

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 3, 2012****DEVELOPMENT NAME**

Charter Southland Hospital

SUBDIVISION NAME

Charter Southland Hospital Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 & 2

LOCATION5750 & 5800 Southland Drive
(North side of Southland Drive, 615'± West of Knollwood Drive).**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1 Lot / 17.0 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create one legal lot of record.

**TIME SCHEDULE
FOR DEVELOPMENT**Phase 1 to begin in May 2012.
Phase 2 to begin in October, 2012.**ENGINEERING
COMMENTS**

1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with the Storm Water Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Based on the approximate square footage of the proposed building and estimated trip generation, a traffic impact study is not required for this site. Driveway number, size, 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).

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision to create one legal lot of record. The Subdivision application was heldover from the March 1st meeting to allow the applicant to submit a Planned Unit Development application to allow the multiple buildings on a single building site, to be heard in conjunction with the one-lot Subdivision application.

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 / Subdivision plat will require approval 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 purpose of the Subdivision application is to resubdivide two meets-and-bounds parcels and one legal lot of record into one legal lot of record. The entire site consists of what was originally Lot 1, Charter Southland Hospital, approved by the Commission in 1984 as a one-lot subdivision. That lot was then subdivided into two lots in November, 1985, via Commission approval. At some point thereafter, Lot 1 of that resubdivision was parceled into two parcels without any required approvals, and Lot 2 remained intact as it appears in this application. The applicant now proposes to re-establish the properties into one lot being the same configuration as in the original recording of Charter Southland Hospital Subdivision. All properties within the proposed subdivision are zoned B-1, Buffer Business District. The applicant states that the site is served by public water and sewer services.

The site fronts onto Southland Drive, a minor closed-end street with a minimum right-of-way width of 50'; therefore, no dedication would be required for compliant width. However,

Southland Drive terminates near the West end of the site as a blunt-ended stub with no turnaround provision. Therefore, dedication should be required to provide a minimum 60' radius turnaround from the centerline of Southland Drive at its West terminus. As a means of access management, a note should be required on the Final Plat stating that the site is limited to two curb cuts to Southland Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. There is an existing noncompliant gravel drive to Southland Drive at its West terminus. A note should be required on the Final Plat stating that the gravel drive is denied access to Southland Drive. As on the preliminary plat, the 25' minimum building setback line should be illustrated on the Final Plat, revised to be measured from any required dedication for the 60' radius turnaround at the West terminus of Southland Drive.

As on the preliminary plat, the Final Plat should also contain a note stating the lot size in acres, or the lot should be labeled with its size in acres. The extreme Western portion of the site is located in a floodway and floodplains associated with Campground Branch Creek. The presence of the floodway and floodplains indicates that the area may be environmentally sensitive; therefore if approved, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With regard to the PUD, the site currently contains three main buildings and recreational amenities associated with the site's use as a mental health hospital. A PUD was approved in 1983 for a three-phase development; however, only the first phase (the Western-most building and parking complex) appears to have been constructed more-or-less according to the approved PUD. Proposed future phases Two and Three for two future buildings and parking areas in the extreme Eastern portion of the site were never developed. Instead, those proposed buildings and parking were developed on Lot 2 of the Resubdivision of Lot 1 after it was approved in 1985. This PUD is, in effect, an amendment of the original 1983. A new building is proposed to house a training center, performance improvement and administrative offices. Also proposed are two new parking areas. As all facilities would ultimately be on one legal lot of record, PUD review is required.

The applicant has submitted a site plan illustrating the placement of the various buildings and amenities, parking, and landscaping and tree plantings. However, there is no table furnished providing parking requirements for the various buildings based on the uses of the buildings; therefore, the site plan should be revised to provide parking requirement calculations. Also, the site plan does not indicate any dumpster locations; therefore, the site plan should be revised to illustrate compliant dumpster locations. As the site is bordered on the North entirely by Leesburg Subdivision, an R-1, single-family residential development, a protection buffer should be illustrated; therefore, the site plan should be revised to illustrate a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance. And as the site is adjacent to R-1

zoning and use, lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance, and the site plan should be revised to provide such a note.

