

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: May 2, 2019**

<b><u>DEVELOPMENT NAME</u></b>	Springhill Village Subdivision
<b><u>SUBDIVISION NAME</u></b>	Springhill Village Subdivision
<b><u>LOCATION</u></b>	4350, 4354, 4356, 4358, 4360, 4362, 4364, 4366 and 4376 Old Shell Road (North side of Old Shell Road, 390'± West of Dilston Lane, extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 7
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 10.9± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access and parking and reduced front yard setbacks to accommodate new businesses; and Subdivision Approval to create two legal lots of record.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.
<b><u>ENGINEERING COMMENTS</u></b>	

**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 and label the monument set or found at each subdivision corner.
- C. Add street names to the vicinity map.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's Certificate.

- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lots 1 & 2 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.)
- H. 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.
- I. Add a note to the Plat stating that 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.
- J. 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.
- K. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.

**Planned Unit Development:**

- 1. Retain NOTES 1 – 7 shown on the PROPOSED SPRINGHILL VILLAGE REDEVELOPMENT (OPTION A) PUD site plan.
- 2. Show and label all proposed improvements.

**TRAFFIC ENGINEERING****COMMENTS**

No comments.

**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.

**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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access and parking and reduced front yard setbacks to accommodate new businesses; and Subdivision Approval to create two legal lots of record from three existing metes-and-bounds parcels. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The subject site consists of the Springhill Village Shopping Center and the adjacent Regions Bank site. The applicant proposes to remove a small portion of the bank property from the bank and incorporate it into the shopping center via the subdivision. The site most recently appeared before the Commission at the October 4, 2018 meeting where a Planned Unit Development was approved to allow multiple buildings on a single building site, with shared access and parking to accommodate two new buildings. As the shopping center and bank shared access and parking in that PUD, and as the common internal property line between the two is now proposed to shift, the previously-approved PUD must be amended to address the change in the site plan and property boundaries. A parking lot reconfiguration within the shopping center is proposed in the current PUD application, but no new buildings beyond those approved in the previous PUD are proposed. No new development is proposed for the bank site.

The site has been given a Traditional Neighborhood Center (NC) land use designation, per the recently adopted Future Land Use Plan and Map. 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 applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- NC should support a limited amount of commercial employment
- NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- The residential density in NC designations –ranging from 4 to 10 du/ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.

- The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

#### Additional Attributes of Neighborhood Centers:

- NC in traditional contexts: These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- NC in suburban contexts: These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).

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 of 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 the 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.

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.

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.

PUD approval is site-plan specific, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant states the following concerning the applications:

## **SUBDIVISION**

*The owners of Springhill Village Shopping Center (Lot 1) are purchasing the North 33.00 feet of the Regions Bank property (Lot 2) to create additional parking spaces to allow for future expansion of the shopping center.*

## **PUD**

*This is a resubmittal of PUD-000677-2018 from October 4th of 2018. This incorporates the approved variances obtained from BOA-000710-2018 on November 5, 2018. It also incorporates the new boundary line per the subdivision application for Springhill village Subdivision being submitted herewith.*

It should be noted that, at the applicant's request, the previous PUD was reviewed under Section 64-3.H.(Traditional Center District)3.b.(Village Center Sub-district) of the Zoning Ordinance as opposed to the normal non-Traditional Center District review process. The Regulating Plan for a Traditional Center District (TDC) allows for certain reductions in setbacks beyond the normal B-2 setbacks, and allows for more-relaxed parking ratios than normally required. It also has certain street frontage requirements, sidewalk width requirements, signage restrictions and entrance/exit drive restrictions.

As certain aspects of the previous PUD did not conform with the Regulating Plan for the TCD, variance approvals were needed and granted by the Board of Zoning Adjustment at its November 2018 meeting to allow Reduced Building Frontage, Increased Access Drive Width and Sign Variances to allow a 41%+ building frontage along Old Shell Road, and a 46%+ building frontage along McGregor Avenue North; to allow a two-way access drive width of 38.88'+; and to allow two pylon signs to remain on site in a Village Center Sub-district of a Traditional Center District overlay at the subject site. Site aspects approved under that variance are incorporated into the submitted plan for the current PUD review.

As stated, the applicant proposes to acquire the Northern 33' of the Regions Bank property and incorporate it into the shopping center property via the subdivision. This would allow the shopping center parking to increase from the 486 spaces approved in the previous PUD to 512 in the proposed amended PUD. Other than modifying the shared access point between the two sites to a compliant size, no other site changes or new buildings are proposed beyond those of the previous PUD.

The site has frontage on Old Shell Road and North McGregor Avenue, both of which are components of the Major Street Plan. However, as it is unlikely that frontage will be required for any future widening of either street, dedication will not be required along either street frontage.

The proposed lots, as depicted, meet the minimum size requirements of the Subdivision Regulations. The lot size areas are labeled on the plat in both square feet and acres and should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The PUD site plan provides the area for the shopping center only. Therefore, the site plan should be revised to label the area of the bank property in both square feet and acres, or a table should be furnished on the site plan providing the same information.

The Regions Bank site is only outlined on the PUD site plan with very little specific site detail shown with regard to buildings, traffic aisles, front curb cuts, etc. Therefore, the over-all PUD site plan should be revised to also include site details for the bank property as shown for the shopping center property.

