

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: April 2, 2020****DEVELOPMENT NAME**

IHS Medical Park Subdivision, Phase Two

**DEVELOPMENT NAME**

IHS Medical Park Subdivision, Phase Two

**LOCATION**1721 & 1725 Spring Hill Avenue  
(South side of Spring Hill Avenue, 140'± West of  
Gilbert Street).**CITY COUNCIL  
DISTRICT**

District 2

**AREA OF PROPERTY**1 Lot / 2.7± acres (Subdivision)  
2 Lots/ 6.7 ± acres (PUD)**CONTEMPLATED USE**Planned Unit Development Approval to allow shared  
access and parking between building sites, and Subdivision  
approval to create one (1) legal lot of record from four (4)  
metes-and-bounds parcels.**TIME SCHEDULE  
FOR DEVELOPMENT**

None 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):

- 1) 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.
- 2) The subdivision plat submitted should clearly indicate the boundary of the PROPOSED subdivision. Many of the lines on the plat have the same thickness and it's not clear which line is the boundary and which lines are existing improvements.
- 3) Clarify if LOT 1 HIS Medical Park is included within the proposed subdivision.
- 4) Clarify the need to show actual and record bearing and distances along the north and south property lines of LOT 1 HIS Medical Park.
- 5) Offsite improvements, if necessary, should be shown with lighter/thinner or dashed lines, or not shown.
- 6) Many items shown within the boundary of LOT 1 are not labeled. Label all items or add them to the LEGEND.

- 7) Many of the labels are illegible.
- 8) Show and label the existing four (4) parcels within the proposed LOT 1.
- 9) Show the correct existing recording information for the subdivisions on the south and west sides of LOT 1. Some subdivisions are not shown, some are shown as the wrong name, and some are just listed as LOT 2 or LOT 3 but no subdivision name.
- 10) Why is only one (1) of the boundary segments shown with ACTUAL and RECORD bearing and distance?
- 11) Provide Actual and Record bearing and distance information for the north property line and the south portion of the eastern property line of LOT 1.
- 12) Provide and label the monument set or found at each subdivision corner. The northwest corner of LOT 1 does not have a monument shown. Is the REBAR shown a reference monument?
- 13) Clarify the boundary along Springhill Ave. The plat shows there are two (2) monuments that were set but the subdivision boundary does not go through either one of them.
- 14) Correct the boundary distance label for the western boundary line. Is it the distance to the existing rebar or to the nonexistent property corner?
- 15) Delete subdivision note #2. This note is not appropriate for this subdivision plat. It states general information required for the drainage design.
- 16) Delete Subdivision Note #7. This note refers to the wrong 1984 aerial photograph and it contains information that is not relevant to this proposed subdivision.
- 17) Delete the words "County and" from Survey Note @ 6. There are no County zoning, setback, or building regulations that pertain to this site.
- 18) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 19) As shown on the 1984 aerial photo (FLIGHT 28 - #73) LOT 1 will receive 50,500 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).
- 20) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- 21) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- 22) Add a note to the plat stating that all proposed and existing detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- 23) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- 24) Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- 25) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised

original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

**Planned Unit Development:**

1. A PUD Site Plan was NOT submitted for review. A set of construction plans for some improvements (PARKING LOT EXPANSION 1721 & 1725 SPRINGHILL AVENUE - 15 Sheets dated Feb 2020) was submitted.
2. MAKE SURE THE FOLLOWING NOTES ARE SHOWN ON THE PUD SITE PLAN:
  - a. 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 Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All 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 (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.

**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

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow shared access and parking between building sites, and Subdivision approval to create one (1) legal lot of record from four (4) metes-and-bounds parcels. The site is located in Council District 2, and according to the applicant the site is served by public water and sanitary sewer.

The site has been given a Traditional Corridor (TC) 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 land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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.

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 proposed Lot 1 exceeds the minimum size requirement, and the lot size is provided in square feet and acres. If approved, the lot size data should be retained on the Final Plat.

The 25' minimum building setback is not shown on the preliminary plat, and if approved, the plat should be revised to depict the 25' minimum building setback.

The site has frontage on Spring Hill Avenue, a major street, with an existing right-of-way of 100 feet, making no dedication required.

