

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****May 4, 2017**

<b><u>DEVELOPMENT NAME</u></b>	Brewer- Rhodes Subdivision
<b><u>SUBDIVISION NAME</u></b>	Brewer- Rhodes Subdivision
<b><u>LOCATION</u></b>	2695 Government Boulevard Northeast corner of Howell Avenue and Government Boulevard extending to the West side of Merwina Avenue, 91' ± North of Howell Avenue.
<b><u>CITY COUNCIL DISTRICT</u></b>	District 5
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 0.8 ± acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two building sites, and to create two legal lots or record from one existing legal lot.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.

**ENGINEERING****COMMENTS**

**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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.

- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development:** 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 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, paving, and all above ground structures, 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. 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.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

***Revised for June 1<sup>st</sup> meeting:***

*Planned Unit Development 1. Due to the proposed subdivision, the existing structures will need to be assigned a 911 address. Please contact the City Engineering Department (208-6216) to discuss the options.*

**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 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, paving, and all above ground structures, 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. 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.*
- 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*

## **TRAFFIC ENGINEERING**

### **COMMENTS**

U.S. Highway 90 Service Road is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new 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).

## **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).

## **MAWWS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer services has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

## **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two building sites, and to create two legal lots or record from one existing legal lot. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

This site was most recently before the Planning Commission at its January 10, 2002 meeting to allow for a 2-lot subdivision and a Planned Unit Development approval to allow shared access and shared parking between multiple building sites. The applicant now wishes to re-subdivide an existing lot and amend the PUD to continue to allow cross access and shared parking between the two newly proposed lots.

The site is currently commercially developed. The site appears to have had a number of non-conforming structures and setback issues prior to the original request for subdivision and PUD approvals; most of the non-conforming aspects are still present on the site today. As it appears, the applicant is not proposing any additional work to be done on the site at this time.

According to the recently adopted Map for Mobile Plan, the site is located within a Suburban Corridor. The intent of this Development Area includes:

- Accommodation of all users: automobile, bicycle, pedestrian and transit;
- Greater connectivity to surrounding neighborhoods;
- Development concentrated in centers rather than in strips along the corridor;
- Eventual increase in density with residential above retail and services;
- Increased streetscaping;
- Improve traffic flow.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development.

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 lots appear to meet the minimum size and frontage requirements as defined by Section V.D.2. of the Subdivision Regulations.

The preliminary plat depicts the lot sizes in square feet and acres. The lot sizes should be retained in square feet and acres on the Final Plat, if approved. The minimum building setback lines are depicted, and should be retained on the Final Plat, if approved.

The site fronts Government Boulevard, a major street with a right-of-way width of 250 feet, as shown on the Major Street Plan Component of the Comprehensive Plan. It appears that sufficient dedication has already been provided in previous applications. The site also fronts Merwina Avenue and Howell Avenue two minor streets with curb and gutter with an adequate 50' right-of-way provided.

The site currently has 3 existing curb-cuts to Government Boulevard and 1 existing curb-cut to Howell Avenue and 1 continuous curb-cut along Merwina Avenue. As the site is currently developed and no plans for redevelopment have been provided, the site should be limited to the existing curb-cuts with size, location and design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards.

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. It is very important to note that the PUD review is site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review.

The applicant is not proposing any new development on the site at this time. It appears that the applicant is simply separating buildings from one lot to allow each building to be located on a separate lot while still sharing access and parking.

With regards to tree and landscaping, staff cannot determine if the site meets the minimum tree and landscaping requirements, however, no additional work is being proposed at this time, thus full tree and landscaping compliance is not required. Please note that any future redevelopment, expansion, or new building construction may require a minimum of frontage tree compliance.

The minimum building setback lines are depicted on the site plan and should be retained on future on any site plans.

A sidewalk is depicted on some areas of the site plan, but is shown as a partial sidewalk that runs onto existing concrete in other areas located on the site. At the time of any new development or redevelopment, a sidewalk along all street frontages of the property will be required or a sidewalk waiver will need to be submitted.

