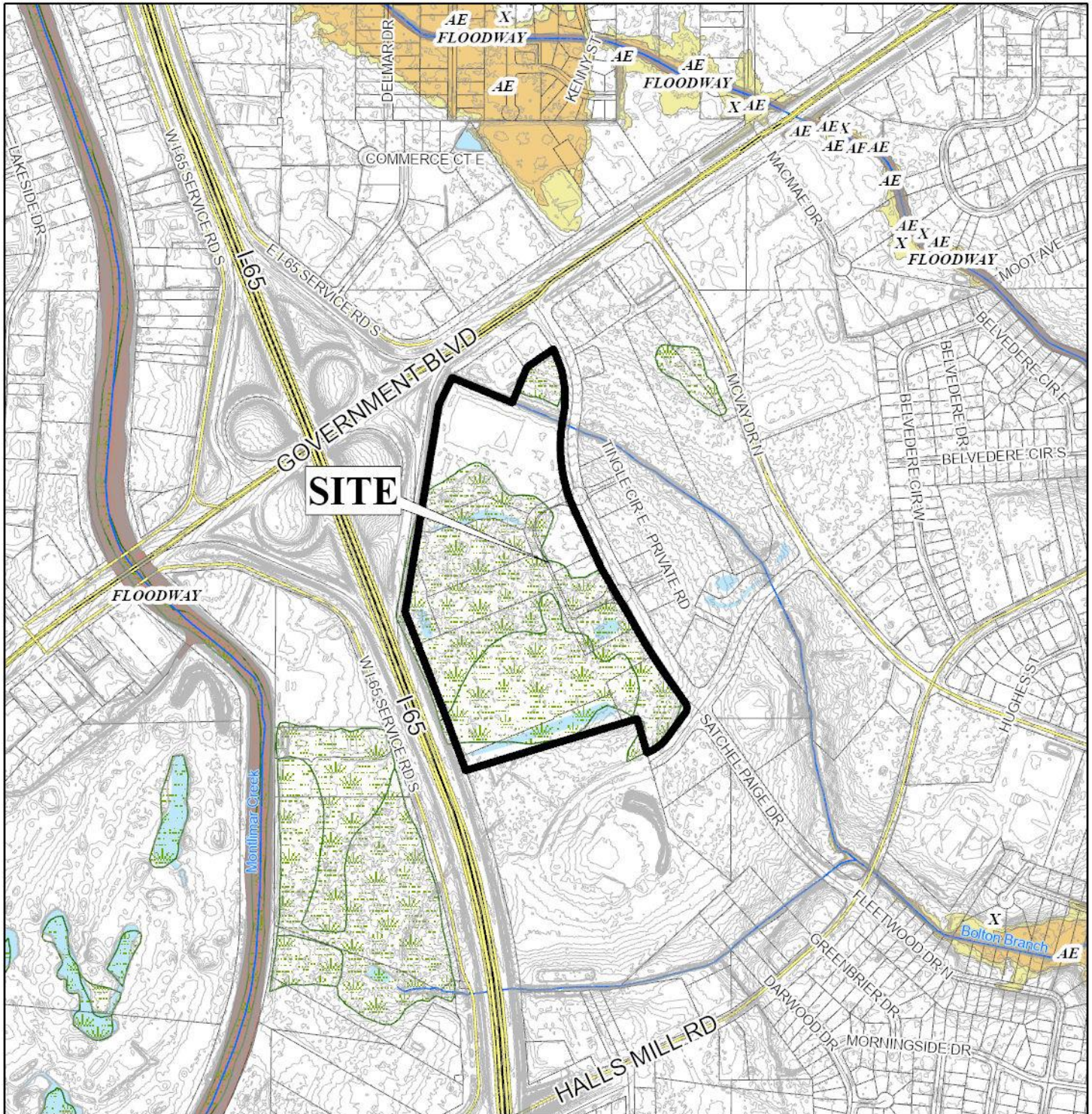
REQUEST Subdivision, Pud

Layer2

- | | | | |
|--------------------------------|-----------------------------------|----------------------|--------------------|
| Low Density Residential | District Center | Traditional Corridor | Heavy Industry |
| Mixed Density Residential | Neighborhood Center - Traditional | Traditional Corridor | Institutional |
| Neighborhood Center - Suburban | Downtown Waterfront | Light Industry | Parks & Open Space |
| | | | Water Dependent |



