

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 2, 2008****DEVELOPMENT NAME**

Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1, Phase II

SUBDIVISION NAME

Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1, Phase II

LOCATION

North side of Providence Park Drive South, 210'± East of Cody Road South

**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY2 lots / 8.9 ± acres (Subdivision)
270 ± acres (overall PUD)**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow a cancer treatment facility, and Subdivision approval to create 2 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that the detention pond has sufficient capacity and is functioning properly.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A traffic impact study is required for this development.

**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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow a cancer treatment facility, and Subdivision approval to create 2 lots. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

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 applicant proposes to construct a two (2) lot commercial subdivision on Providence Park Drive South, a minor public street with adequate right-of-way. While a minor street, Providence Park Drive has five lanes, and a portion of the road is privately owned and maintained. A new 60,000 square foot cancer treatment facility is proposed on Lot 1, while no development is proposed at this time for Lot 2.

A combined PUD and Subdivision application was approved by the Planning Commission at its April 17, 2008 meeting for an 11-lot private cul-de-sac subdivision to the Northeast of the site. One of the conditions of the April 2008 approval was the provision of a Traffic Impact Study (TIS), and the acceptance thereof by Planning and Traffic Engineering prior to the signing of the final plat. Two lots of the proposed subdivision were allowed to be recorded prior to the provision of the TIS because the lots already had frontage on an existing road, whereas all of the other lots had frontage on proposed streets. The TIS had not been furnished as of this time, but will be required prior to the signing of the April 2008-approved Subdivision plat, or the issuance of any building or land disturbance permits.

Traffic Engineering has requested a Traffic Impact Study for this application. Should the TIS for this application recommend significant changes to the site, a new application for PUD approval will be required. It should also be noted that the TIS for the April 2008 approval and the current

application can be combined into one study, however, approval of the TIS will be required before any plats can be signed or development permits issued.

The overall PUD site plan shows the entire hospital development, however, several errors are evident. The “proposed” Bonefish Grill and Hampton Inn are now in operation, thus their labels should be revised. The overall site plan should also be revised to clearly delineate and label the public versus private portions of Providence Park Drive and any other private streets.

The proposed 60,000 square foot cancer center will require 200 parking spaces: 290 parking spaces are depicted on the site plan, however, the data on the plan states that 293 spaces are provided. It should be pointed out that such a facility will generate waste, and there do not appear to be any provisions for dumpster or other service entrances for the building. Furthermore, there is no indication of any free-standing HVAC or generator systems, which such a building would likely have. The site plan should be revised to show the correct number of parking spaces, any proposed dumpster areas or service drives, and any proposed locations (generally) of free-standing HVAC or generator systems.

The site and parking area must comply with the parking area and site design lighting requirements of the Zoning Ordinance (Sections 64-4.A.2. and 64-6.A.3.c.), which generally states that parking areas with more than 10 cars must be illuminated when used at night, and that lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic.

It should also be pointed out that no information is provided regarding the compliance of the site as it relates to the tree requirements of the Zoning Ordinance. It appears, however, that there will be adequate area for the required tree planting. The site plan for the cancer center should be revised to show compliance with the tree requirements (frontage, perimeter and parking) of the Zoning Ordinance.

As a site design note, the site plan depicts 16 handicap parking spaces with no sidewalk access to the main entrance. Persons parking in the handicap spaces will be required to cross traffic to enter the building. No pedestrian circulation is depicted on the site plan, nor are any sidewalks shown along Providence Park Drive: sidewalks will be required along the public street.

The site plan does not indicate curb-cuts which exist across from the site, particularly the entrance into Providence Estates, and the small office building. As changes to the location of curb-cuts affects site design and Traffic Engineering decisions, the location of the curb-cuts across Providence Park Drive from the site should be indicated.

Regarding the proposed Subdivision, each lot should be limited to two (2) curb-cuts each, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards.