The 25' minimum building setback line is depicted on the preliminary plat along both street frontages for both properties. However, as the Regulating Plan for the TCD allows for a front build-to line from zero to five feet back from the front property line, the Final Plat should be revised to indicate this setback along both street frontages for the shopping center property. The normal 25' minimum building setback line should remain along Old Shell Road for the bank property. The PUD site plan should be revised to indicate the setbacks as per the revised Final Plat.

As the same new buildings are indicated as proposed under the previous PUD approval, and as the parking requirements are as per the TCD Regulating Plan, the site plan should be revised to provide a chart of parking calculations based on the ratio of one space per 450 square feet of gross floor area for general business uses, one space per 300 square feet of gross floor area for restaurant/lounge area, and no parking required for residential use, with all fractional numbers rounded up.

No landscaping or tree planting is indicated on the site plan. As per the TCD Regulating Plan, 10% of the total building site being developed or redeveloped must be landscaped. As per the previous PUD approval, the site plan should be revised to provide landscaping and tree planting for 10% of the total site, to be coordinated with the Planning and Zoning staff prior to submittal. As no new development is proposed on the bank site, no landscaping plan would be required for that portion of the PUD.

As revisions are required of the site plan, two copies of a revised PUD should be submitted to and approved by Planning and Zoning prior to signing of the Final Plat for the subdivision.

## **RECOMMENDATION**

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

- 1) retention of lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to indicate a zero to five-foot building setback line along both street frontages for Lot 1 (shopping center site);
- 3) retention of the 25' minimum building setback line along Old Shell Road for Lot 2 (bank site);
- 4) compliance with the 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 and label the monument set or found at each subdivision corner. C. Add street names to the vicinity map. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lots 1 & 2 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.). H. 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. I. Add a note to the Plat stating that 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. J. 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. K. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.];*
- 5) compliance with the 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.];*

- 6) compliance with the 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).];* and
- 7) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for multiple buildings with mixed uses on a single building site, shared access and parking between building sites, and reduced front yard setbacks, and allows for implementation of aspects of the Blueprint for Spring Hill plan;
- 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 amended site plan will allow for increased parking space on the shopping center site;
- 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 development will not require additional area to be incorporated into the site and will re-purpose existing site area;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any expansion of site area;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed parking lot expansion is within an already-open area and will encompass only a small portion of the total site area; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already developed that is already served with public infrastructure.

Based upon the preceding, this application is recommended for approval subject to the following:

- 1) revision of the site plan to label both lots in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) revision of the site plan to include site details for the bank site similar to those shown on the shopping center site;
- 3) revision of the site plan to indicate a zero to five-foot building setback line along both street frontages for Lot 1 (shopping center site);
- 4) revision of the site plan to indicate a 25' minimum building setback line along Old Shell Road for Lot 2 (bank site);
- 5) revision of the site plan to provide a chart of parking calculations based on the ratio of one space per 450 square feet of gross floor area for general business uses; one space per 300



- square feet of gross floor area for restaurant/lounge use; and no parking required for residential use, with all fractional numbers rounded up;
- 6) revision of the site plan to provide landscaping and tree planting for 10% of the shopping center site (Lot 1), to be coordinated with the Planning and Zoning staff;
  - 7) compliance with the Engineering comments: *[1. Retain NOTES 1 – 7 shown on the PROPOSED SPRINGHILL VILLAGE REDEVELOPMENT (OPTION A) PUD site plan. 2. Show and label all proposed improvements.];*
  - 8) compliance with the 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.);*
  - 9) compliance with the 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).];*
  - 10) full compliance with all other municipal codes and ordinances; and
  - 11) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the subdivision.

