

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 15, 2021****DEVELOPMENT NAME**

Kimley-Horn and Associates

LOCATION5001 Rangeline Crossing Drive
(Northwest corner of Halls Mill Road and Rangeline Crossing Drive).**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

9 Lots / 78.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites in a private street subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT**

August 2021.

**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 (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

Traffic impact studies have been previously prepared for this overall site based on existing and some proposed developments. Although the most recent study does not include this proposed addition to the site, estimated peak hour trip generation for this site does not warrant as revised or additional study. The Rangeline Crossing PUD includes significant areas reserved for future development. PUD approval is for the development shown on this specific site plan.

Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The adjacent public roadways are estimated to have adequate levels of service however the private street (Rangeline Crossing Dr) is estimated to have failing levels of service in the peak hour. As development plans continue to evolve with this site, additional controlled access points to public streets will help distribute the traffic to the street network. The private street of Rangeline Crossing Dr will continue to exhibit failing levels of service if development continues to only be concentrated primarily to this street.

The original study is the basis for the offsite improvements that are currently under construction under City of Mobile right of way permit ROW-032640-2019. The permit is still open as the traffic signal improvements have not yet been completed. Traffic Engineering approval is contingent upon the completion of off-site improvements as required by the City of Mobile in permit ROW-032640-2019. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Driveway number, size, location, and design are subject to the approved PUD for this site and shall 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 Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites in a private street subdivision.

The site was most recently before the Commission at its December 3, 2020 meeting when Subdivision and Planned Unit Development requests were approved for Rangeline Crossing, Phase Four. The applicant proposes to develop Lot 2 of the recorded subdivision into an automotive service center with shared access with adjacent Lot 3, which is currently under development as a grocery store. The grocery store site plan was approved as part of the previous PUD, but, as the proposed automotive service center site plan was not then complete, it must now be included as an amendment to the previous PUD, hence the application at hand.

The overall PUD is composed of 14 separate properties, under ownership of eight (8) different entities (as of June 11, 2021). It appears that not every property owner within the PUD has provided written consent for the application. As with previous PUDs for this and other sites, applications to amend a PUD plan require the authorization of all property owners. It also appears that one of the provided notification labels for a property owner is not correct.

Due to the authorization requirement it is recommended that the request be heldover to the July 15th meeting to allow the applicant to obtain written consent to amend the PUD from all property owners within the PUD. Documentation of authorization should be provided to Planning & Zoning by July 6th.