Finally, 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.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Holdover until the November 6 meeting, with the following revisions due by October 17:

- 1) Revision of the plat to depict curb-cuts across the street from the site;
- 2) Compliance with Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that the detention pond has sufficient capacity and is functioning properly.*);
- 3) Placement of a note on the final plat stating that each lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 4) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 5) The labeling of the lots with their size in square feet; and
- 6) Provision of 7 copies of the revised plat to the Planning Section of Urban Development by October 17.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the November 6 meeting, with the following revisions due by October 17:

- 1) Revision of the overall PUD site plan to show what is existing versus what is proposed (examples of Bonefish Grill and Hampton Inn);
- 2) Revision of the overall PUD site plan to clearly delineate and label all public and private streets;
- 3) Revision of the site plan to show compliance with the tree planting requirements of the Zoning Ordinance for the cancer center site.
- 4) Revision of the site plan to show any proposed service drives, dumpster locations, or freestanding HVAC or generator locations;
- 5) Revision of the site plan to depict existing curb-cuts across the street from the site;
- 6) Revision of the site plan information to correctly total the number of parking spaces;
- 7) Revision of the site plan to depict a sidewalk along Providence Park Drive, or submission of a sidewalk waiver application;
- 8) Compliance with Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that the detention pond has sufficient capacity and is functioning properly.*);
- 9) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;

- 10) Provision of 7 copies of the revised site plans to the Planning Section of Urban Development by October 17.

Revised for the November 6th meeting:

Revised plats and site plans were submitted by the applicant, per the holdover requirements. Review of the PUD site plan shows that the revisions adequately address all of the identified issues with the exception of labeling the dumpster location and full compliance with the tree requirements of the Zoning Ordinance: specifically, the site plan appears to be 14 trees short in the number of required perimeter trees and 1 tree short in the number of required parking trees. Staff calculates that a total of 24 frontage trees, 50 perimeter trees, and 15 parking trees are required for the site.

The revised site plan also shows that the Western-most of the two proposed curb-cuts for Lot 1 will be on the public portion of Providence Park Drive South, and that the Eastern-most curb-cut will be on the private portion of Providence Park Drive South.

Finally, the dimension labels for the Western portion of parking area depicted the detail site plan for the cancer center site incorrectly show the width of parking stalls and access drives. The site plan should be revised to correctly show the 24-foot width of the access drive, and the 19-foot length of the parking stall.