***Revised for the May 2<sup>nd</sup> meeting:***

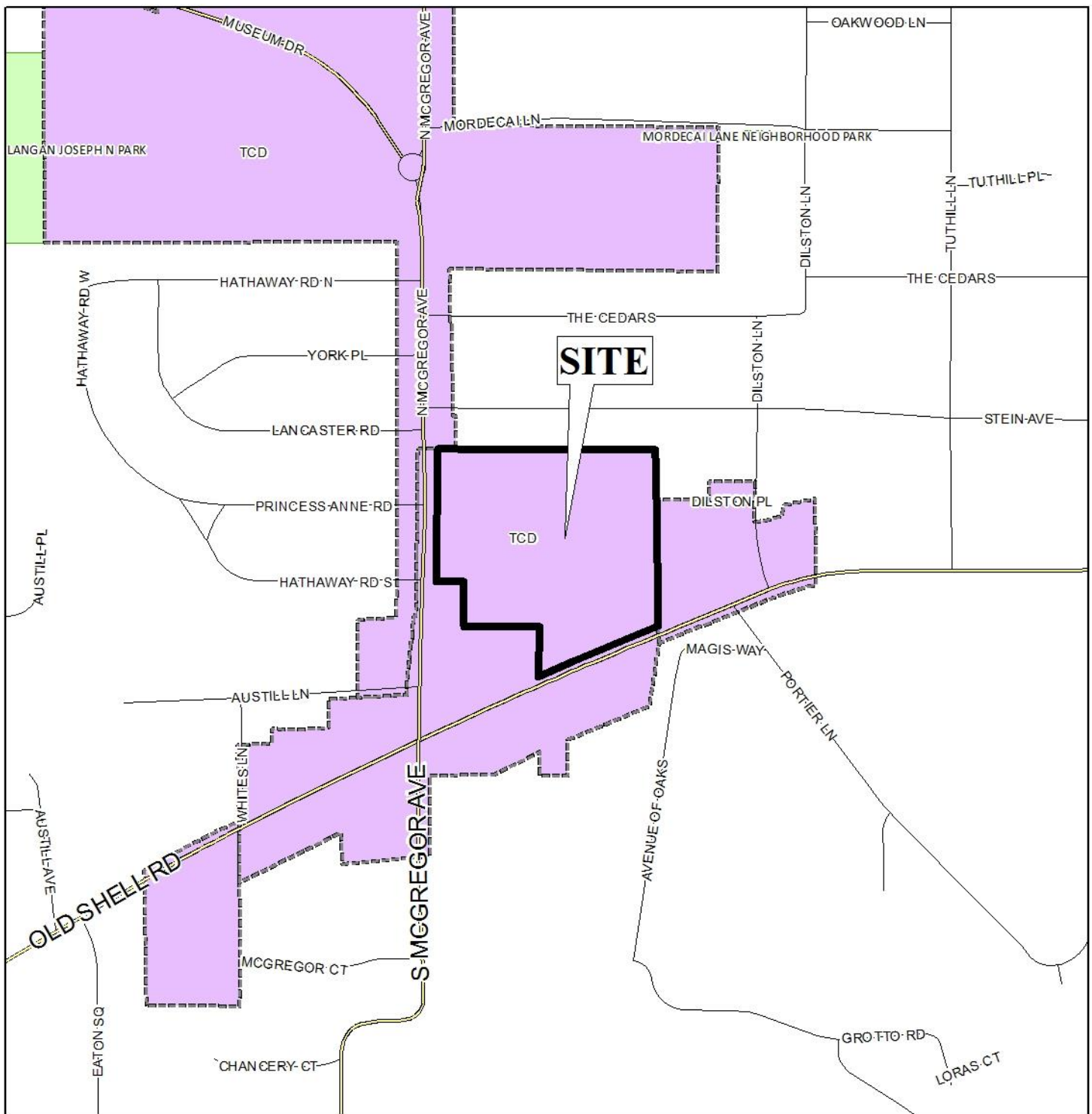
*This application was heldover from the April 18<sup>th</sup> meeting at the applicant's request. Staff has been made aware that the applicant requires further time to address some aspects of the applications which would require further holdover before being heard by the Commission..*

**RECOMMENDATION**

***Subdivision:*** *Based upon the preceding, this application is recommended for holdover to the meeting of May 16<sup>th</sup> to allow the applicant further time to address aspects of the application. Any revision should be submitted to Planning and Zoning no later than May 6<sup>th</sup>.*

***Planned Unit Development:*** *Based upon the preceding, this application is recommended for holdover to the meeting of May 16<sup>th</sup> to allow the applicant further time to address aspects of the application. Any revision should be submitted to Planning and Zoning no later than May 6<sup>th</sup>.*