As the Subdivision would require dedication to provide a 60' radius turnaround from the centerline of Southland Drive at its Western terminus, the PUD site plan should be revised to illustrate such a turnaround. And the site should be limited to two curb cuts to Southland Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The existing gravel drive on the Western portion of the site beyond the existing asphalt drive appears to be for maintenance purposes only but its use is not specified on the site plan. The gravel drive should be identified as for maintenance purposes only on the site plan or the site plan should be revised to indicate the drive paved to standards. The site plan indicates the existing access point to Southland Drive for the gravel drive is to be removed; however, the site plan should be revised to indicate termination short of Southland Drive or the installation of some type of vehicular barrier across the drive preventing access to Southland Drive.

Due to the various deficiencies on the PUD site plan submitted, it is recommended that the PUD application be heldover to the meeting of May 3rd to allow the applicant to submit a revised site plan addressing those deficiencies. Likewise, the Subdivision should also be heldover so it can be heard in conjunction with the revised PUD. Revisions should be submitted to Planning no later than April 16th.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for holdover to the meeting of May 3rd to be heard in conjunction with a revised PUD site plan.

Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the meeting of May 3rd to allow the applicant to submit a revised site plan, with revisions due by April 16th, addressing the following items:

- 1) revision of the site plan to provide parking requirement calculations based on the uses of the various buildings;
- 2) revision of the site plan to illustrate compliant dumpster locations;
- 3) revision of the site plan to illustrate a protection buffer along the North property line adjacent to Leesburg Subdivision, in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 4) revision of the site plan to provide a note stating that lighting of the site will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance;
- 5) revision of the site plan to illustrate the 60' radius turnaround dedication at the West terminus of Southland Drive;
- 6) revision of the site plan to label the gravel drive on the Western portion as being for maintenance purposes only, or revision of the site plan to indicate that the drive will be developed to compliant standards; and

- 7) revision of the site plan to indicate termination of the gravel drive short of Southland Drive or the illustration of some type of vehicular barrier across the drive to prevent vehicular access to Southland Drive.

Revised for the May 3rd meeting:

This application was heldover from the April 5th meeting to allow the applicant to submit a revised PUD site plan addressing the following items:

- 1) revision of the site plan to provide parking requirement calculations based on the uses of the various buildings;*
- 2) revision of the site plan to illustrate compliant dumpster locations;*
- 3) revision of the site plan to illustrate a protection buffer along the North property line adjacent to Leesburg Subdivision, in compliance with Section 64-4.D.1. of the Zoning Ordinance;*
- 4) revision of the site plan to provide a note stating that lighting of the site will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance;*
- 5) revision of the site plan to illustrate the 60' radius turnaround dedication at the West terminus of Southland Drive;*
- 6) revision of the site plan to label the gravel drive on the Western portion as being for maintenance purposes only, or revision of the site plan to indicate that the drive will be developed to compliant standards; and*
- 7) revision of the site plan to indicate termination of the gravel drive short of Southland Drive or the illustration of some type of vehicular barrier across the drive to prevent vehicular access to Southland Drive.*

The applicant has subsequently submitted the required revised site plan addressing the above items.

Calculations indicate sufficient parking spaces are provided for the various uses on the site. A 6' high wooden privacy fence is indicated as a buffer along the entire Northern boundary with Leesburg Subdivision as well as a 10' buffer strip. The site plan erroneously indicates a 5' minimum building setback line along the North and West boundaries. As these two border residential properties, Section 64-4.D.1. of the Zoning Ordinance requires a 10' protection buffer, and as no structure may be built within such, the minimum building setback line should be revised to 10' in those areas. A note is furnished on the site plan indicating that lighting will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance as required.

The gravel drive on the Western portion of the site is labeled as being for maintenance purposes only and a termination short of Southland Drive is indicated. The dumpster location has been specified on the site plan; however, no detail is given to illustrate its compliance with screening and gating. Therefore, the site plan should be revised to furnish a detail of a compliant dumpster enclosure with screening and gates.

The Fire Department has since determined that the 60' radius turnaround will not be required at the West terminus of Southland Drive as there are no new buildings proposed in that area and the site has sufficient access and maneuvering area for fire trucks. Therefore, the requirement for the turnaround is now moot and the revised site plan reflects such.

No landscaping and tree planting calculations are indicated on the site plan; therefore, the site plan should be revised to provide such, to be coordinated with Urban Forestry due to the extensive wooded areas which would remain on the site.