As a means of access management, the site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

The applicant is not proposing to make any changes to the existing structures on the site, but is proposing to add some additional driveways and 52 parking spaces. The driveways will connect the two building sites, and create a total of 132 parking spaces. Because the number of parking spaces will be increased more than 25%, a photometric plan will be required at the time of permitting. Because the footprint of structures is not changing, no tree and landscaping compliance will be required at this time.

It should be noted that the site plan depicts existing shared access with building sites to the West of the subject site. A previous Administrative Planned Unit Development allowed this shared access, and as such, those adjacent properties should be included in the subject application. Because the applicant was advised by staff that the adjacent property owners must authorize an amendment to the previously approved PUD and that those properties must be depicted on the site plan and neither of these was done, the Planning Commission cannot consider the request without the consent of all property owners involved.

**RECOMMENDATION**

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

- 1) Retention of the right-of-way width of Spring Hill Avenue;
- 2) Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) Depiction of the 25-foot minimum building setback line along Spring Hill Avenue;
- 4) 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. The subdivision plat submitted should clearly indicate the boundary of the PROPOSED subdivision. Many of the lines on the plat have the same thickness and it's not clear which line is the boundary and which lines are existing improvements. C. Clarify if LOT 1 HIS Medical Park is included within the proposed subdivision. D. Clarify the need to show actual and record bearing and distances along the north and south property lines of LOT 1 HIS Medical Park. E. Offsite improvements, if necessary, should be shown with lighter/thinner or dashed lines, or not shown. F. Many items shown within the boundary of LOT 1 are not labeled. Label all items or add them to the LEGEND. G. Many of the labels are illegible. H. Show and label the existing four (4) parcels within the proposed LOT 1. I. Show the correct existing recording information for the subdivisions on the south and west sides of LOT 1. Some subdivisions are not shown, some are shown as the wrong name, and some are just listed as LOT 2 or LOT 3 but no subdivision name. J. Why is only one (1) of the boundary segments shown with ACTUAL and RECORD bearing and distance? K. Provide Actual and Record bearing and distance information for the north property line and the south portion of the eastern property line of LOT 1. L. Provide and label the monument set or found at each subdivision corner. The northwest corner of LOT 1 does not have a monument shown. Is the REBAR shown a reference monument? M. Clarify the boundary along Springhill Ave. The plat shows there are two (2) monuments that were set but the subdivision boundary does not go through either one of them. N. Correct the boundary distance label for the western boundary line. Is it the distance to the existing rebar or to the nonexistent property corner? O. Delete subdivision note #2. This note is not appropriate for this subdivision plat. It states general information required for the drainage design. P. Delete Subdivision Note #7. This note refers to the wrong 1984 aerial photograph and it contains information that is not relevant to this proposed subdivision. Q. Delete the words "County and" from Survey Note @ 6. There are no County zoning, setback, or building regulations that pertain to this site. R. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. S. As shown on the 1984 aerial photo (FLIGHT 28 - #73) LOT 1 will receive 50,500 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). T. Add a note to the

*SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. U. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. V. Add a note to the plat stating that all proposed and existing detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. W. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. X. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. Y. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*

- 5) *placement of a note on the Final Plat stating the following Traffic Engineering comments: (Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) *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);*
- 7) *compliance with Fire 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)); and*
- 8) *full compliance with all municipal codes and ordinances.*

**Planned Unit Development:** The Planning Commission cannot consider the PUD application for approval as not all affected property owners have authorized the application, nor are all affected properties shown on the site plan.