Furthermore, it should be pointed out that the site plan depicts the property to the south, Lot B, as “not included”, however, after reviewing aerial photos the additional property to the south of the subject site will still have cross access, thus the property to the south should be included in the PUD application. The PUD application should be revised to include all properties that partake in cross access and shared access among the sites.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Holdover until the June 1, 2017 meeting, with revisions due by Wednesday May 10, 2017 to be heard in conjunction with the associated Planned Unit Development.

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the June 1, 2017 meeting, with revisions due by Wednesday May 10, 2017 to address the following:

1. revise PUD application to include the property to the south labeled as Lot B; and
2. provision of additional notification labels and fees.

***Revised for June 1<sup>st</sup> meeting***

*The previous applications were heldover from the May 4<sup>th</sup> meeting to allow the applicant to provide a revised PUD application to include the property to the south of the subject site and to provide additional notification labels and fees. The applicant has satisfied the request by providing additional labels and fees as well as a revised site plan. Lot B resubdivision of Lot 1, of the Beautilite Subdivision was required to be included in the PUD request due to the fact the site includes shared access between all three lots. It should be pointed that although the PUD application requires Lot B to be included in the request, the additional lot will not impact the original two lot subdivision request.*

*It should be noted that the site plan does not depict the minimum building setback line along both Howell and Merwina Avenues for the entire length of the property as depicted on the recorded plat. The site plan should be revised to depict the 20' minimum building setback line. The site plan also does not illustrate the lot size of Lot B in square feet or acres. The site plan should be revised to depict the labeling of all three lots in square feet and acres.*

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

- 1. retention of the 25' minimum building setback line along Government Boulevard on the Final Plat;*
- 2. retention of the 20' minimum building setback along Merwina Avenue on the Final Plat;*
- 3. retention of the right-of-way widths along Government Boulevard, Merwina Avenue, and Howell Avenue on the Final Plat;*
- 4. retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
- 5. placement of a note on the Final Plat stating at the time of any new development or redevelopment, a sidewalk along all street frontages of the property will be required or a sidewalk waiver will need to be submitted;*
- 6. placement of a note on the Final Plat stating the site should be limited to the existing curb-cuts with size, location and design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;*
- 7. 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.*

- 8. compliance with the Traffic Engineering comments:(U.S. Highway 90 Service Road is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance)*
- 9. 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).*
- 10. 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*
- 11. completion of the PUD site plan prior to the signing of the Final Plat.*