# LOCATOR MAP



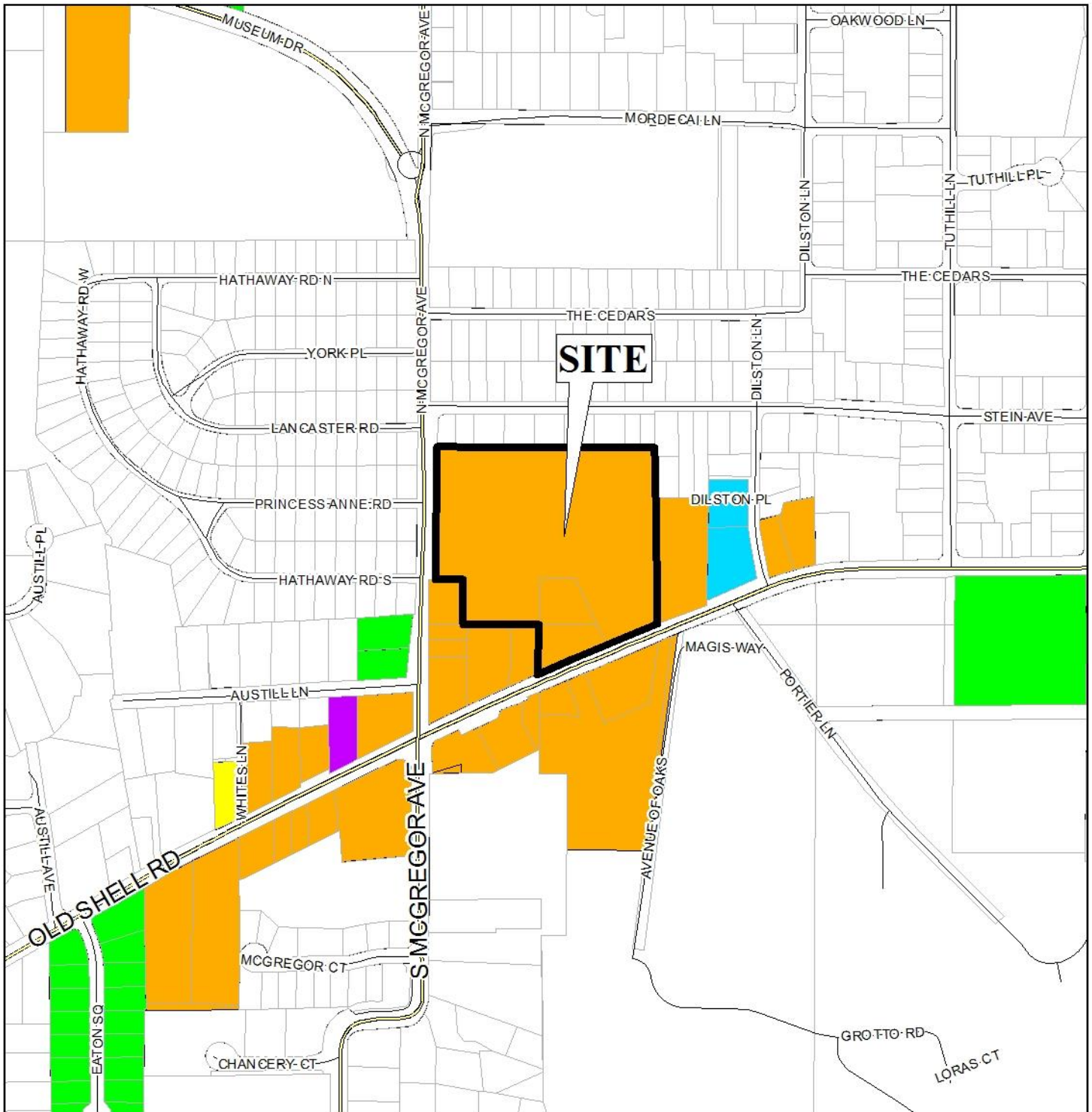
APPLICATION NUMBER 1 DATE May 2, 2019

APPLICANT Springhill Village Subdivision

REQUEST Subdivision, PUD



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE May 2, 2019

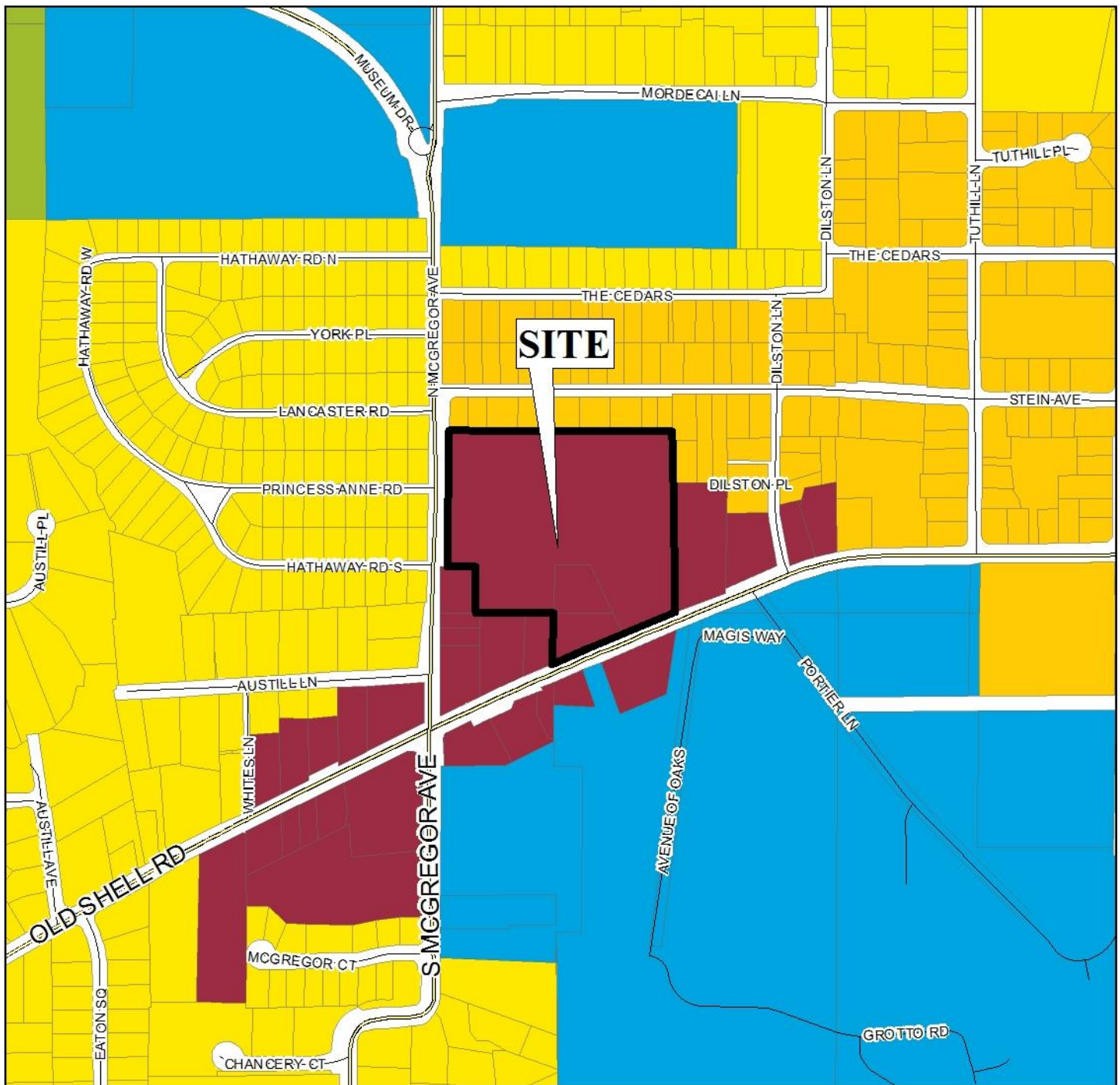
APPLICANT Springhill Village Subdivision