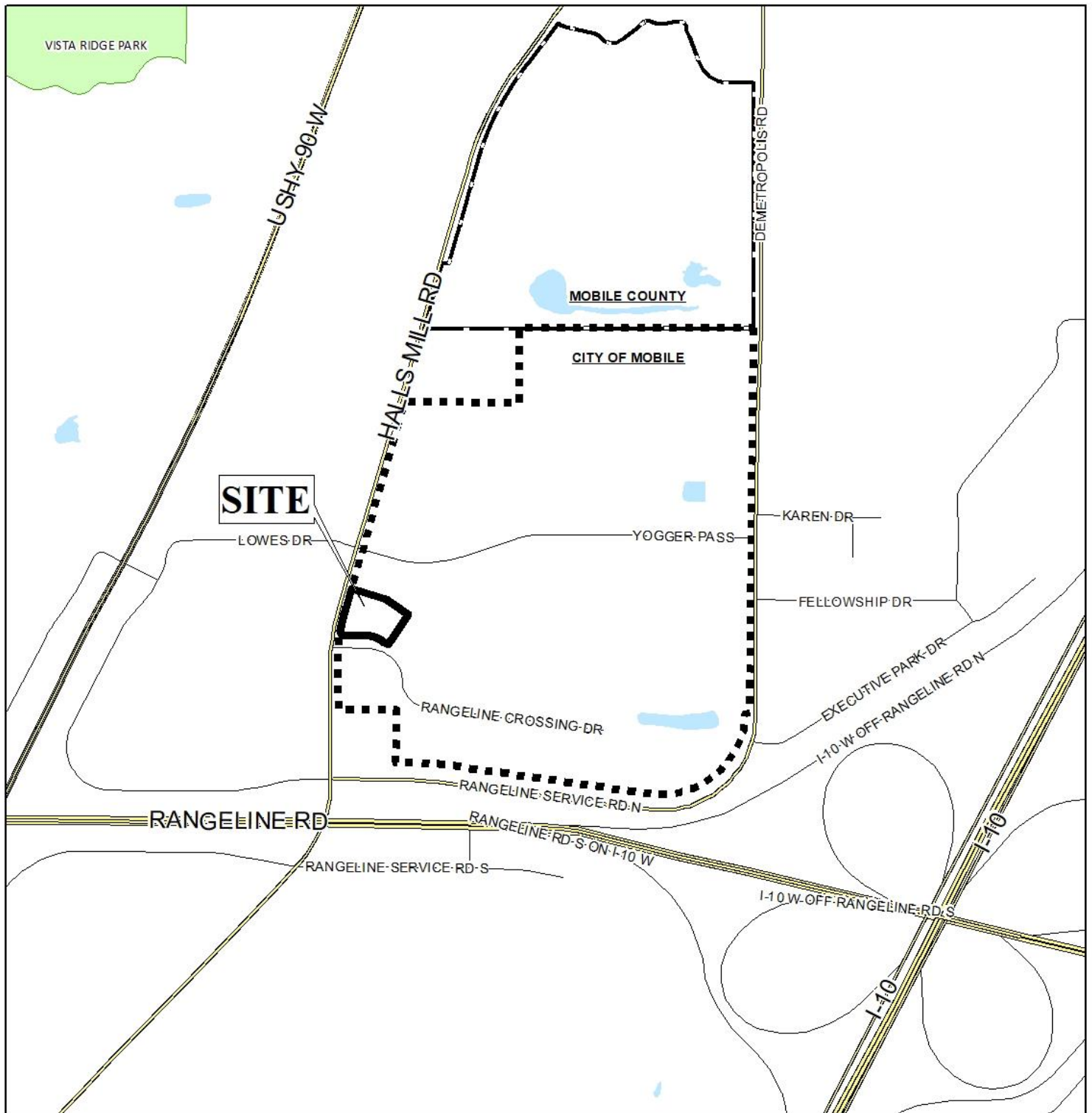
RECOMMENDATION

Planned Unit Development: Staff recommends this application be heldover to the July 15th meeting to allow the applicant to obtain written consent to amend the PUD from all property owners within the PUD. Documentation of authorization should be provided to Planning & Zoning by July 6th.

Revised for the July 15th meeting:

This application was heldover from the June 17th meeting to allow the applicant to obtain written consent from all property owners within the PUD to amend the PUD. The applicant submitted further written consents, but not for all current owners of properties within the original PUD. Therefore, staff has determined that the applicant should withdraw the application and re-submit at such time that all current property owners of properties within the PUD submit written consent to be included in the application.