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

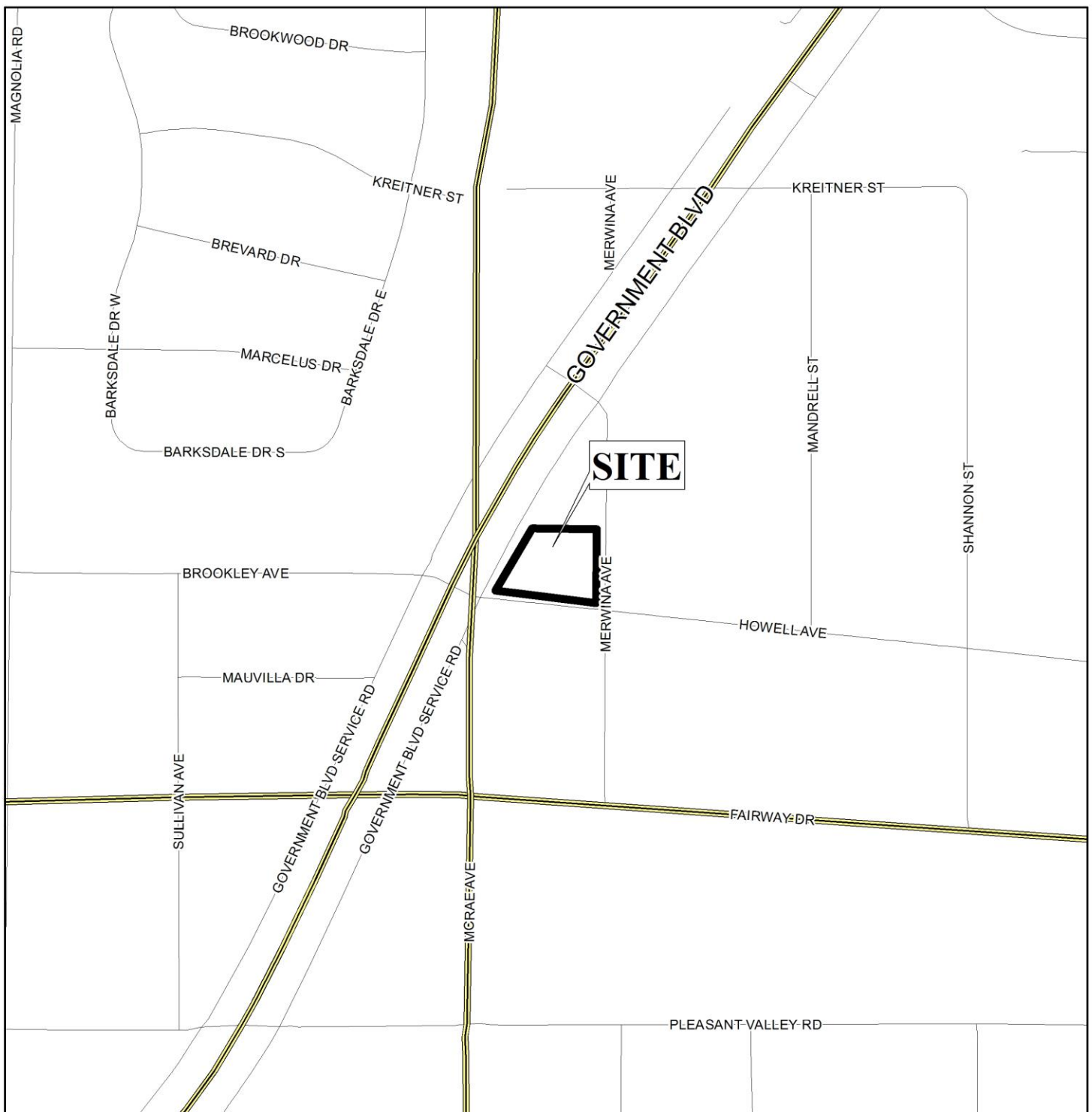
- 1. revision of the site plan to depict the 20' minimum building setback line along Howell and Merwina Avenues, per the previously recorded plat;*
- 2. retention of the 25' minimum building setback line along Government Boulevard;*
- 3. retention of the 20' minimum building setback along Merwina Avenue;*
- 4. retention of the right-of-way widths along Government Boulevard, Merwina Avenue, and Howell Avenue;*
- 5. revision of the site plan retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table providing the same information;*
- 6. placement of a note on the site plan stating any future redevelopment, expansion, or new building construction will require a tree and landscaping compliance, at minimum frontage trees;*
- 7. placement of a note on the site plan stating at the time of any new development or redevelopment, a sidewalk along all street frontages of the property will be required or a sidewalk waiver will need to be submitted;*
- 8. placement of a note on the site plan stating the site should be limited to the existing curb-cuts with size, location and design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;*
- 9. compliance with the Engineering comments:(Planned Unit Development 1. Due to the proposed subdivision, the existing structures will need to be assigned a 911 address.*

*Please contact the City Engineering Department (208-6216) to discuss the options. 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 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, paving, and all above ground structures, 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. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*

- 10. compliance with the Traffic Engineering comments:(U.S. Highway 90 Service Road is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance)*
- 11. 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).*
- 12. 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*
- 13. provision of two revised PUD copies of the site plan for the Planning and Zoning Department; and*
- 14. compliance with all other municipal codes and ordinances.*