REQUEST Subdivision, PUD





# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE May 2, 2019

APPLICANT Springhill Village Subdivision

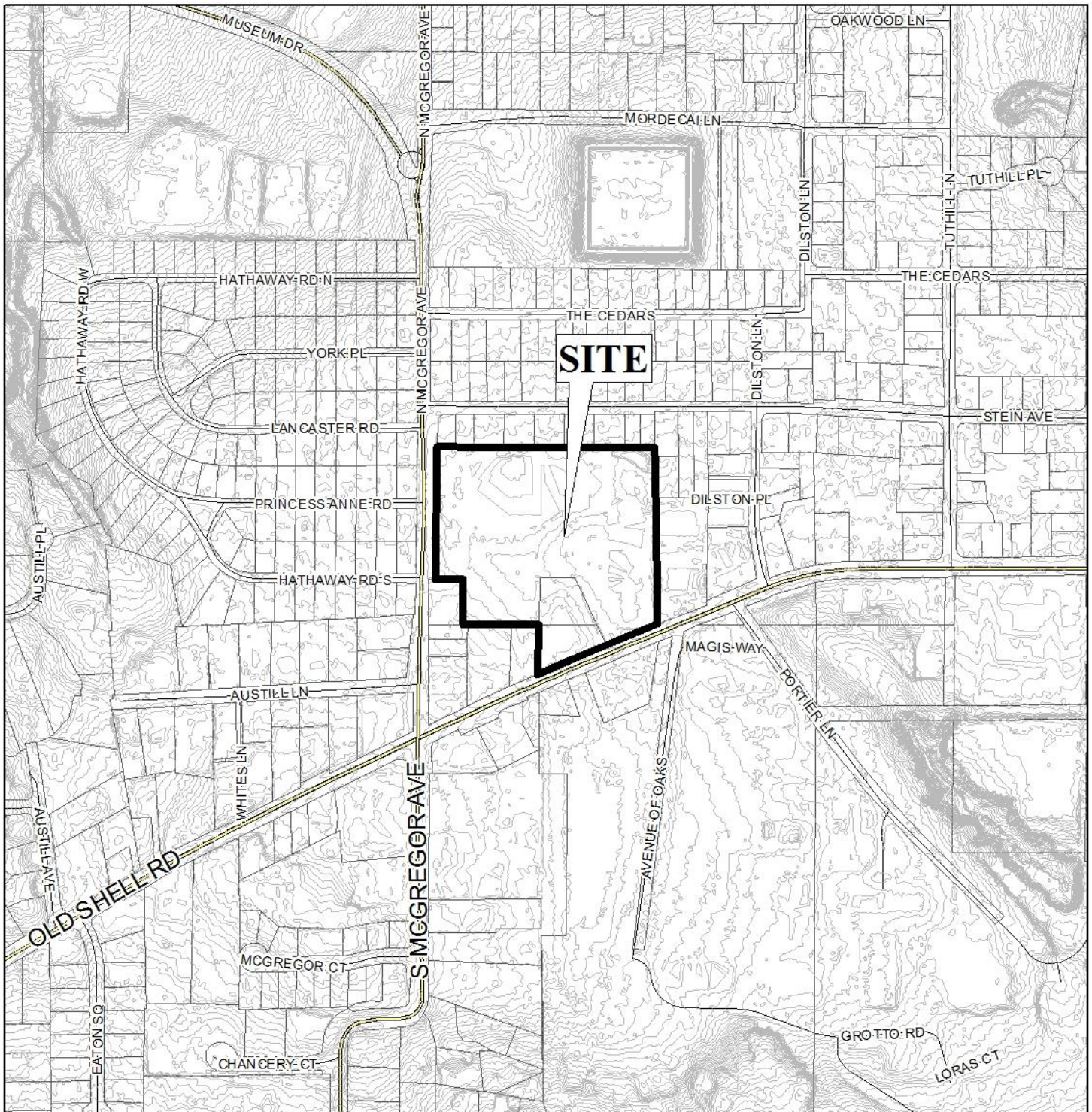
REQUEST Subdivision, PUD

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	





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE May 2, 2019

APPLICANT Springhill Village Subdivision

