

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: October 1, 2015****DEVELOPMENT NAME**

Doug Klyce, Klyce Enterprises

**LOCATION**205 Furr Street  
(West side of Furr Street, 420'± North of Old Shell Road.)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

0.99± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Construction to begin in the fall of 2015 and last up to one year.

**ENGINEERING  
COMMENTS**

1. Since the plan shows an existing driveway that is providing access to the property to the north (207 Furr St) an access (ingress/egress) easement must be provided.

**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.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Site is limited to one curb cut to Furr St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be removed, and curbing restored to City 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 (State Act 61-929 and City Code Chapters 57 and 64).

## **FIRE DEPARTMENT**

### **COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.

## **REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site.

Planned Unit Development (PUD) 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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

This site most recently appeared before the Planning Commission at its April 16, 2014 meeting where the Commission approved a 1-lot subdivision and rezoning request from R-1, Single-Family Residential to B-3, Community Business District. The intent for the rezoning was to allow a storage facility.

The proposed development will consist of a 2,790± sf. office/warehouse building. As proposed, there will be 11 new parking spaces, which appear to exceed the minimum requirements of the

Zoning Ordinance for required onsite parking spaces; however, the applicant has not specified the gross floor area for each specified use. There is an existing warehouse building on the site, adjacent to the northern property line; however, no access is depicted to this structure. It should be pointed out that there is a door on the west side at the property line, which should be replaced with a wall to eliminate access from the adjacent property, with proper building permits. The site plan should also be revised to depict paved access to the existing building.

The applicant should be aware that until there is a building permit for the wall on the existing building to prevent cross-property access, no additional permits for new construction on this site will be issued. If access is desired via the neighboring property to the west, a new PUD application will be required.

Parking lot lighting will be required as a result of the new parking spaces. Any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and a note reflecting this requirement should appear on any revised site plan. All new lighting should be oriented in such a way that the illumination does not shine directly onto adjacent residentially used properties.

Tree and landscaping data is listed in the form of a chart on the site plan. The site plan also depicts a 24" Live Oak tree that is designated as a credit tree, in addition to a 3' high wooden privacy fence or hedge where the site abuts residentially used property. As proposed, all notes and illustrations appear compliant with the residential buffer, tree and landscaping requirements of the Zoning Ordinance and should be retained on the revised site plan.

Dumpsters are not illustrated on the site plan. As such, the revised site plan should illustrate any proposed dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer or provide a note stating that waste collection will be via curb-side pickup.

The site plan depicts the presence of a 10' wide sanitary sewer easement. As such, a note should be placed on the revised site plan stating that no permanent structure(s) can be placed or erected within any easement.

It should be pointed out that there was no signage information provided. The location of any proposed sign structure, such as a monument or freestanding sign, should be illustrated on a revised PUD site plan.

Finally, since PUD approval is site plan specific, any substantial changes to the approved site layout and future development of the site will require a new PUD application to amend the existing PUD.

### **RECOMMENDATION**

It is recommended that this application be heldover to the meeting of November 5<sup>th</sup> with revisions due by October 16<sup>th</sup> to allow the applicant to address the following:

- 1) Revision of the site plan to depict the elimination of access to the existing building from the adjacent property;
- 2) Revision of the site plan to illustrate paved access to the existing building; and
- 3) Placement of a note on the site plan stating that until a building permit for the construction of a wall along the western side of the existing building to prevent cross-property access, no additional permits for new construction on this site will be issued.

***Revised for the November 5<sup>th</sup> meeting:***

*The application was held over from the October 1<sup>st</sup> meeting to allow the applicant to revise the site layout and site plan.*

*The revised site plan depicts the proposed building and parking facilities a distance of 50'± to the North in order to save two 24" Water Oak trees. In addition, a 10' wide asphalt path is depicted from the parking area to the front of the existing building in order to provide access and the previously required note regarding the elimination of cross-property access has been added to the site plan and should be retained on any revised site plan as well.*

*It should be pointed out that there does not appear to be a location of a dumpster or scale bar / scale notation on the site plan. The revised site plan should depict this information.*