# LOCATOR MAP



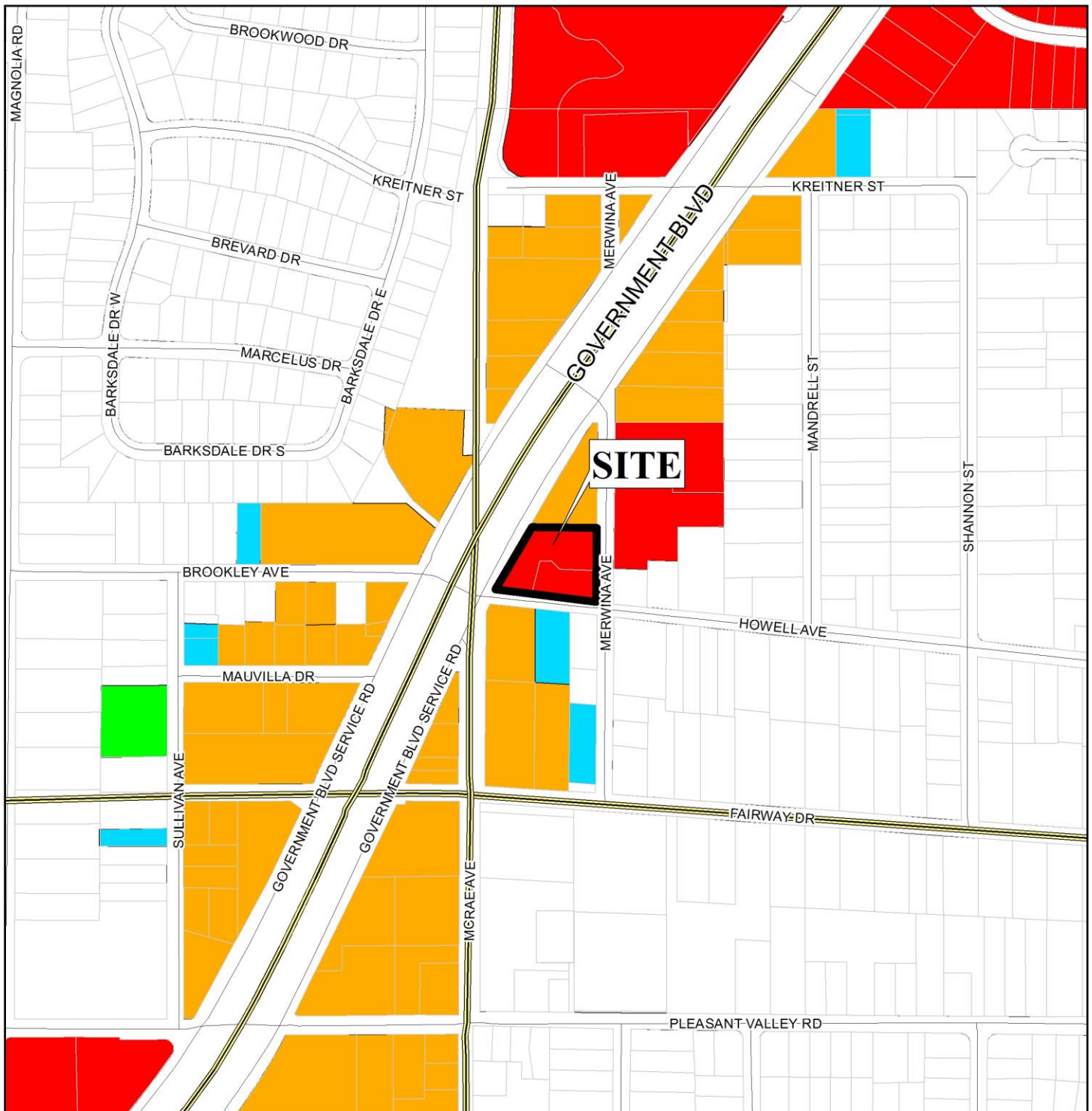
APPLICATION NUMBER 1 DATE June 1, 2017

APPLICANT Brewer-Rhodes Subdivision

REQUEST Subdivision, Planned Unit Development



