

**SUBDIVISION & PLANNED UNIT
DEVELOPMENT STAFF REPORT****Date: August 18, 2016**

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| <u>NAME</u> | Liberty Motors |
| <u>SUBDIVISION NAME</u> | Liberty Motors Subdivision |
| <u>LOCATION</u> | 414 & 430 Schillinger Road North (East side of Schillinger Road North, 520'± North of 7 th Avenue). |
| <u>CITY COUNCIL DISTRICT</u> | District 7 |
| <u>PRESENT ZONING</u> | B-3, Community Business District |
| <u>AREA OF PROPERTY</u> | 3.3± Acre |
| <u>CONTEMPLATED USE</u> | Subdivision approval to create one legal lot of record; and Planned Unit Development to allow multiple buildings on a single building site. |
| <u>TIME SCHEDULE FOR DEVELOPMENT</u> | Not Specified |
| <u>ENGINEERING COMMENTS</u> | |

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. 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.
- D. 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.
- E. Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.

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.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to one curb cut with size, location and design to be approved by 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. As illustrated, handicap parking area should be revised to meet van accessible requirements (16' space plus aisle), and maintaining the aisle width the full width of the space (ramp cannot be contained within the accessible aisle).

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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The applicant is requesting Planned Unit Development to allow multiple buildings on a single building site, and Subdivision approval to create one legal lot of record in a B-3, Community Business District.

The entire site appears to be depicted as a Suburban Corridor, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood area is to allow for:

- 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. Moreover, the Plan 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, 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 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.

It is very important to note that the PUD reviews are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for PUD application will be required.

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 plat illustrates the proposed 1-lot subdivision which is sited on the East side of Schillinger Road North, 520'± North of 7th Avenue within Council District 7. The applicant states that the subject site is served by public water and sanitary facilities. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

As previously stated, the proposed lot fronts Schillinger Road North. Schillinger Road North, a planned major street, requires a 100' right-of-way width per the Major Street Plan Component of

the Comprehensive Plan. The right-of-way width for Schillinger Road North has been depicted as 120' on the preliminary plat, and if approved, should be retained on the Final Plat.

The 25-foot minimum building setback line is depicted on the preliminary plat, and should be retained on the Final Plat, if approved.

There is a 10' Mobile Water and Sewer easement depicted to the East of the property, in addition to a 5' Mobile Water and Sewer easement depicted to the North of the property on the preliminary plat. These easements should be retained on the Final Plat, if approved, as well as a note stating that no structures are allowed in any easement.

As a means of access management, a note should be placed on the Final Plat stating that the lot is limited to the existing curb cut to Schillinger Road North, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat depicts the proposed lot size in square feet and in acres as required by Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

The subject site currently consists of four existing structures which are located towards the rear of the property and are accessible by a gravel driveway. The site plan indicates that the existing structures will remain on the property. The applicant wishes to develop a portion of the site, specifically the Northeast portion, as an automotive sales facility with 63 parking stalls for vehicle inventory. The subject site is currently zoned B-3, Community Business District. The proposed use is allowed by right within this district; however, the *Site Data* information on the site plan should be corrected to indicate the zoning district as B-3 and not as B-2. A construction timeline was not provided for the proposed development.

Although a portion of the existing site is to remain undisturbed, the entire site, including all proposed and existing improvements, should be shown on the site plan that depicts proposed improvements. Furthermore, the use of the other structures that will remain on the rear portion of the site should be provided as part of the application, as any commercial use of these structures may require Building and Fire Code compliance, whereas residential use of the structures may impose other requirements on the site.

The *Site Data* information on the site plan states that the rear yard setback is 122' from the project site area; however, this cannot be appropriately determined due to the entire subject site not being illustrated on the site plan. The "master site plan" that is included on the site plan indicates that the rear of the proposed project site measures approximately 119' to the rear yard property line of the entire subject site, but it does not depict all proposed and existing site improvements. As PUD approvals are site plan specific, the site plan should be revised to illustrate the entire site with all proposed and existing improvements.

The proposed development appears to be compliant as it relates to site coverage; however, the site plan should be revised to illustrate compliant landscaping, tree, and parking calculations as required by Section 64-4.E of the Zoning Ordinance. The site plan does not indicate the total site

area in square feet on the illustration or in the *Site Data* information. Also, the frontage and perimeter tree planting calculations are missing for the entire site in the *Site Data* information as well. Furthermore, while the site plan illustrates trees being provided, it does not indicate, via a note or in the legend, which proposed trees are overstory or understory trees, or the species of each tree. It appears that more trees are required for this site than what is being proposed; thus, the site plan should be revised to indicate compliant landscaping, tree, and parking calculations for the entire site.