RECOMMENDATION

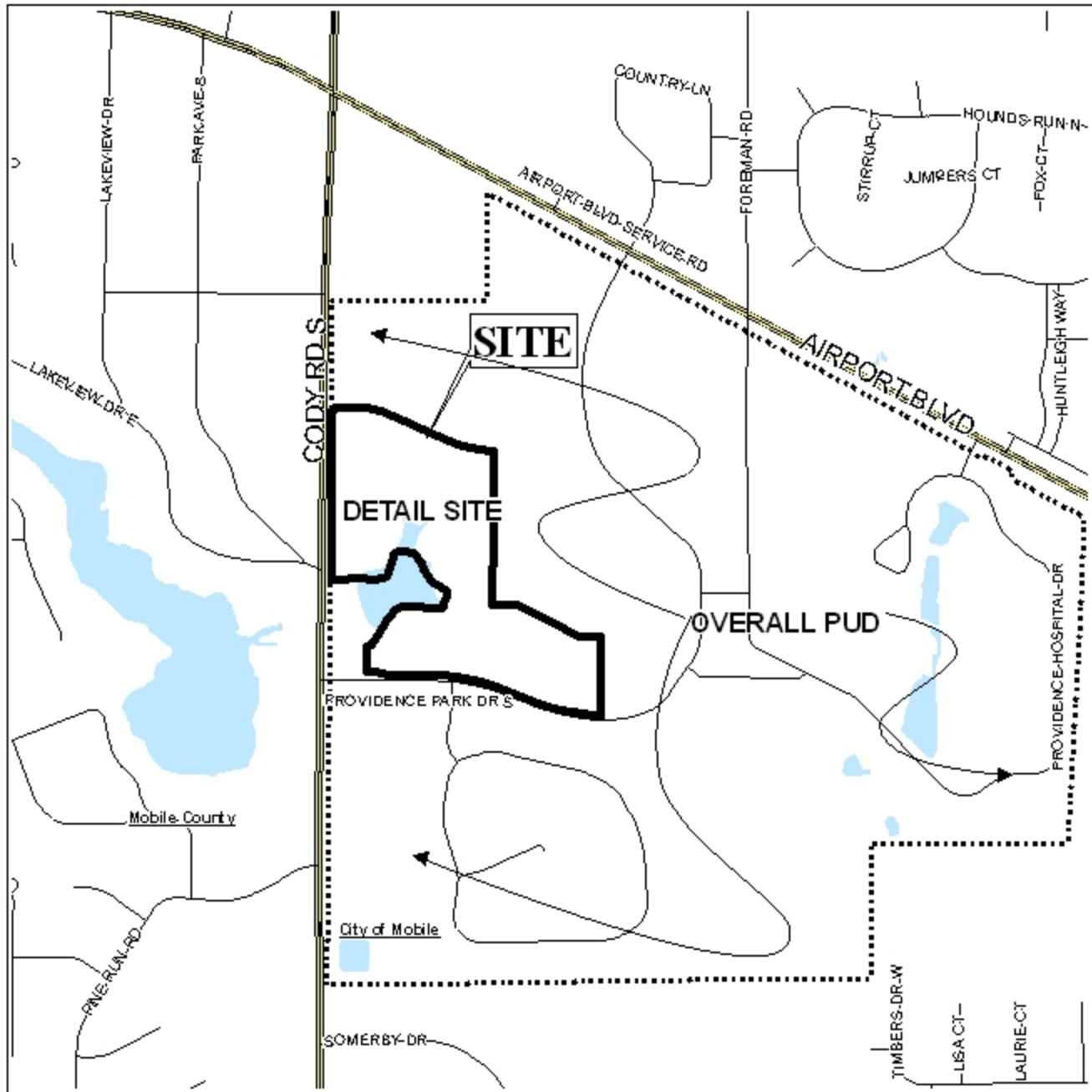
Subdivision: Based upon the revised plat, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that the detention pond has sufficient capacity and is functioning properly.*);
- 2) Placement of a note on the final plat stating that each lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 3) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 4) Provision of one (1) revised PUD site plan prior to the signing of the final plat; and
- 5) Provision of 2 copies of a Traffic Impact Study to the Planning Section of Urban Development for this site, or in combination with the adjacent 11-lot cul-de-sac development, and acceptance of the study by Traffic Engineering and the Planning Section, prior to the signing of the final plat.

Planned Unit Development: Based upon the revised site plan, this application is recommended for Approval, subject to the following conditions:

- 1) Revision of the site plan to show correct compliance with the tree planting requirements of the Zoning Ordinance for the cancer center site;
- 2) Revision of the site plan to label the depicted dumpster locations;
- 3) Compliance with Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that the detention pond has sufficient capacity and is functioning properly.*);
- 4) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 5) Full compliance with all municipal codes and ordinances; and
- 6) Provision of one (1) copy of the revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE November 6, 2008