# LOCATOR ZONING MAP



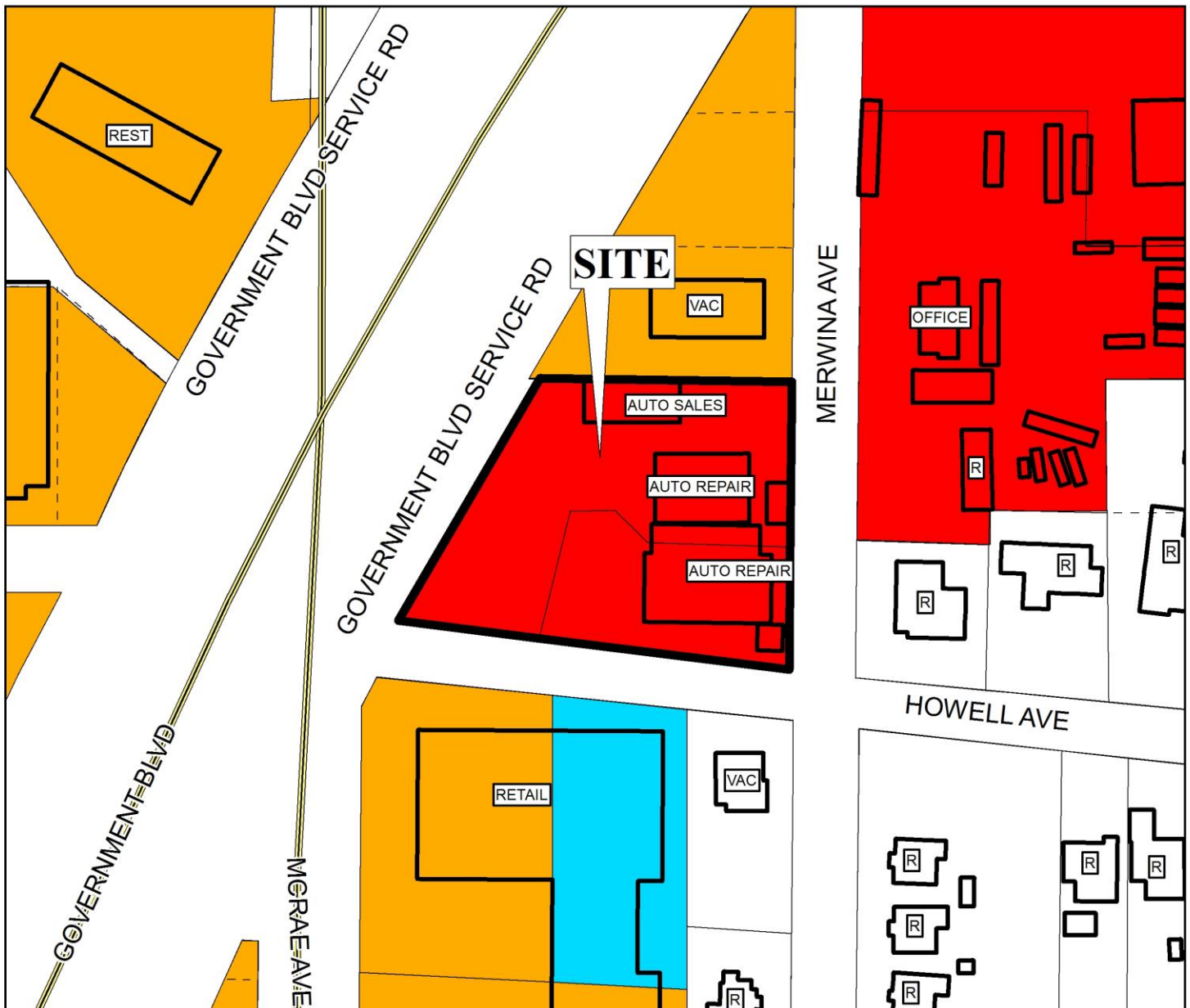
APPLICATION NUMBER 1 DATE June 1, 2017

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REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residences lie to the southeast.