The site plan illustrates that 10 parking spaces will be provided to accommodate the proposed 12' x 56' office building on the subject property. According to Section 64-6 of the Zoning Ordinance, only 2 parking spaces are required for this site. The applicant is providing 8 more parking spaces than required; thus, exceeding the requirements of the Zoning Ordinance. The parking space stalls must ensure that wheel stops or curbing are provided in order to prevent encroachment into landscaped areas, sidewalks, and buildings. It should be noted that the parking area must also provide lighting in compliance with Section 64-6.A.3 of the Zoning Ordinance at time of permitting.

The parking space dimensions, access widths, as well as the drive aisle widths to the East, South, and West of the subject property appear to reflect Zoning Ordinance compliance; however, the drive aisle located on the North side of the property, in addition to the *Auto Display* aisles, are only depicted as 20' in width. The site plan should be revised to depict 24' aisle widths to accommodate two-way traffic for all proposed drives.

The front setback line is depicted as 10' on the site plan; however the Zoning Ordinance requires a distance of not less than 25' from the front property line in B-3 zoned districts. The site plan should be revised to depict a minimum building setback line distance of 25' in order to reflect compliance with the Zoning Ordinance and match the preliminary plat.

The location and dimensions of the proposed HVAC mechanical equipment for the proposed one-story office building structure is not illustrated on the site plan. The site plan should be revised to indicate the location, height and size of the HVAC mechanical equipment in compliance with Section 64-4.D.11 of the Zoning Ordinance.

The site plan does not indicate the method of garbage collection for the subject site. The site plan should be revised to illustrate that onsite garbage collection will be served via a dumpster with a connection to sanitary sewer in accordance with Section 64-4.D.9 of the Zoning Ordinance or the placement of a note on the site plan indicating such. Or, a note should be placed on the site plan stating that garbage collection will be provided via curbside or by private garbage collection services if a dumpster will not be provided.

A sidewalk is not depicted and labeled along the property's frontage on the site plan. If a sidewalk is not being proposed within the development of this site then a sidewalk waiver must be obtained, or a sidewalk must be provided and be clearly indicated on the site plan.

It should be mentioned that although the subject site is located along the Suburban Corridor, as recently adopted by the Map for Mobile Plan, the proposed design and current characteristics of the surrounding area do not reflect most of the attributes suggested for corridors of this type;

however, the proposed access drive width and curbing, as well as the proposed asphalt surfacing planned for the subject site, will essentially help in aiding better traffic flow on and off the property onto Schillinger Road North. Additionally, the required front landscaping and sidewalk will further enhance the streetscape along this corridor.

RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for holdover to the meeting of September 15, 2016, to allow for revisions required for the associated Planned Unit Development.

Planned Unit Development: Based on the preceding, this application is recommended for holdover to the meeting of September 15, 2016 with revisions due by August 29th, to allow the applicant to address the following items:

- 1) Revision of the site plan to depict the entirety of the site, and to provide use and size information regarding all existing structures that will remain on the rear portion of the site;
- 2) Revision of the *Site Data* information on the site plan to indicate the zoning district as B-3 and not as B-2;
- 3) Provision of a written statement to indicate the timeline for construction and the use of all structures on site;
- 4) Revision of the site plan to illustrate compliant landscaping, tree, and parking calculations for the entire site as required by Section 64-4.E of the Zoning Ordinance;
- 5) Revision of the site plan to illustrate curbing or bumper stops for each parking space abutting landscaped areas and buildings;
- 6) Revision of the site plan to indicate lighting within the parking area will be in compliance with Sections 64-6.A.3 and 64-6A.8. of the Zoning Ordinance;
- 7) Revision of the site plan to depict 24' aisle widths for all proposed drives;
- 8) Revision of the site plan to illustrate the front 25' minimum building set back line;
- 9) Revision of the site plan to illustrate that on site garbage collection will be served via a dumpster with a connection to sanitary sewer and compliant enclosure or placement of a note, or by private collection services in accordance with Section 64-4.D.9 of the Zoning Ordinance; and
- 10) Revision of the site plan to include a sidewalk along the entire frontage or the application for a sidewalk waiver if a sidewalk is not planned.

Revised for September 15th meeting:

This application was heldover from the August 18th meeting to allow the applicant additional time to revise the Planned Unit Development site plan to meet Zoning Ordinance compliance. The applicant states that the anticipated construction timeline for the development is scheduled 90 days to completion, upon receipt of an approved land disturbance permit.