Providence Park POB West Subdivision, Resubdivision of Lot 1,

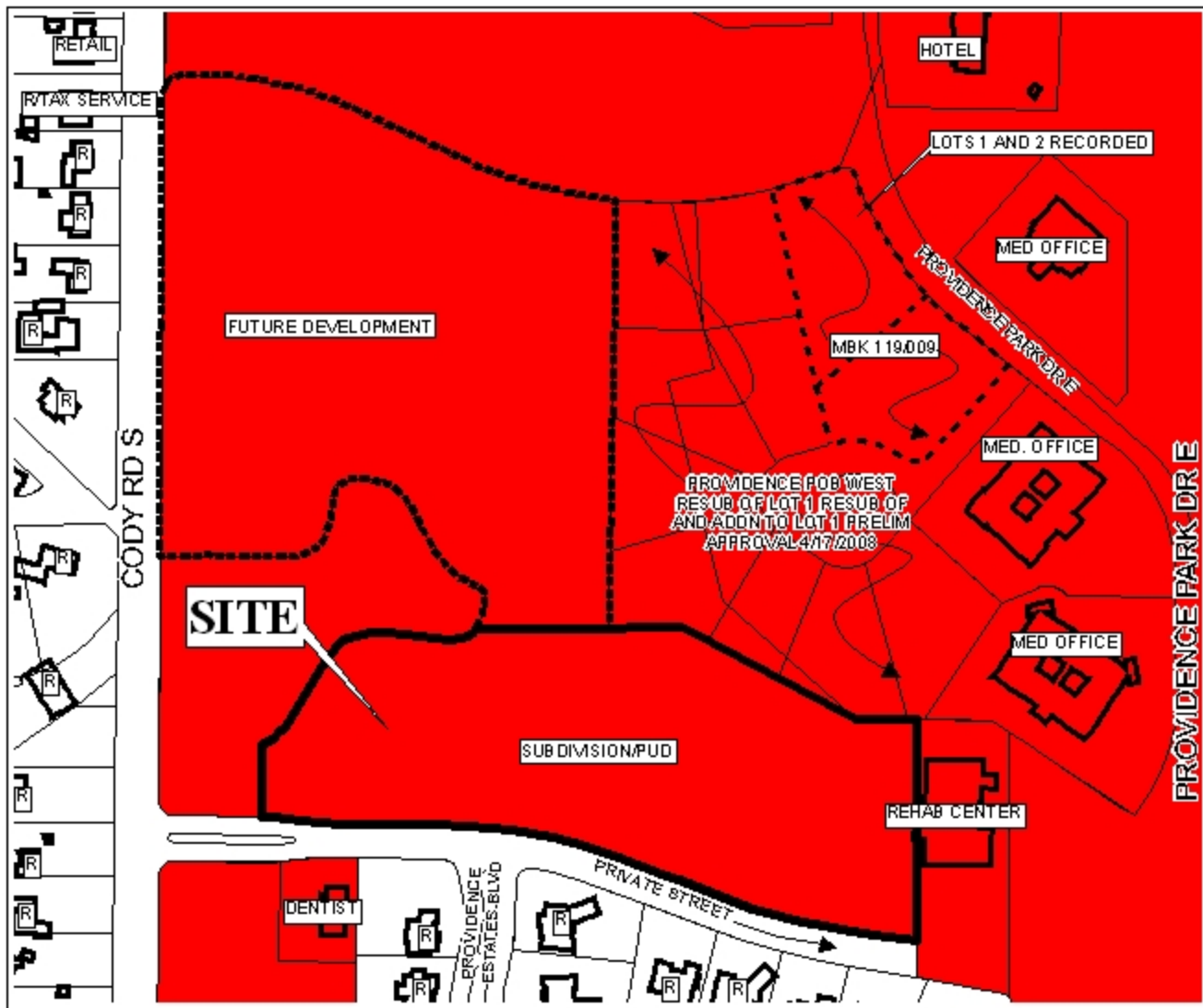
APPLICANT Resubdivision of and Addition to Lot 1, Phase II

REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential units are located to the west of the site.
The site is surrounded by commercial land use.