APPLICATION NUMBER 1 DATE June 1, 2017

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REQUEST Subdivision, Planned Unit Development

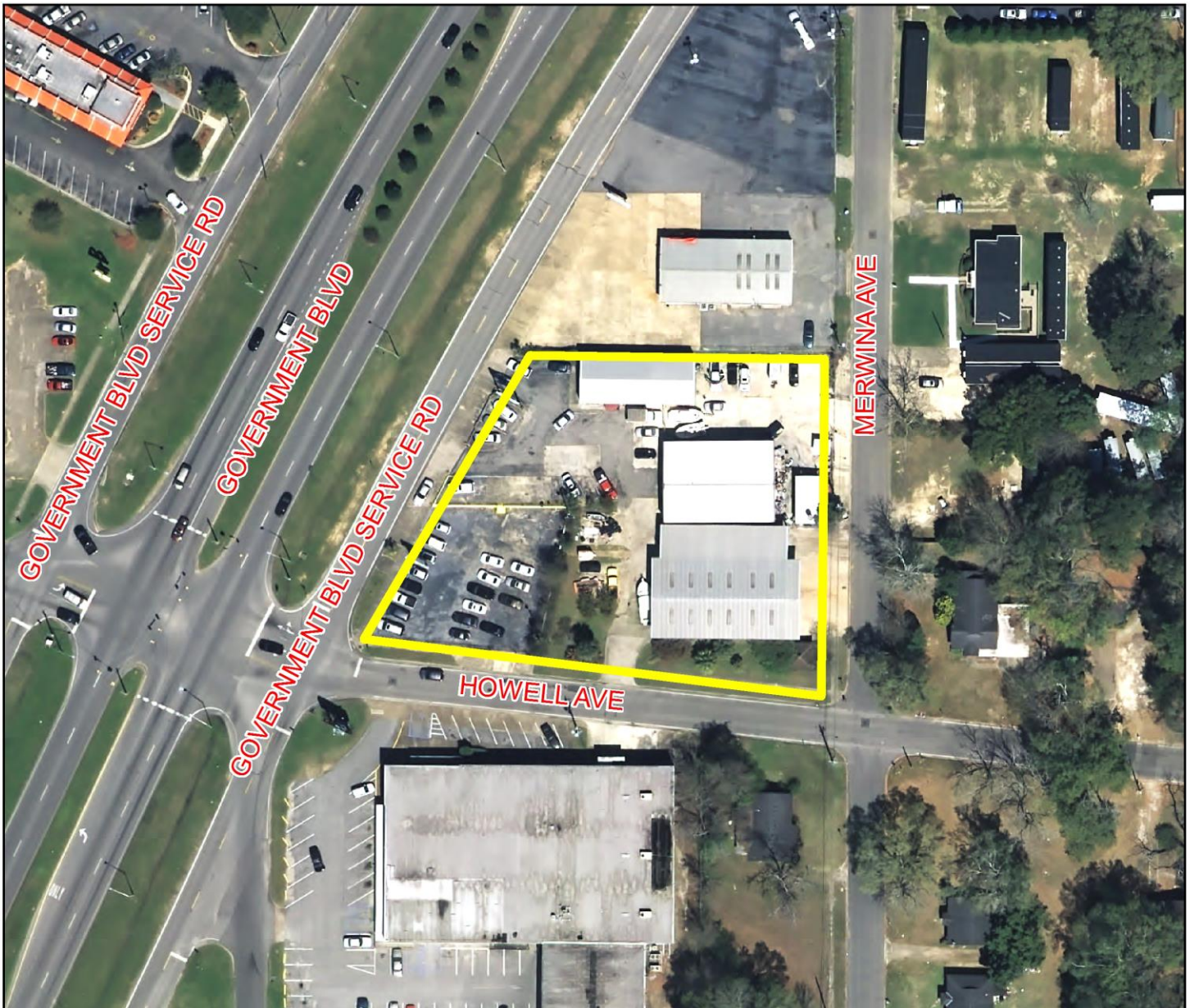
R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION

## VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. Residences lie to the southeast.

APPLICATION NUMBER 1 DATE June 1, 2017

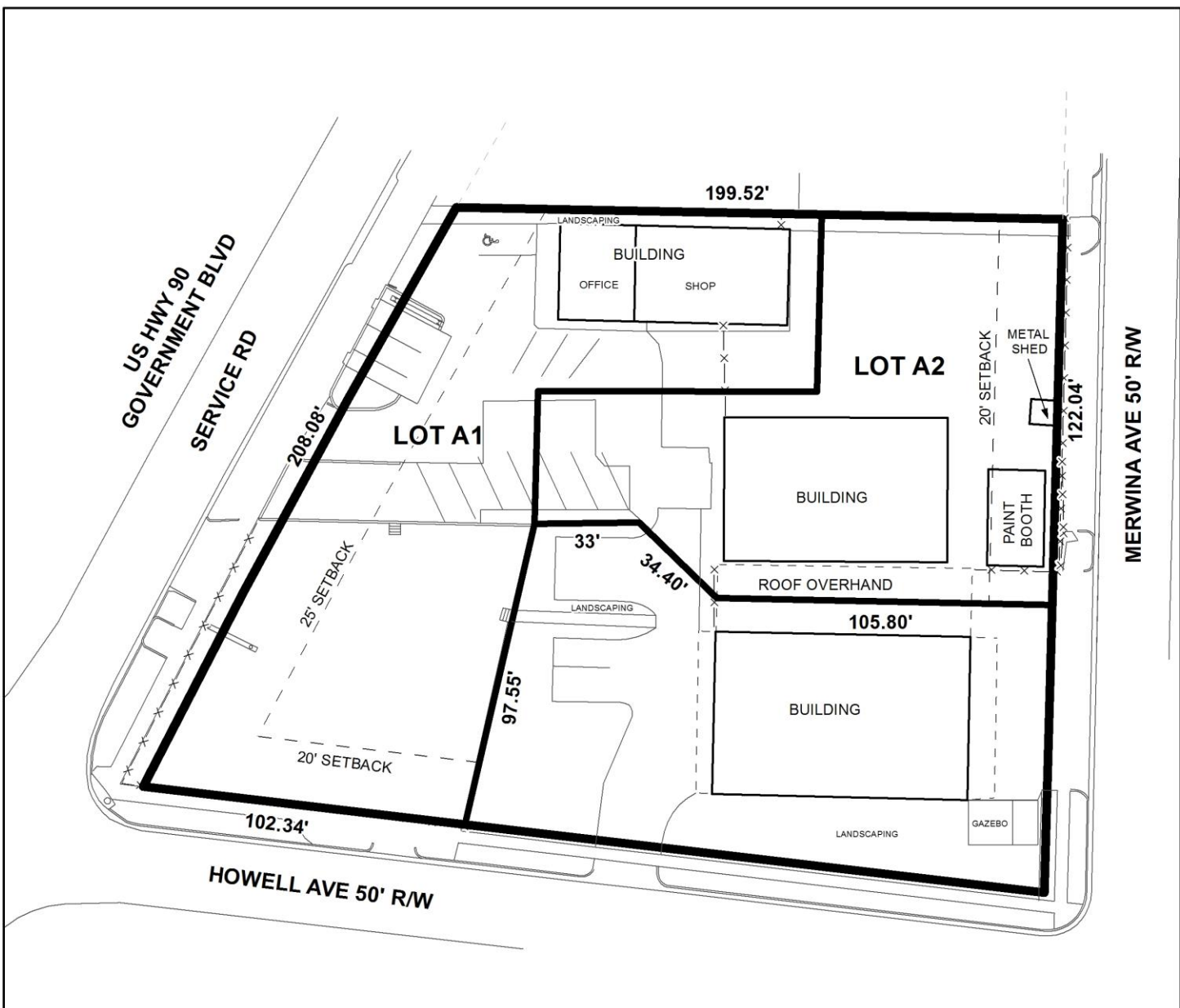
APPLICANT Brewer-Rhodes Subdivision

REQUEST Subdivision, Planned Unit Development



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# SITE PLAN



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