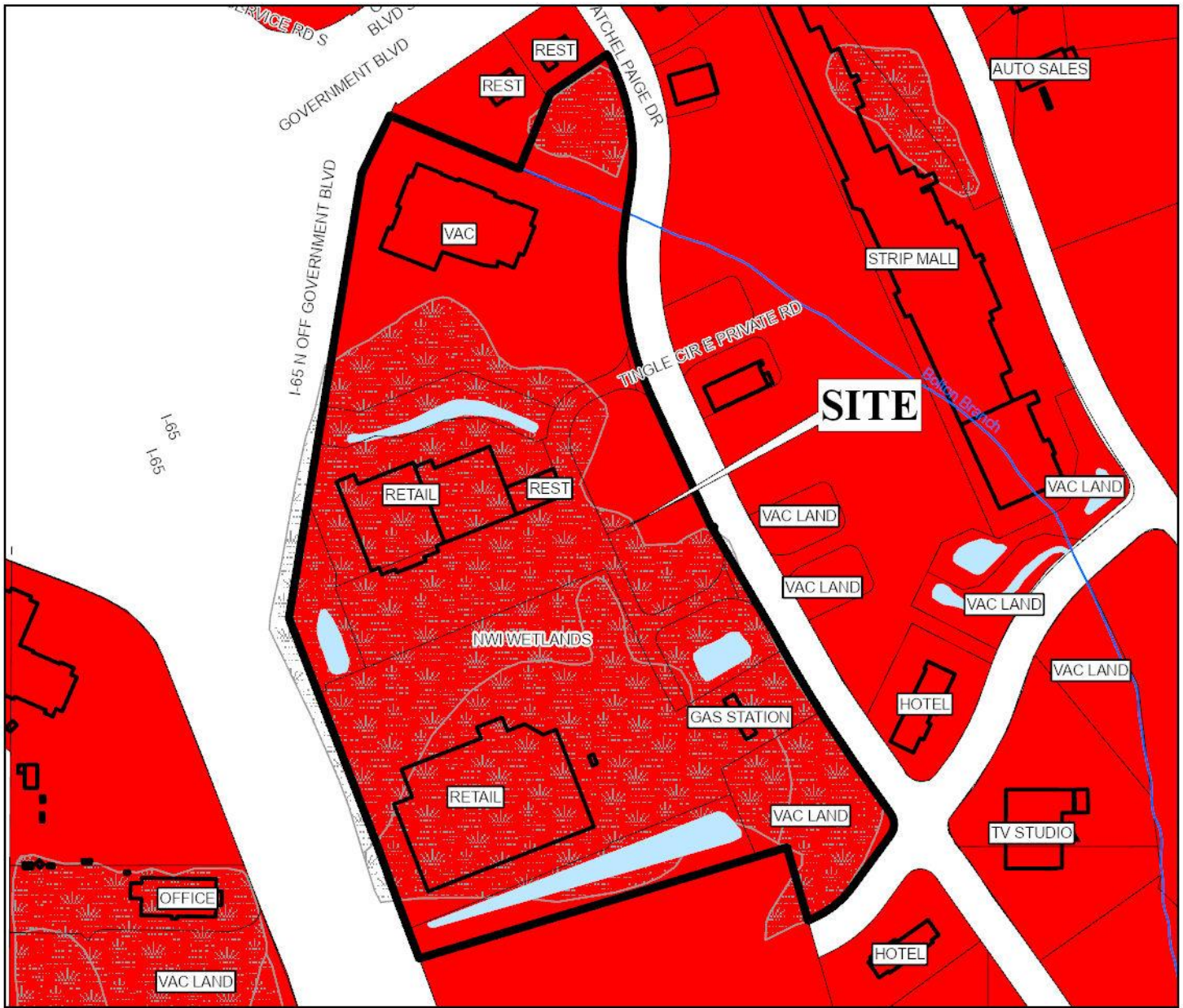
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 9 DATE October 6, 2022
 APPLICANT Megowin Park Subdivision
 REQUEST Subdivision, Pud