***Revised for the May 7<sup>th</sup> meeting:***

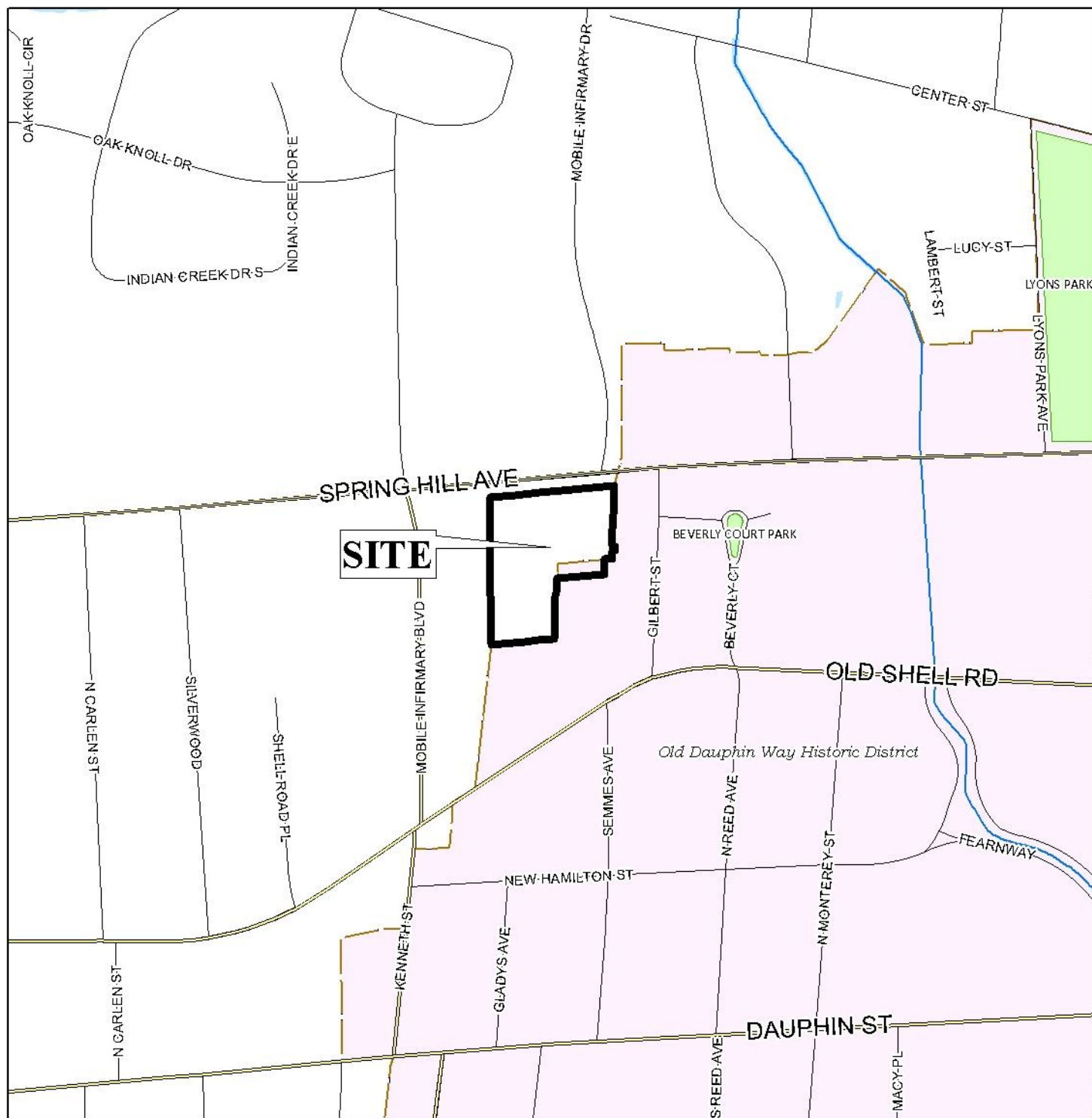
*The Subdivision application was tentatively approved by the Planning Commission at its April 2<sup>nd</sup> meeting, but the Planned Unit Development application was heldover so that authorization from all property owners could be submitted, and the site plan could be revised to include all affected properties. No new information has been submitted, therefore the Planning Commission once again cannot consider the application.*

**RECOMMENDATION**

*The application is recommended for withdrawal so that the applicant can submit a new application with all necessary information and authorization.*