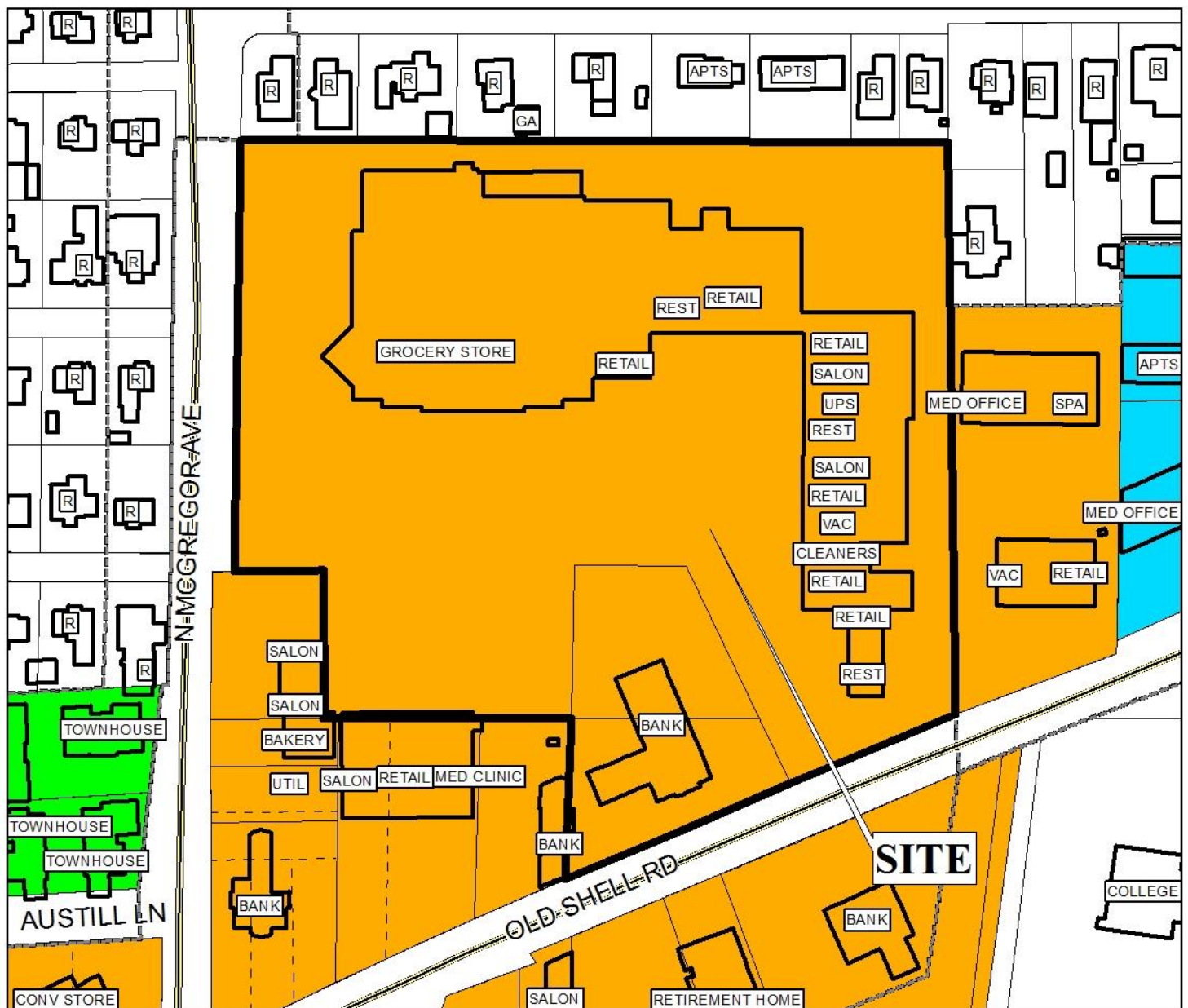
REQUEST Subdivision, PUD



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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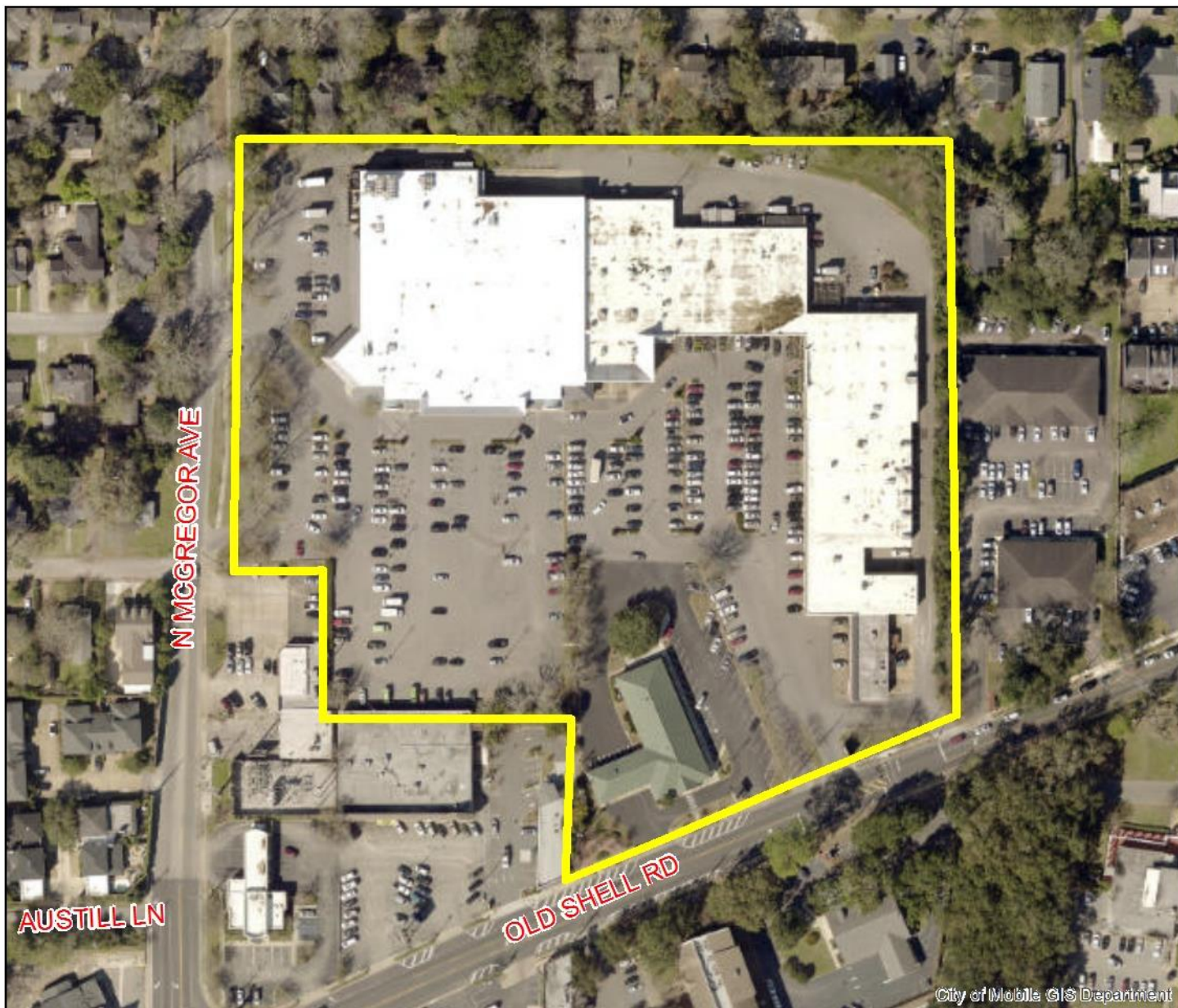
REQUEST Subdivision, PUD

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 residential units to the north and west, and commercial units to the south and east.