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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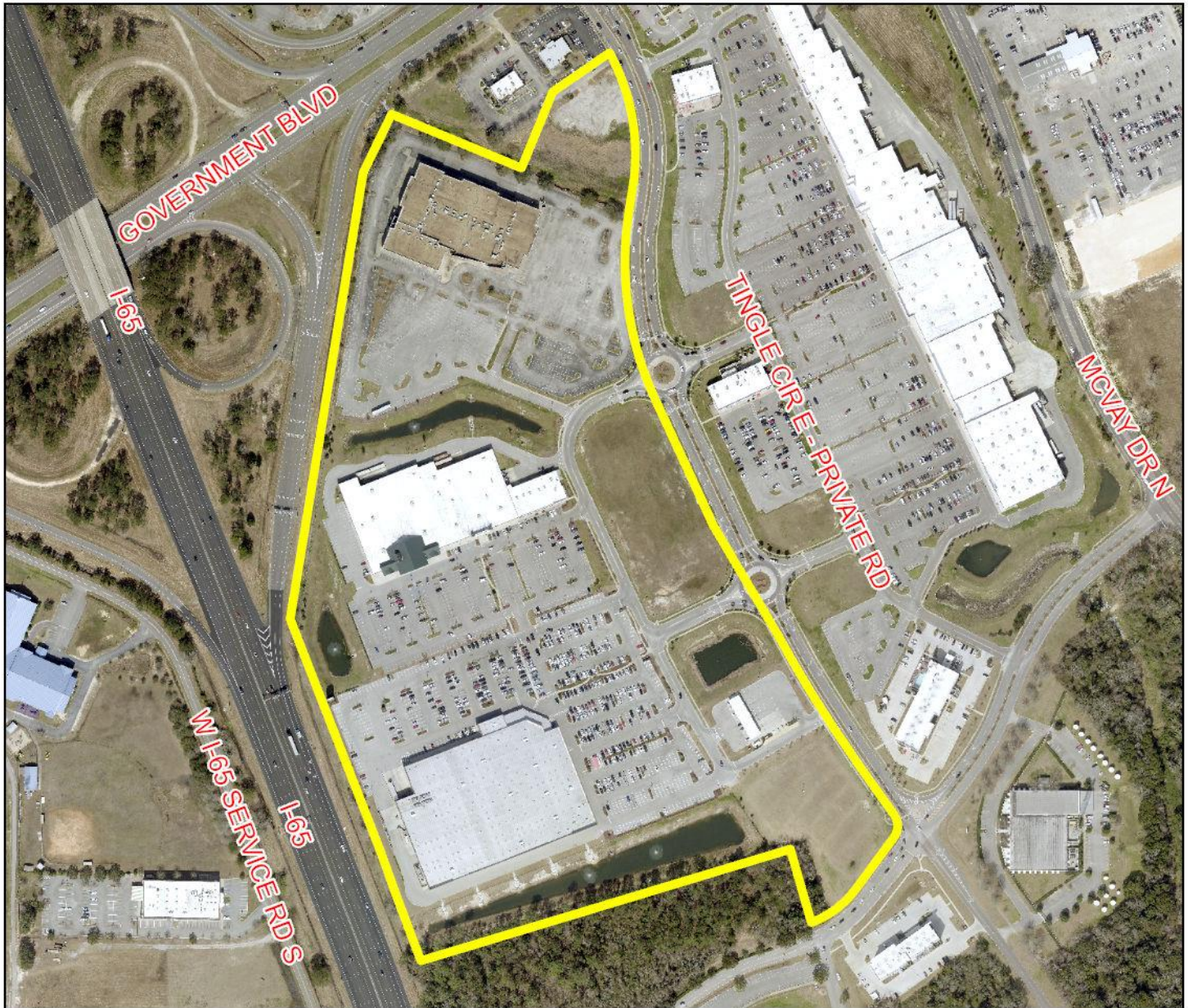
APPLICANT Mcgowin Park Subdivision

REQUEST Subdivision, Pud

 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 9 DATE October 6, 2022
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REQUEST Subdivision, Pud