# LOCATOR MAP



APPLICATION NUMBER 1 DATE May 7, 2020

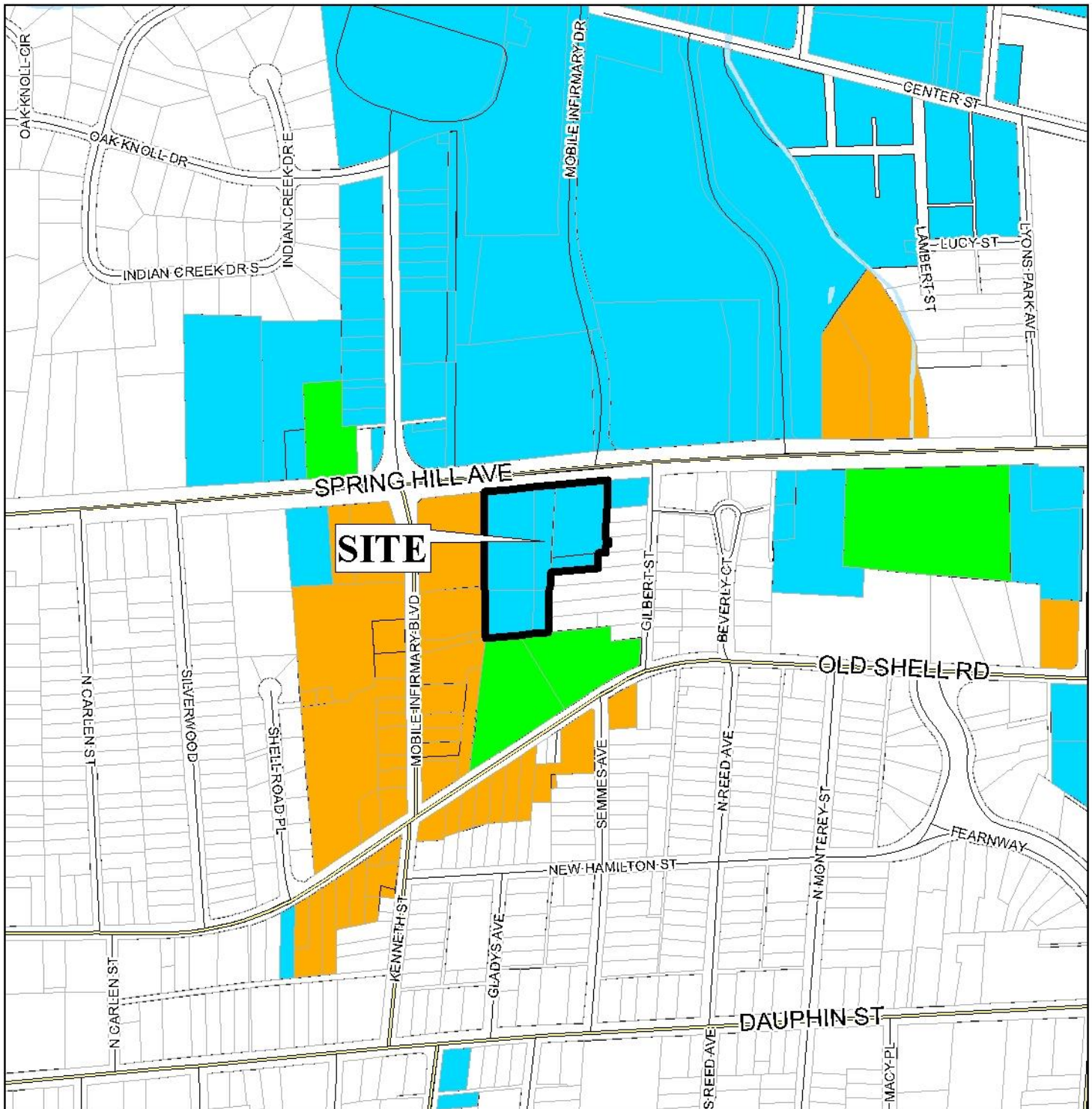
APPLICANT IHS Medical Park Subdivision, Phase Two