LOCATOR MAP



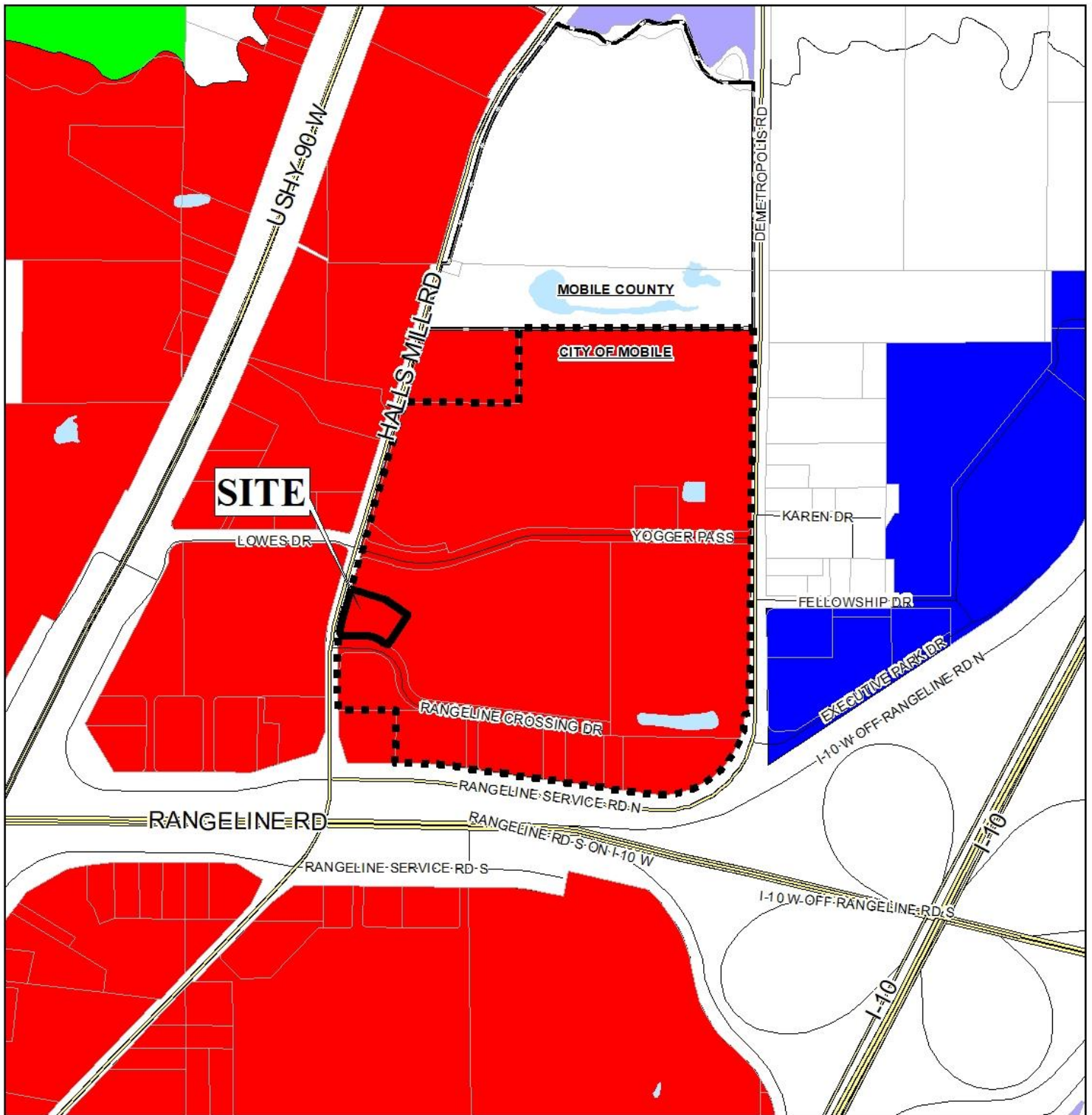
APPLICATION NUMBER 1 DATE July 15, 2021

APPLICANT Kimley-Horn and Associates

REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE July 15, 2021

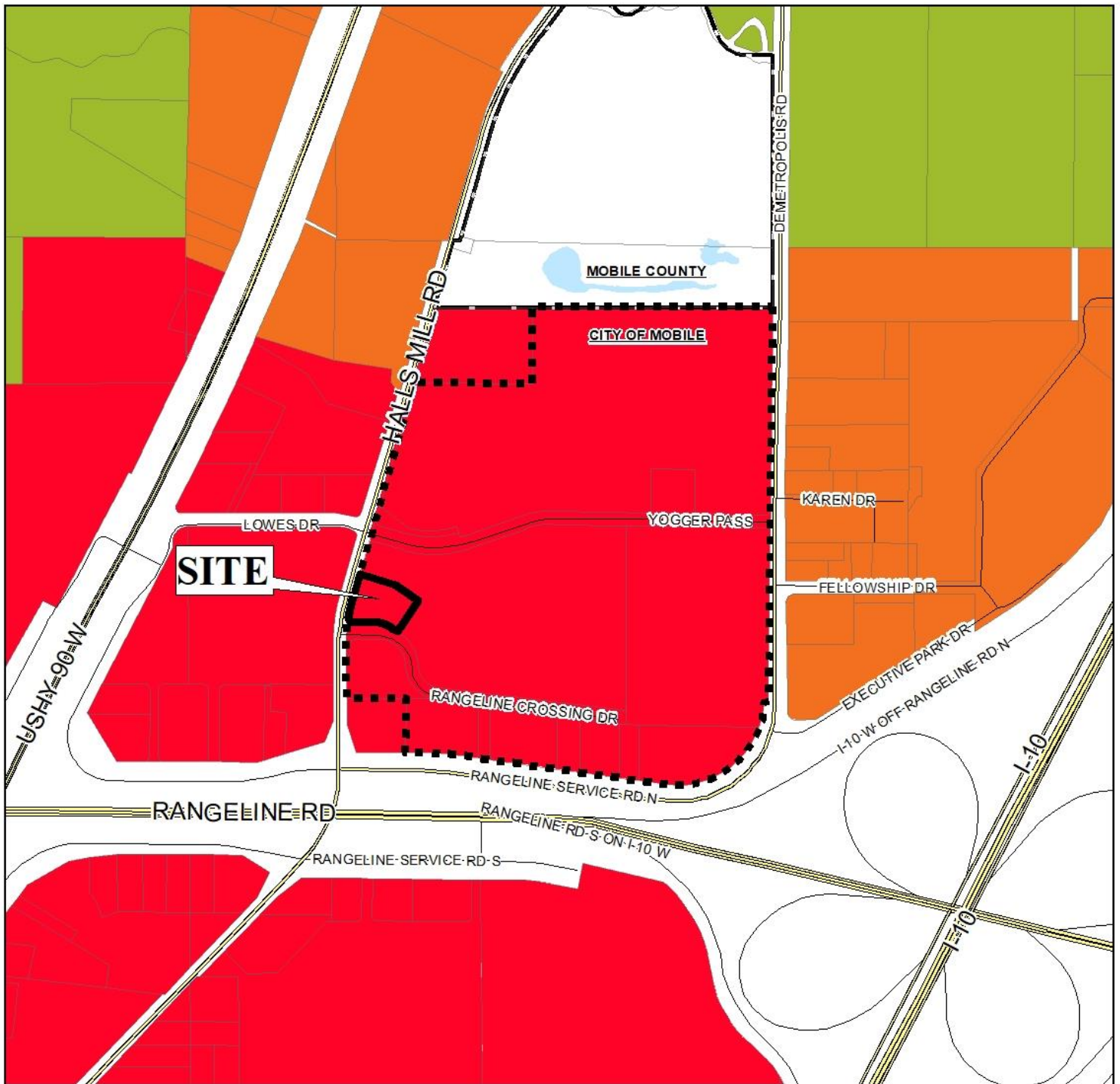
APPLICANT Kimley-Horn and Associates

REQUEST Planned Unit Development



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE July 15, 2021