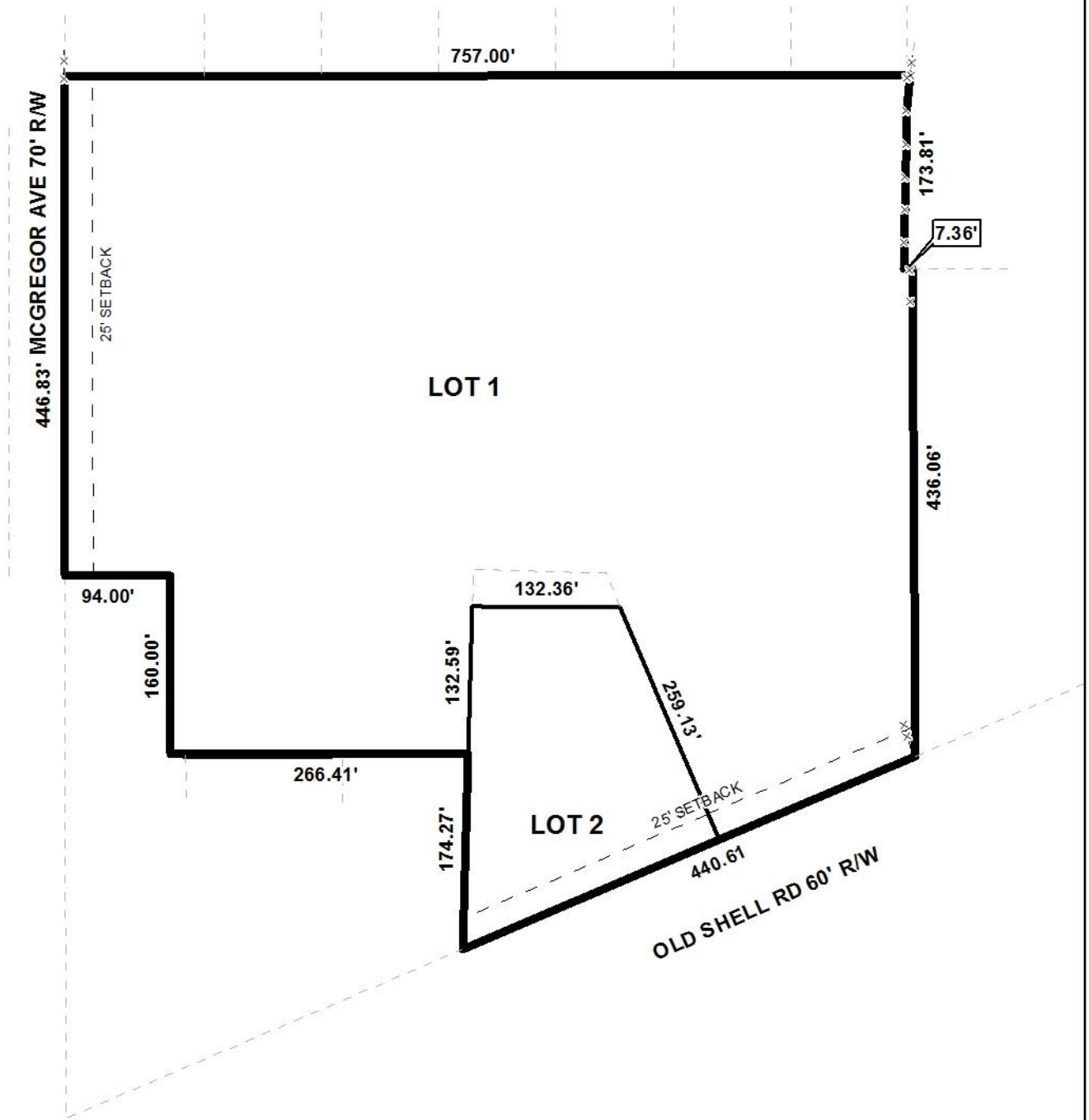
APPLICATION NUMBER 1 DATE May 2, 2019

APPLICANT Springhill Village Subdivision

REQUEST Subdivision, PUD



# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE May 2, 2019