REQUEST PUD



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE May 7, 2020

APPLICANT IHS Medical Park Subdivision, Phase Two

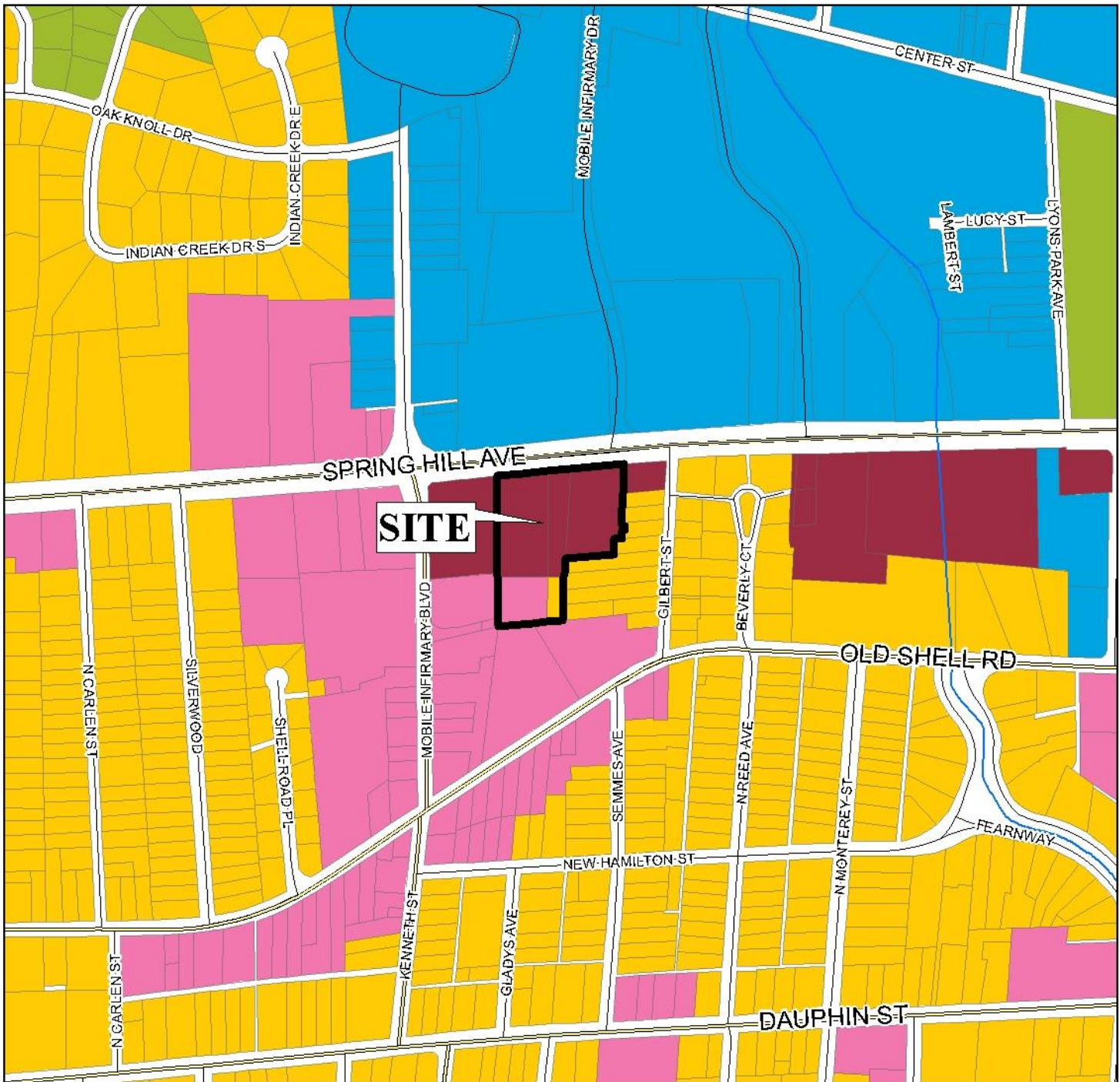
REQUEST PUD



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# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE May 7, 2020