SITE PLAN



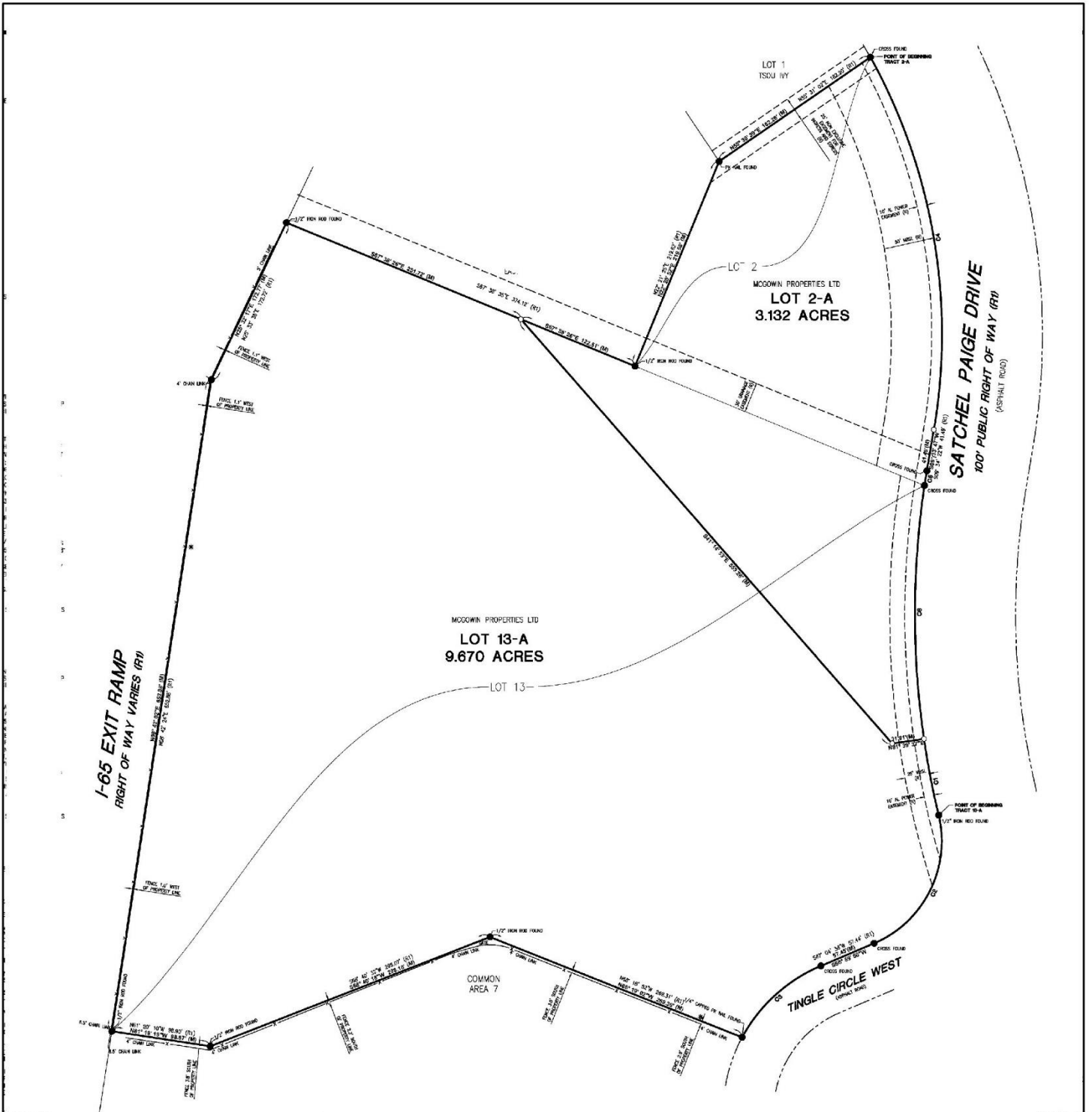
The site plan illustrates the existing buildings and parking.