APPLICATION NUMBER 1 & 2 DATE November 6, 2008

APPLICANT Providence Park POB West Subdivision, Resubdivision of Lot 1,
Resubdivision of and Addition to Lot 1, Phase II

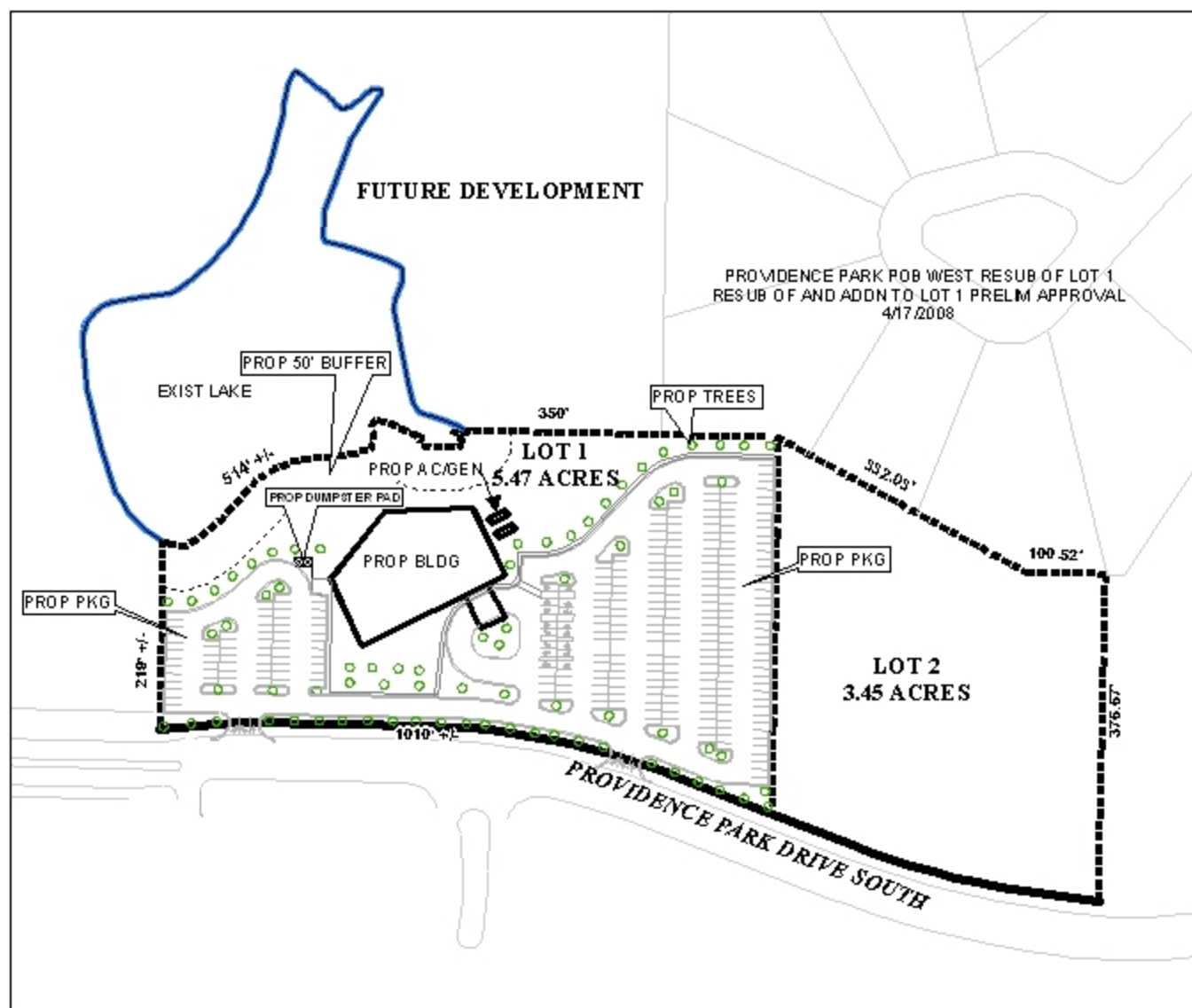
REQUEST Subdivision, Planned Unit Development

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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SITE PLAN



The site plan illustrates the proposed development

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 PROVIDENCE PARK POB WEST SUBDIVISION, RESUBDIVISION OF LOT 1,
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