**RECOMMENDATION**

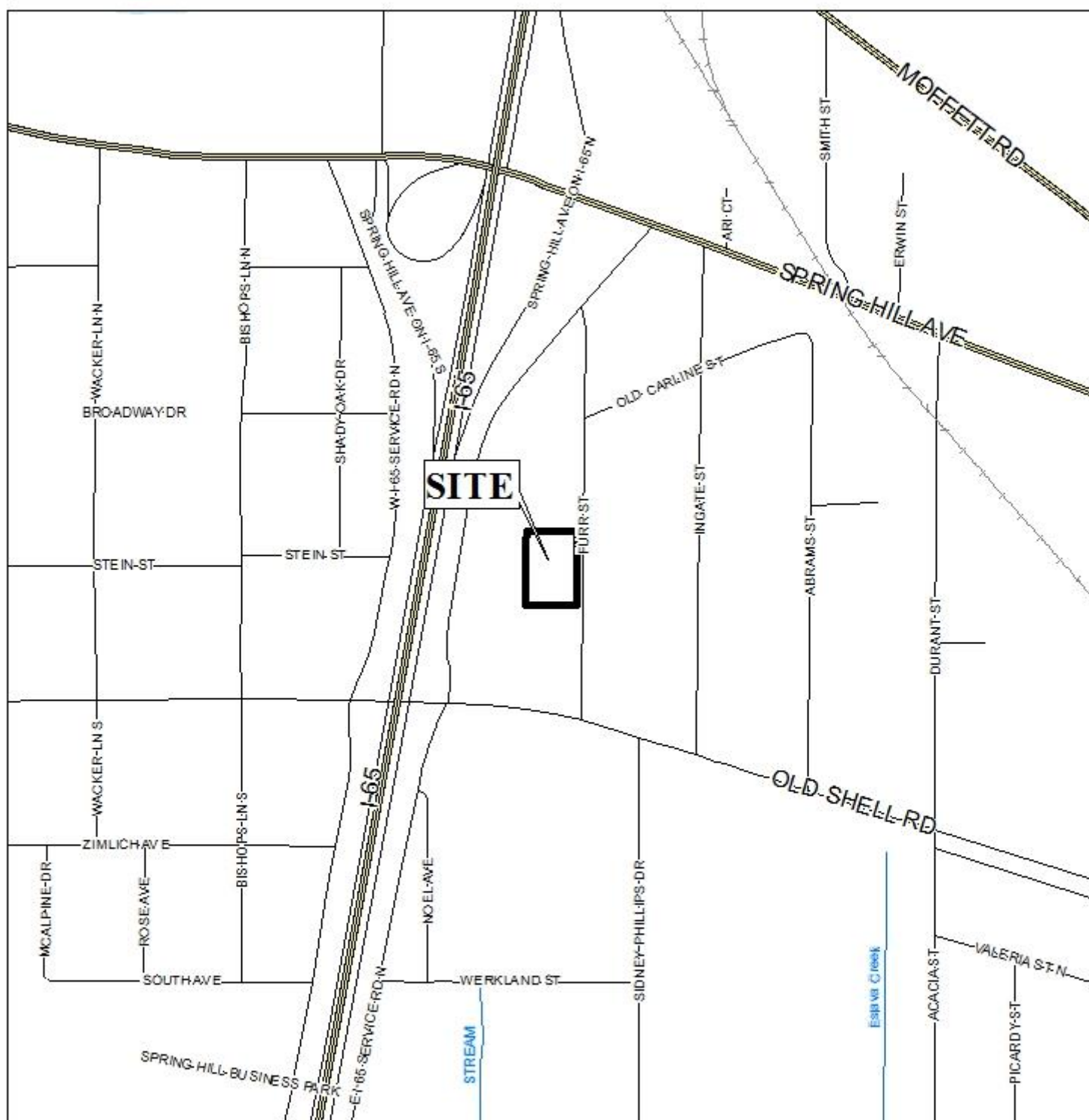
*The application is recommended for approval, subject to the following conditions:*

- 1) *Revision of the site plan to depict the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, or the provision of a note stating that waste collection will be via curb-side pickup;*
- 2) *Revision of the site plan to depict the location of any proposed freestanding sign structure;*
- 3) *Retention of all residential buffering and landscaping notes;*
- 4) *Retention of notes on the site plan stating that until a building permit for the construction of a wall along the western side of the existing building to prevent cross-property access, no additional permits for new construction on this site will be issued;*
- 5) *Placement of a note on the revised site plan stating (Any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. All new lighting should be oriented in such a way that the illumination does not shine directly onto adjacent residentially used properties.);*
- 6) *Placement of a note on the revised site plan stating (No permanent structure(s) can be placed or erected within any easement.);*
- 7) *Compliance with Engineering comments (1. Since the plan shows an existing driveway that is providing access to the property to the north (207 Furr St) an access (ingress/egress) easement must be provided. 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.);*