APPLICATION NUMBER	9	DATE	October 6, 2022
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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE October 6, 2022

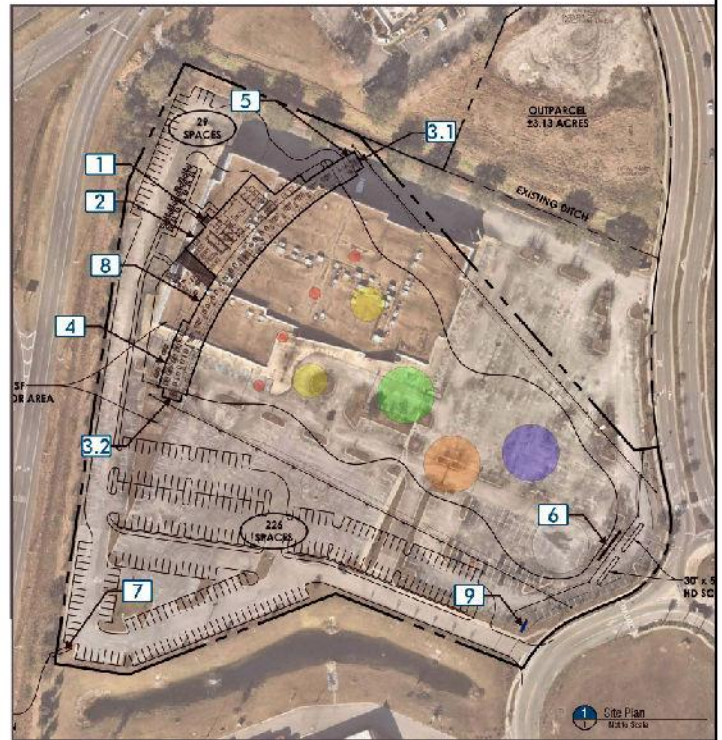
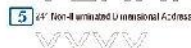
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DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE October 6, 2022

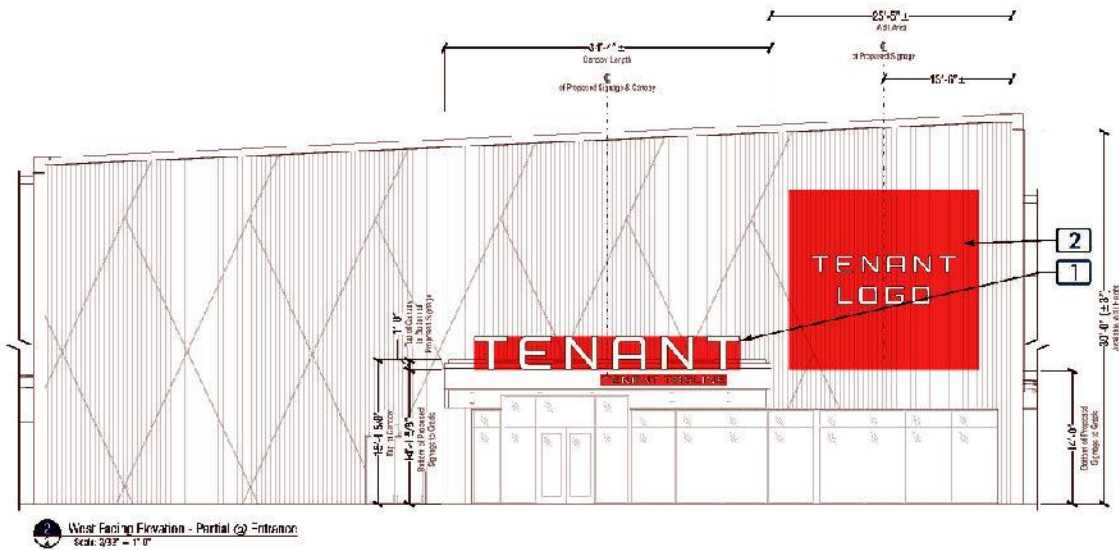
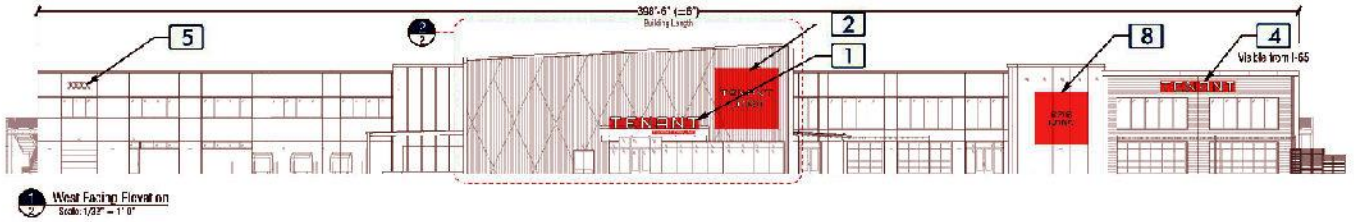
APPLICANT Megowin Park Subdivision