APPLICANT Kimley-Horn and Associates

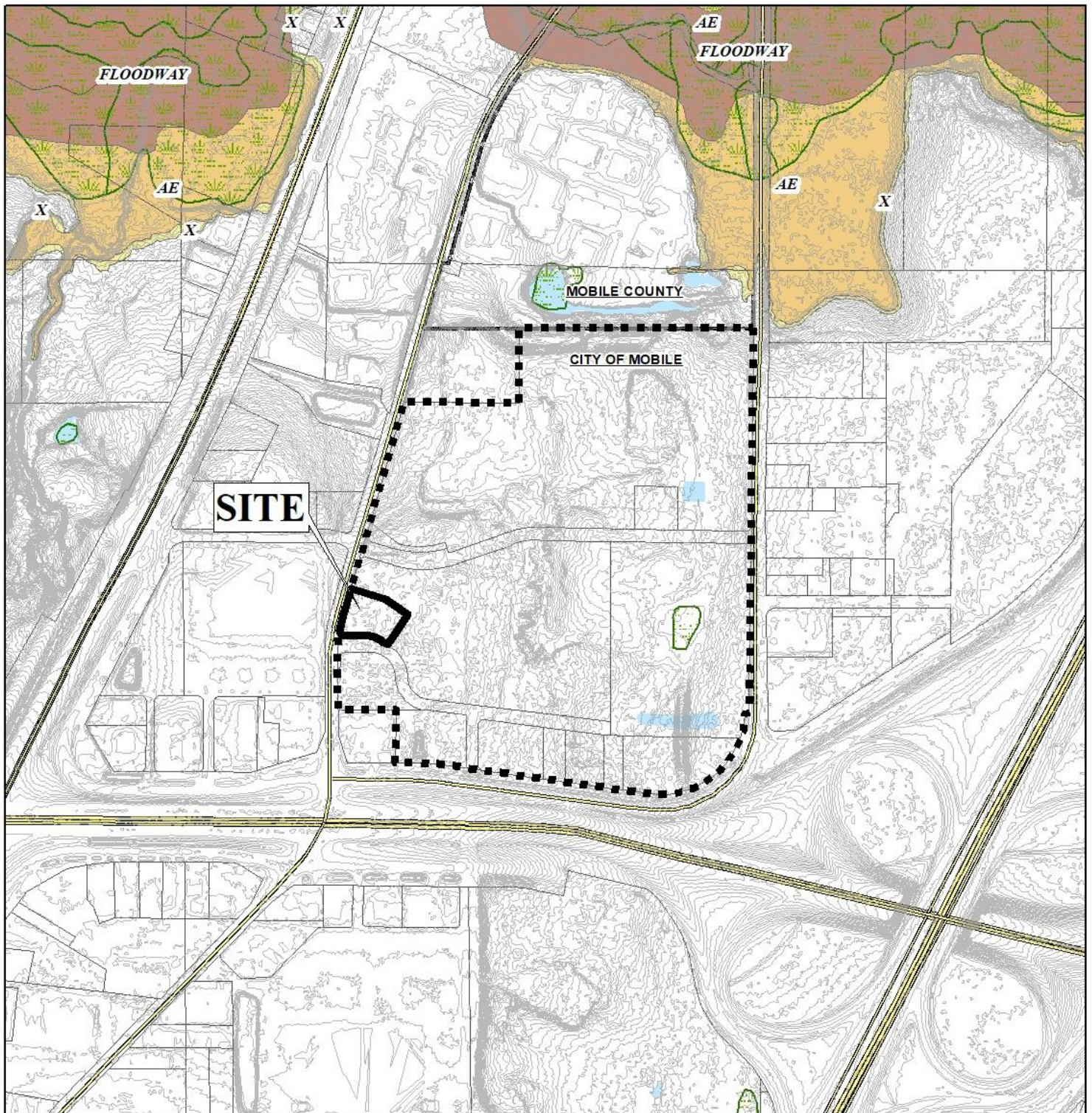
REQUEST Planned Unit Development

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



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ENVIRONMENTAL LOCATOR MAP



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REQUEST Planned Unit Development



























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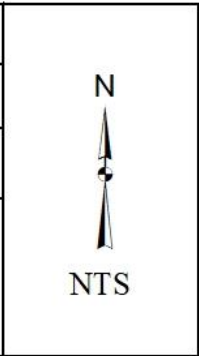
The site is surrounded by commercial units, vacant land, medical offices and a hospital.

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	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, vacant land, medical offices and a hospital.