RECOMMENDATION

Subdivision: *Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:*

- 1) placement of a note on the Final Plat stating that the site is limited to two curb cuts to Southland Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 2) placement of a note on the Final Plat stating that the gravel drive at the West terminus of Southland Drive is denied access to Southland Drive;*
- 3) illustration of the 25' minimum building setback line along Southland Drive;*
- 4) placement of a note on the Final Plat stating the lot size in acres, or labeling of the lot to furnish such information;*
- 5) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;*
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 7) provision of two (2) copies of a revised PUD site plan, if approved, prior to the signing of the Final Plat;*
- 8) subject to the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 9) subject to the Engineering Comments: [1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with the Storm Water Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a*

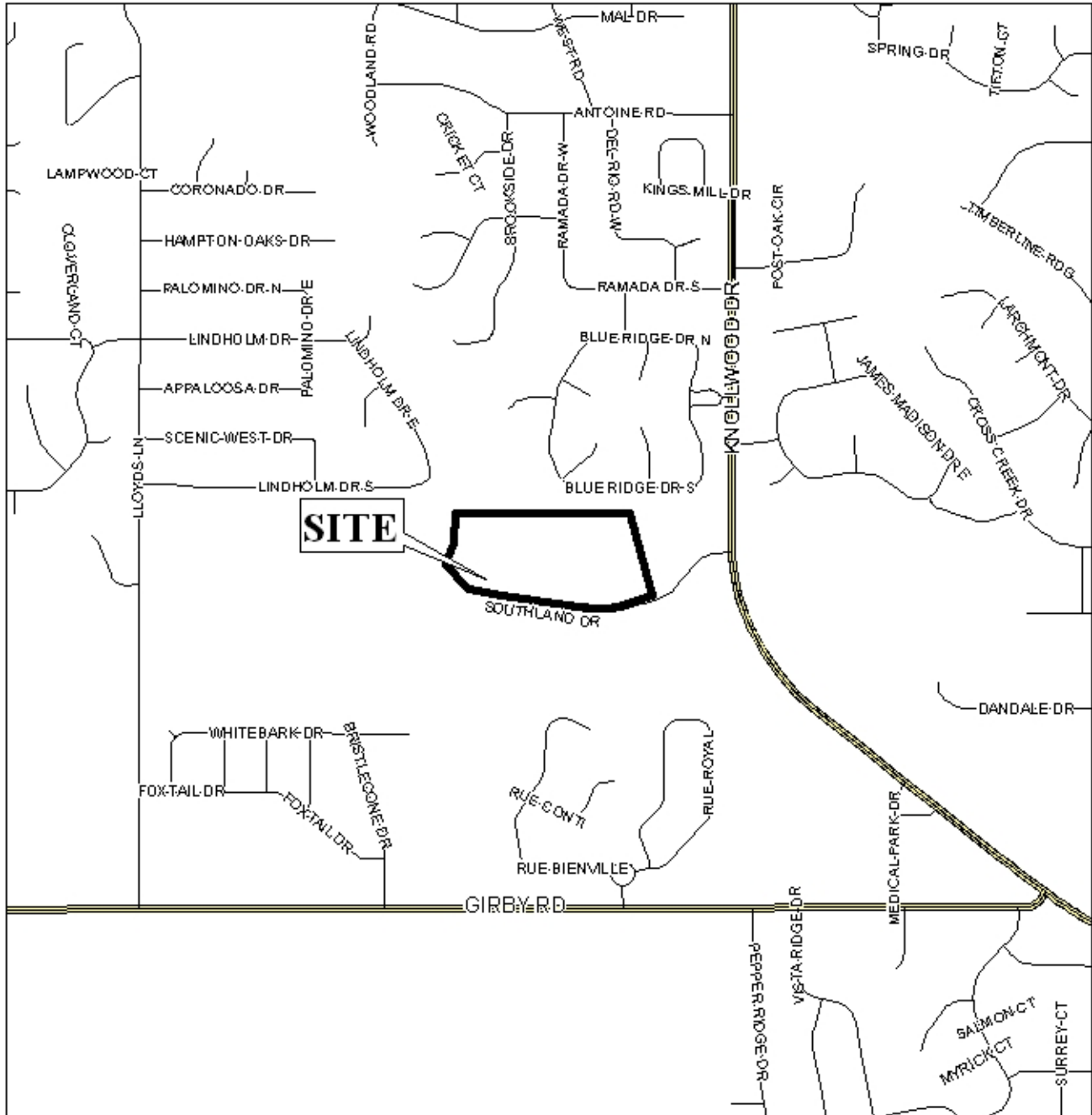
surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer]; and

10) completion of the Subdivision process prior to any request for permits.