REQUEST Subdivision, Pud



NTS

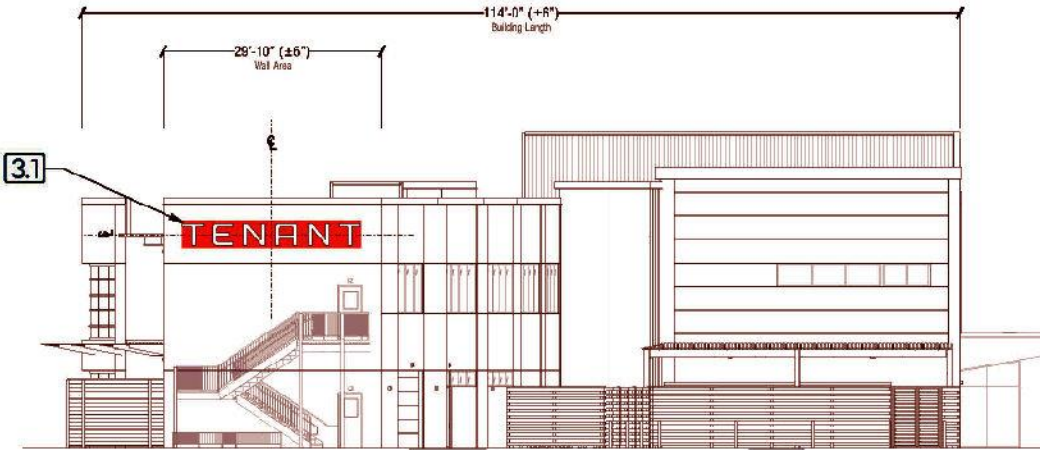
DETAIL SITE PLAN



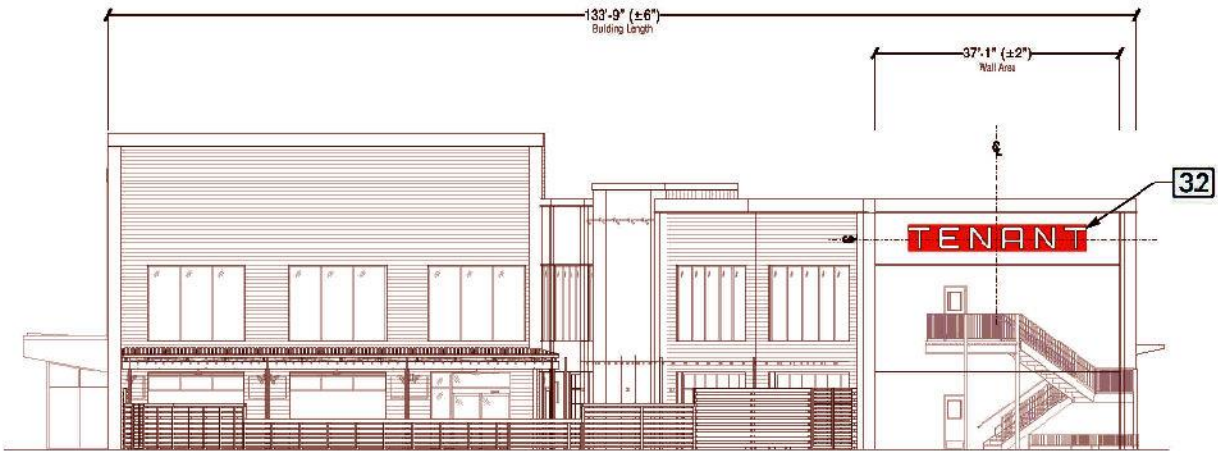
APPLICATION NUMBER 9 DATE October 6, 2022
 APPLICANT Mcgowin Park Subdivision
 REQUEST Subdivision, Pud