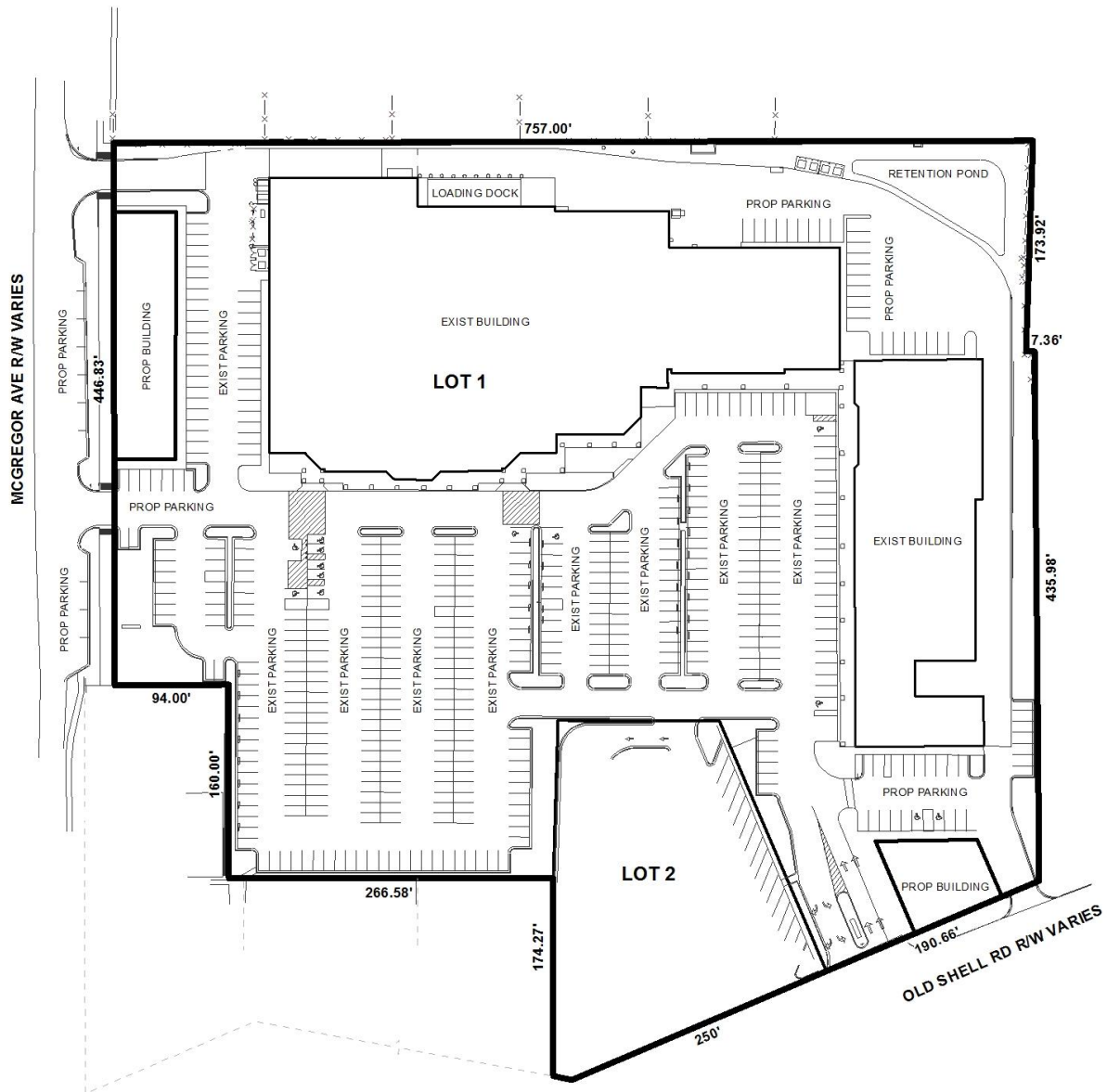
APPLICANT Springhill Village Subdivision

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# SITE PLAN



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

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