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

- 1) revision of the site plan to indicate a 10' minimum building setback line along the North and West Boundaries where the site abuts residential properties;*
- 2) furnishing of a note on the site plan stating that lighting for the site will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance;*
- 3) revision of the site plan to illustrate a compliant dumpster location including screening and gates;*
- 4) placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;*
- 5) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 6) subject to the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 7) subject to the Engineering Comments: [1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with the Storm Water Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer];*
- 8) revision of the site plan to provide landscaping and tree planting calculations, to be coordinated with Urban Forestry due to the extensive wooded areas that would remain on the site; and*
- 9) provision of two (2) copies of a revised PUD site plan reflecting the above conditions of approval, prior to the signing of the Final Plat.*

LOCATOR MAP



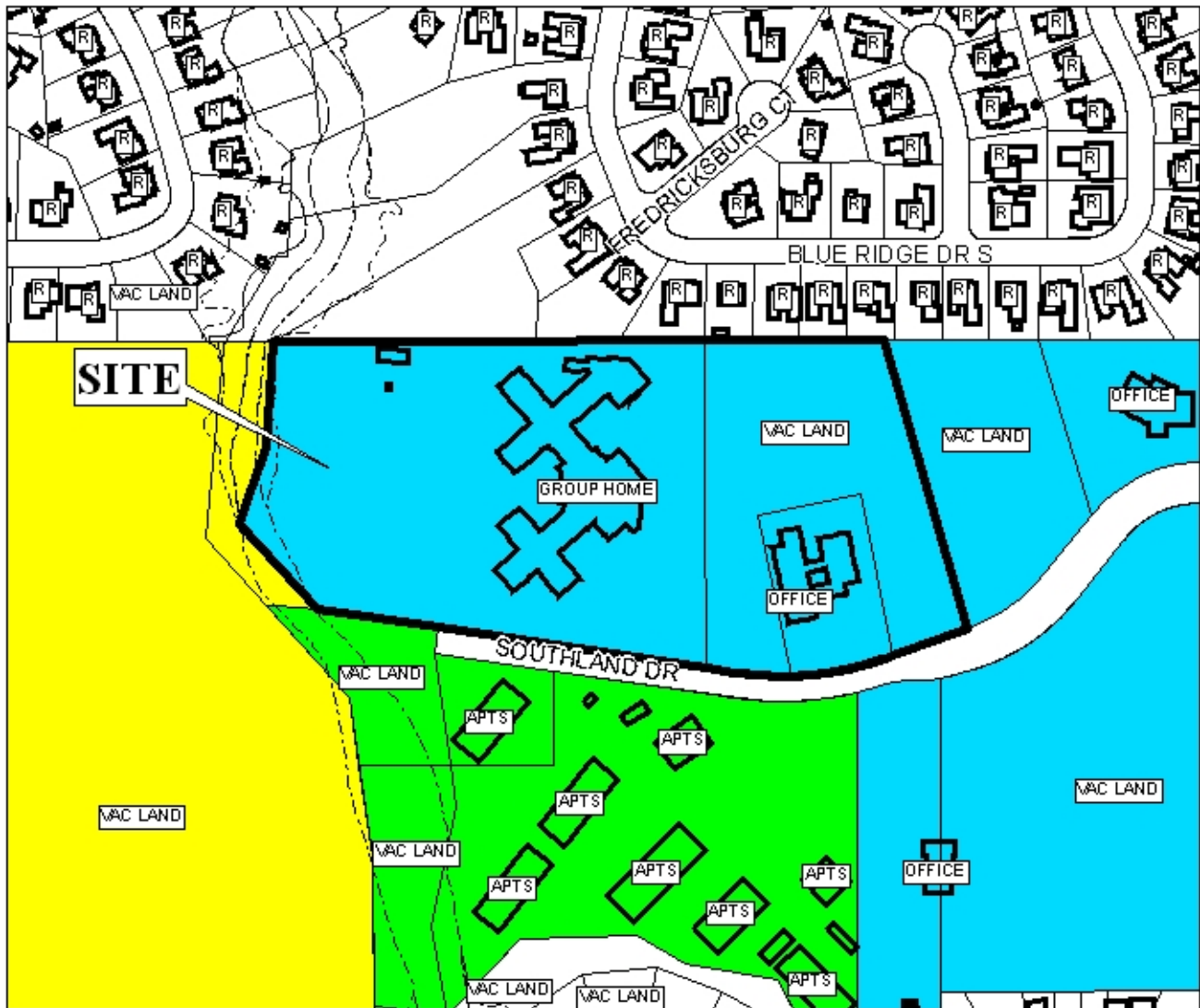
APPLICATION NUMBER 1 & 2 DATE May 3, 2012