APPLICATION NUMBER 1 DATE June 1, 2017

APPLICANT Brewer-Rhodes Subdivision

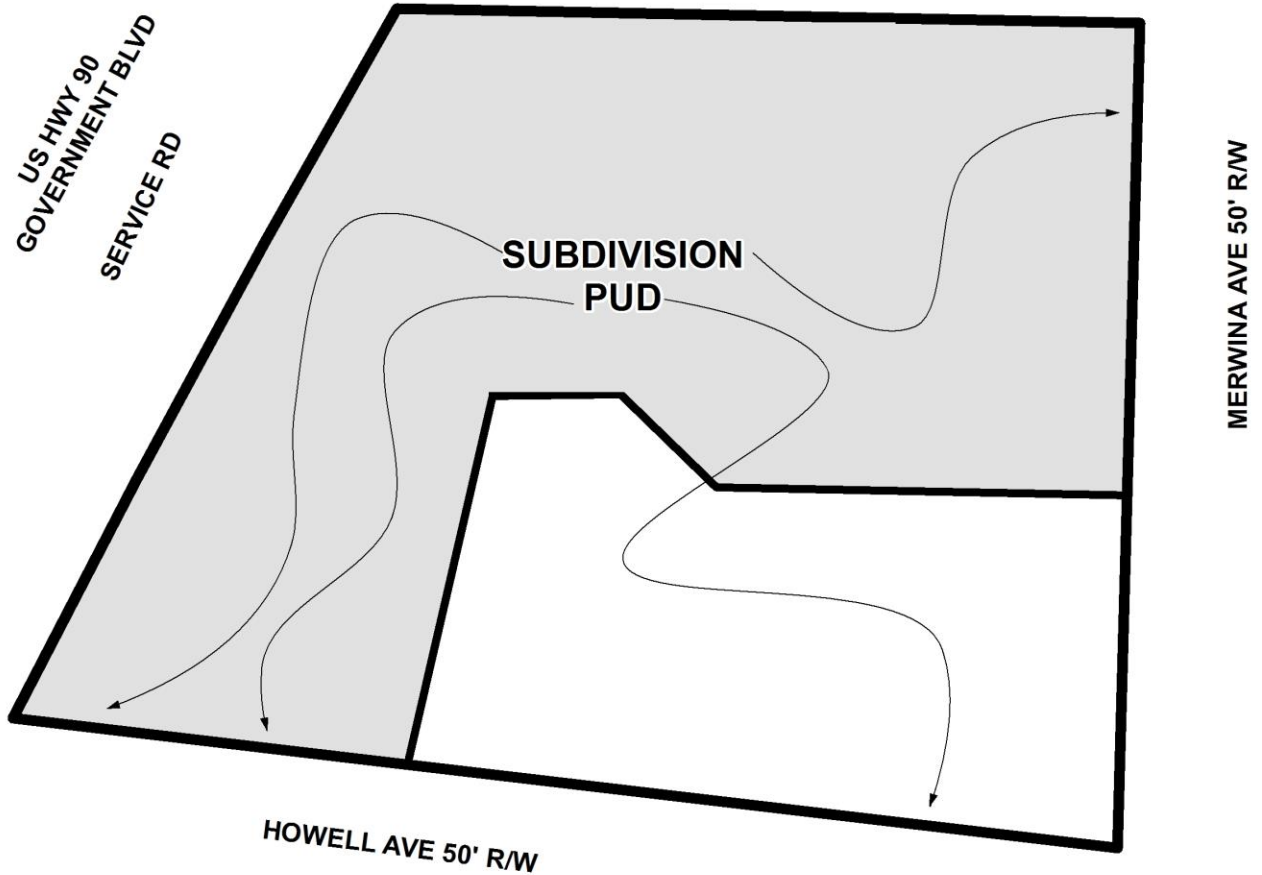
REQUEST Subdivision, Planned Unit Development



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# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 1, 2017

APPLICANT Brewer-Rhodes Subdivision

REQUEST Subdivision, Planned Unit Development