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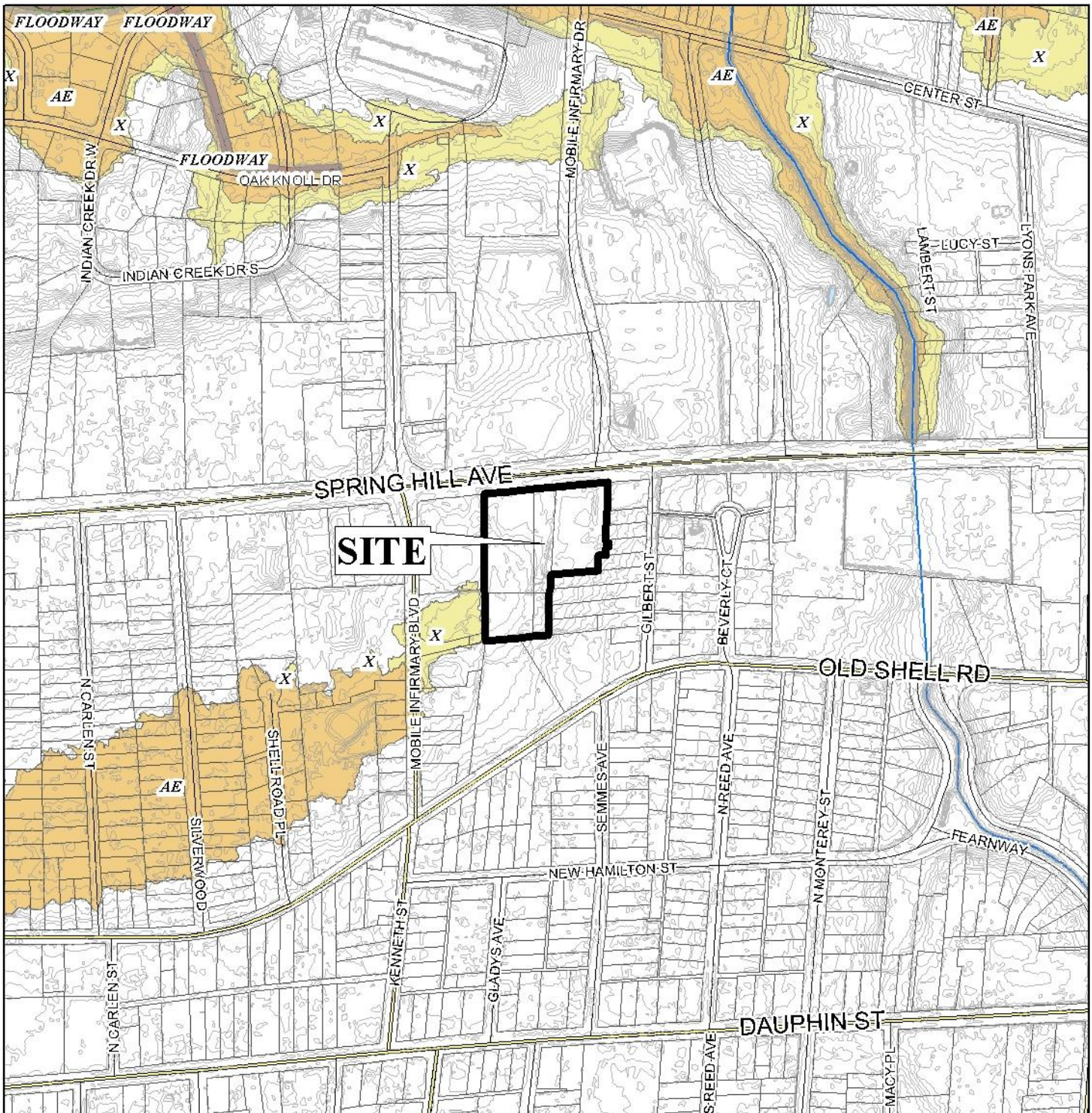
REQUEST PUD

- |  |   |   |   |
|--|---|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential   | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black;"></span> Neighborhood Center - Traditional | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Downtown Waterfront | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Parks & Open Space |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban       | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Light Industry  | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Downtown                    | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> Traditional Corridor            | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Heavy Industry     |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center              | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor          | <span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Institutional        |   |





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE May 7, 2020

APPLICANT IHS Medical Park Subdivision, Phase Two

REQUEST PUD



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the west, and residential units to the east.

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REQUEST 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 to the west, and residential units to the east.

APPLICATION NUMBER 1 DATE May 7, 2020  
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 REQUEST PUD





## PROPOSED SITE PLAN



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

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