- 8) Compliance with Traffic Engineering comments (Site is limited to one curb cut to Furr St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be removed, and curbing restored to City 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.);*
- 9) 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 61-929 and City Code Chapters 57 and 64).);*
- 10) Compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.);*
- 11) Placement of a note on the revised site plan stating: (Any substantial changes to the approved site layout and future development of the site will require a new PUD application to amend the existing PUD.);*
- 12) Submission of an approved, revised PUD site plan to the Planning & Zoning Department prior to any request for land disturbance; and*
- 13) Full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE November 5, 2015

APPLICANT Doug Klyce, Klyce Enterprises, Inc.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER 1 DATE November 5, 2015

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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





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

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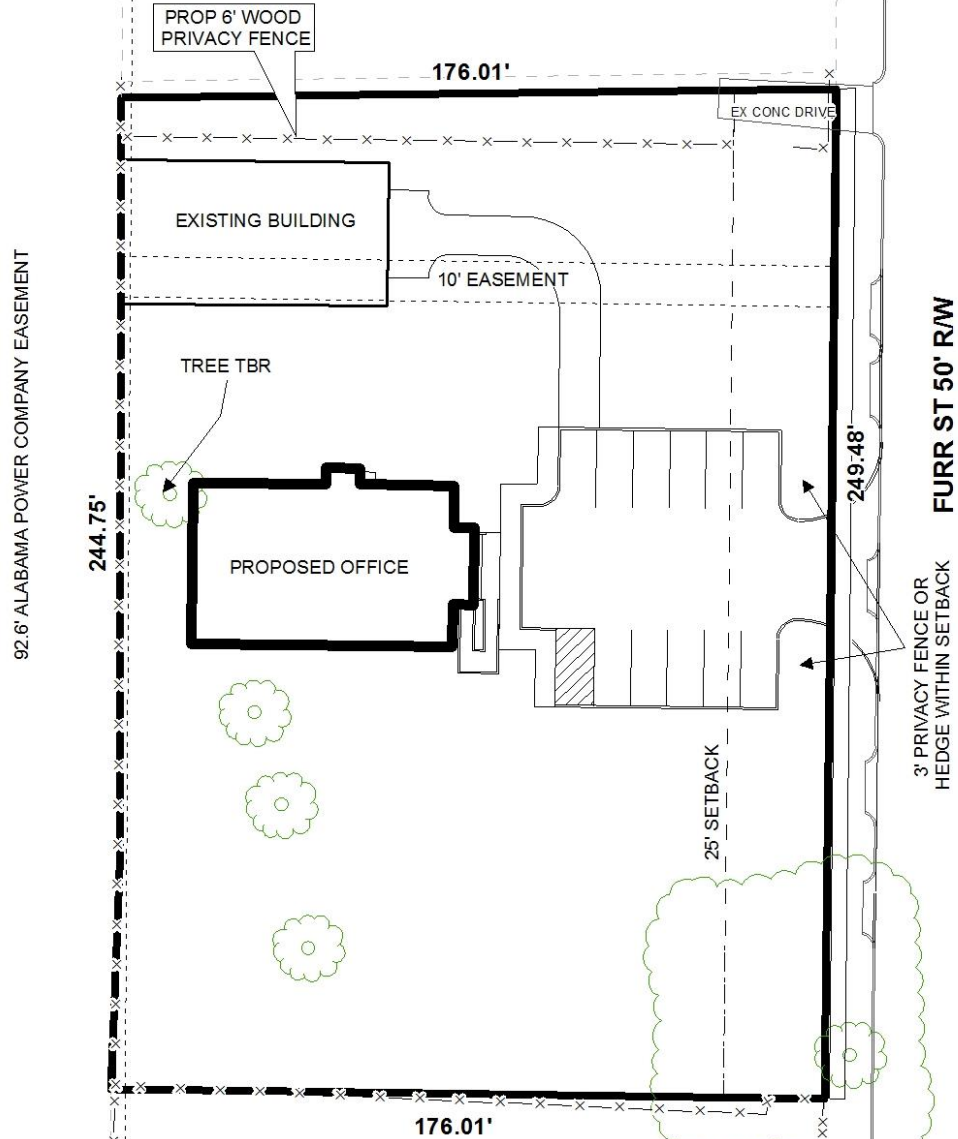
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# SITE PLAN



The site plan illustrates the existing building and drive, proposed building, parking, setback, and easements.

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NTS