APPLICANT Charter Southland Hospital Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north of the site. Apartments are located to the south of the site.

APPLICATION NUMBER 1 & 2 DATE May 3, 2012

APPLICANT Charter Southland Hospital Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north of the site. Apartments are located to the south of the site.

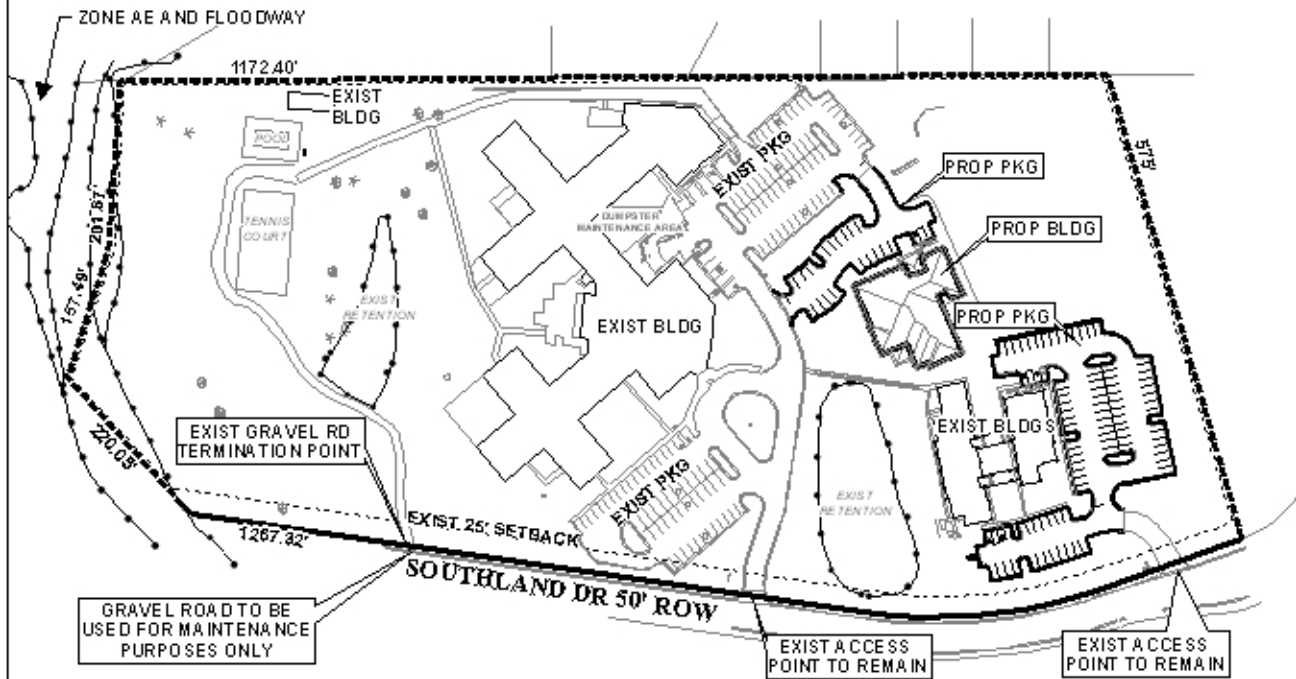
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REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustrates the existing improvements, proposed building, and proposed parking expansion.

APPLICATION NUMBER 1 & 2 DATE May 3, 2012

APPLICANT Charter Southland Hospital Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development