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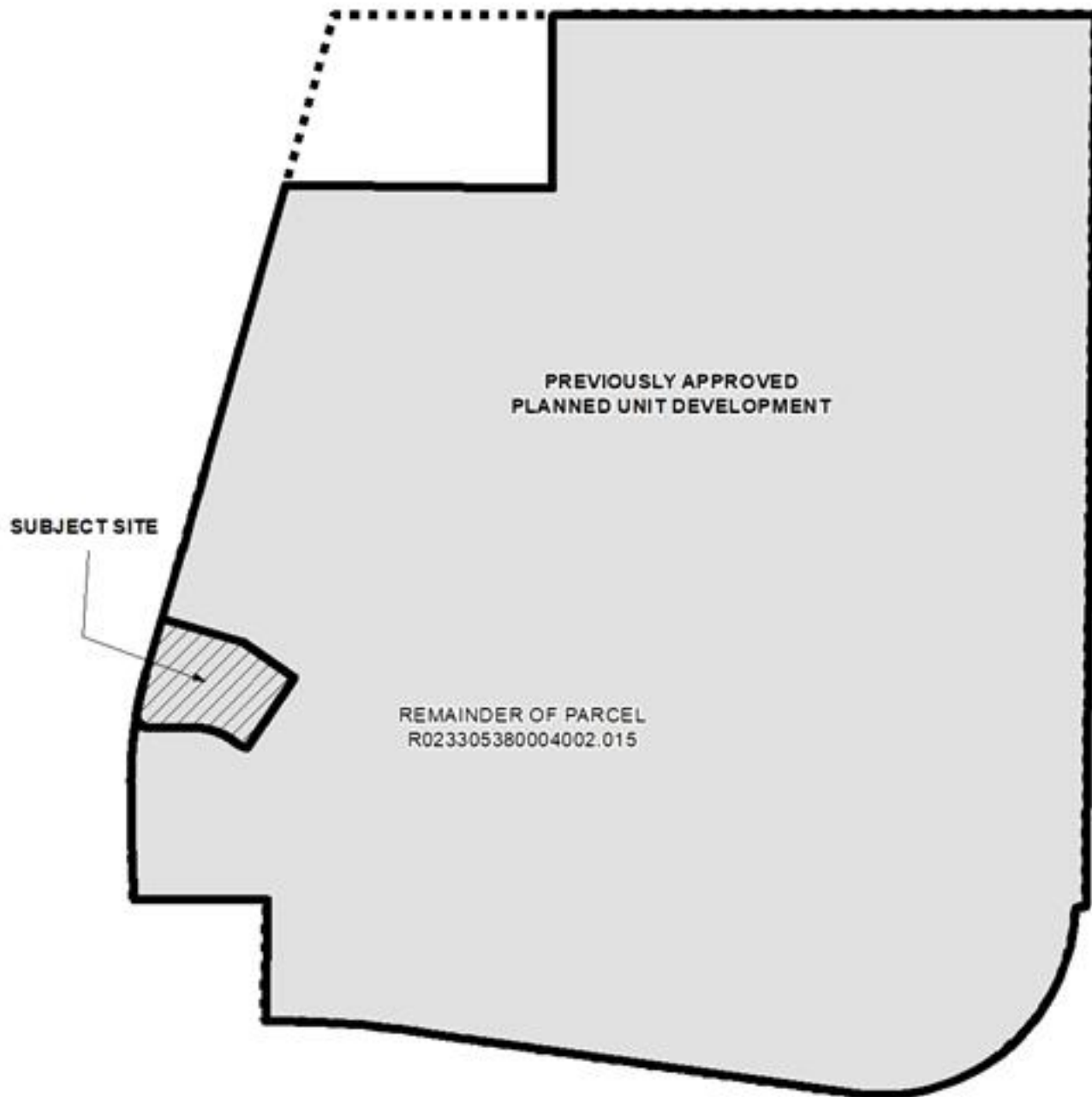
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DETAIL SITE PLAN