DETAIL SITE PLAN



1 North Facing Elevation
Scale: 1/16" = 1'-0"

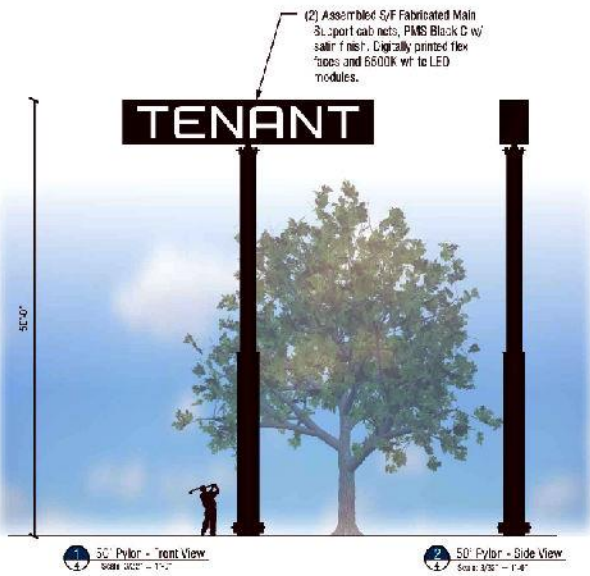


2 South Facing Elevation
Scale: 1/16" = 1'-0"

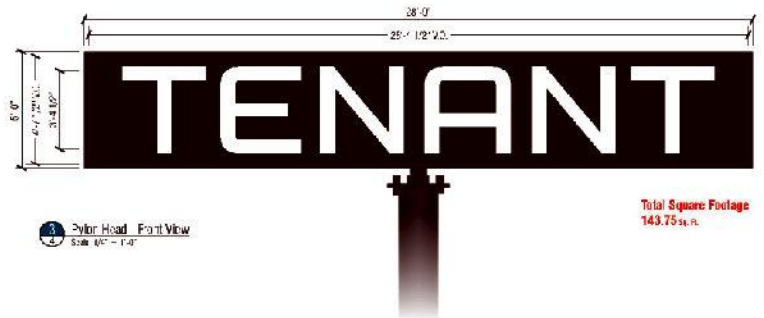
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 APPLICANT Mcgowin Park Subdivision
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DETAIL SITE PLAN



(2) Assembled S/F Fabricated Main Support cabinets, PMS Black G w/ satin finish. Digitally printed flex faces and 6600K w/ LED modules.

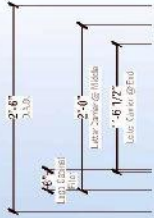


Total Square Footage
143.75 sq. ft.

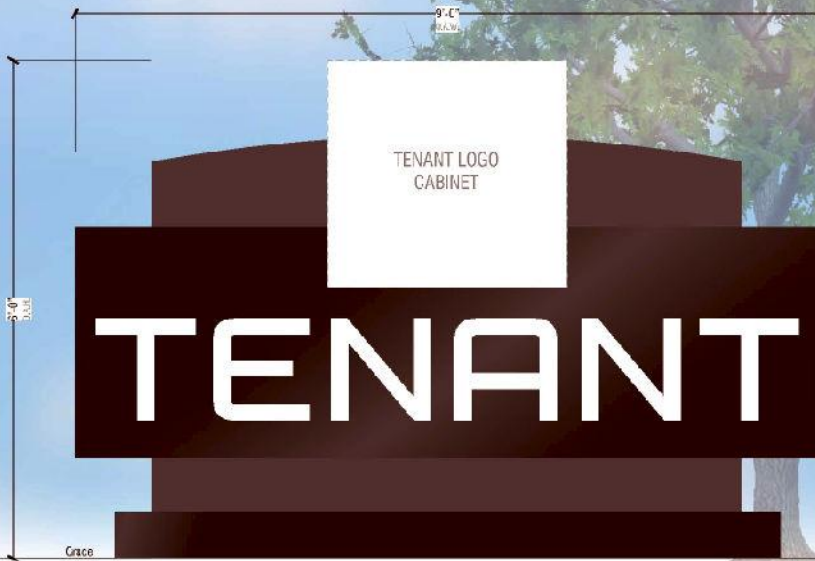
APPLICATION NUMBER 9 DATE October 6, 2022
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DETAIL SITE PLAN



1 Monument Sign - Front View
Scale: 3/4" = 1'-0"



2 Monument Sign - Front View
Scale: 3/4" = 1'-0" 54.0 s'

(1) REQ'D



3 Monument Sign - Side View
Scale: 3/4" = 1'-0"

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