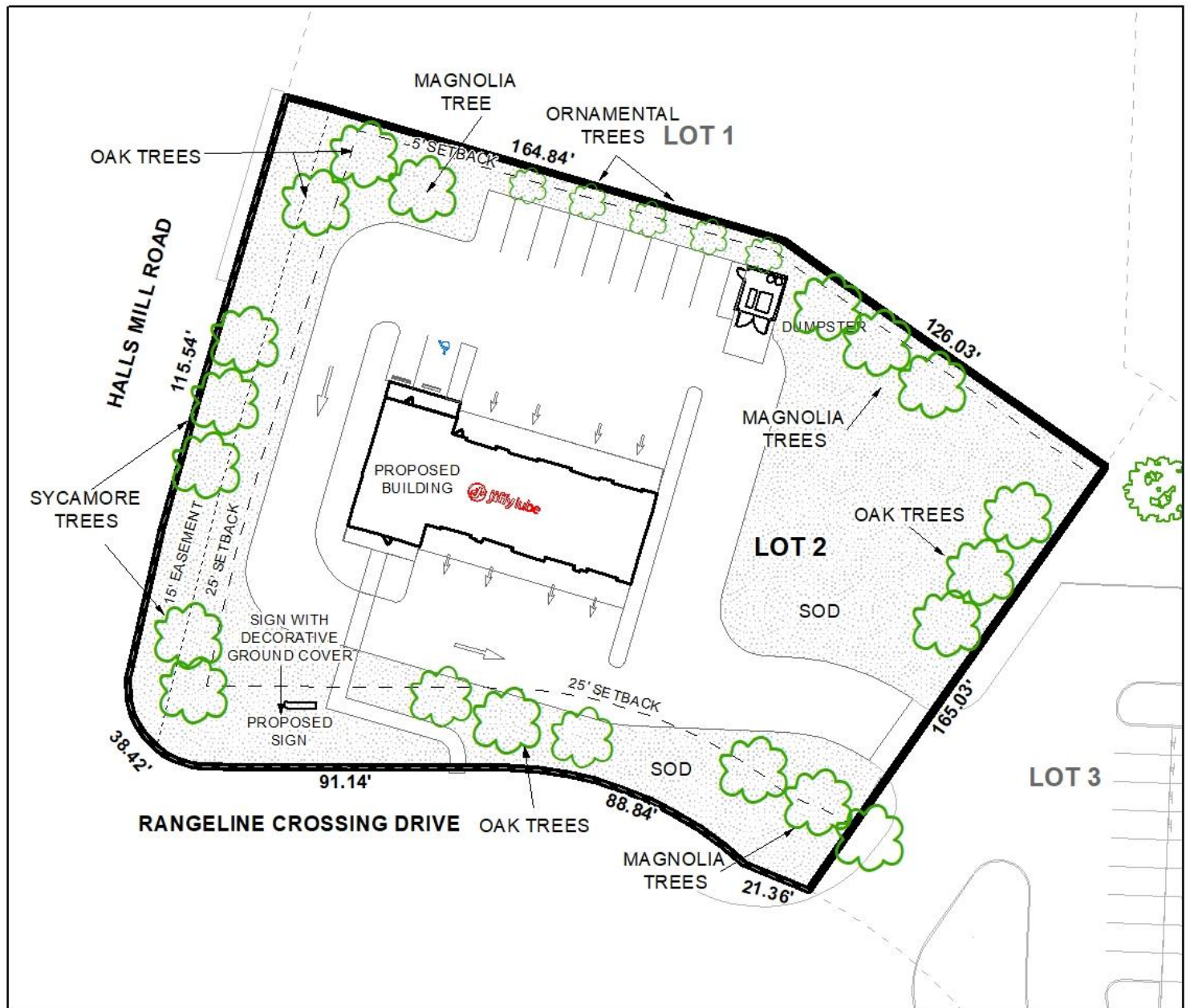
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SITE PLAN



The site plan illustrates existing easements and setbacks, as well as proposed building, landscaping and sign.

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LANDSCAPE SITE PLAN



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