It should be noted that the revised site plan now indicates landscaping, tree, and parking calculations that are compliant with Section 64-4.E of the Zoning Ordinance. The site plan

specifically identifies the total site area, 12% of the total landscaped area required, 60% of the total frontage area required, the total landscaped area provided, as well as the frontage landscaped area.

Additionally, the site plan has been revised to indicate frontage and perimeter tree planting calculations; it offers a clear distinction between the proposed overstory and understory trees provided on site, as well as the species of each proposed and existing tree. However, it should be mentioned that the tree planting calculations required for the parking area are not listed underneath the “Tree Credit Details” section on the site plan. Even though this information is missing from the site plan, the number of trees proposed for the subject property and the available tree credits exceed the tree planting requirements of the Zoning Ordinance. Although the missing information may be a minor oversight, the required tree planting calculations for the parking area should still be indicated on the site plan

It should be mentioned that seven (7) heritage trees are required in the front setback area, but the tree locations are unclear on the site plan due to the placement of wording in the front setback. The site plan should be revised to provide more clarity within the 25’ minimum setback area so that the heritage trees and notes are legible; however, it should also be noted that the frontage trees required, and those being proposed, are listed in the “Site Data” section of the site plan as well. Also of note, is that some of the proposed frontage trees appear to be understory. All required frontage trees should be overstory trees.

The site plan should be revised to ensure that all applicable parking space stalls, especially those located in front of the office building, are equipped with wheel stops or curbing to prevent encroachment into landscaped areas, sidewalks, and buildings.

A photometric plan was provided with the revised site plan and it appears that the site lighting is compliant with Section 64-6.A.3 of the Zoning Ordinance; however, at the time of permitting the photometric plan will need to be revised to provide point-to-point photometric calculations at intervals of not more than 10 feet as required by Section 64-6.A.8(5) of the Zoning Ordinance.

The parking space dimensions, access widths, as well as the drive aisle widths to the East, South, and West of the subject property appear to reflect Zoning Ordinance compliance, and it should be noted that the drive aisles located on the North side of the property, as well as the Auto Display aisles, have been revised to depict 24’ aisle widths in order to accommodate two-way traffic along all drive aisles proposed for the subject site. It should also be noted that the parking stalls for vehicle inventory have been reduced from 63 to 52 stalls in order to accommodate the aforementioned changes.

The applicant has indicated that the HVAC mechanical system and equipment proposed for the office building will be integrated with the building structure and mounted on the back of the side wall; thus, meeting the height, size, and setback requirements for structures located in a B-3 zoned area.

The applicant has indicated via a note on the site plan that the method of garbage collection will be provided by curbside, private garbage collection service. This note should be retained on the site plan, if approved.

The 25' minimum building setback is illustrated appropriately for the site; however, the "10' Front Setback Line" should not be indicated on the site plan, as it is misleading. If approved, the Final Plat and site plan must depict the removal of the "10' Front Setback Line."

It should be noted that that existing storage building located at the southeast corner of the site has a side yard setback of distance 3.7'-3.8' from the property line. The Building Code requires that all structures located less than 5' from residentially-zoned property be fire-rated. The applicant should confer with the Chief Building Inspector, as the site plan may have to be adjusted to meet Building Code compliance.

Finally, it should be noted that a sidewalk has been depicted and labeled along the property's frontage on the revised site plan; thus, a sidewalk waiver will not be needed.

RECOMMENDATION

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

- 1) Retention of the 120' right-of-way width along Schillinger Road North;*
- 2) Retention of the 25' minimum building setback line;*
- 3) Retention of the 10' Mobile Water and Sewer easement depicted to the East of the property;*
- 4) Retention of the 5' Mobile Water and Sewer easement depicted to the North of the property;*
- 5) Placement of a note on the Final Plat stating that the lot is limited to the existing curb cut to Schillinger Road North, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) Retention of the lot size information in square feet and in acres;*
- 7) Compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. 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. E. Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.);*

- 8) *Compliance with Traffic Engineering comments (Site is limited to one curb cut with size, location and design to be approved by 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. As illustrated, handicap parking area should be revised to meet van accessible requirements (16' space plus aisle), and maintaining the aisle width the full width of the space (ramp cannot be contained within the accessible aisle).);*
- 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 2015-116 and City Code Chapters 57 and 64));*
- 10) *Compliance with Fire Department comments and placement of a note (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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);*
- 11) *Submittal of a revised photometric plan at the time of permitting; and*
- 12) *Submittal of two (2) revised PUD site plans to Planning and Zoning prior to the signing of the Final Plat.*

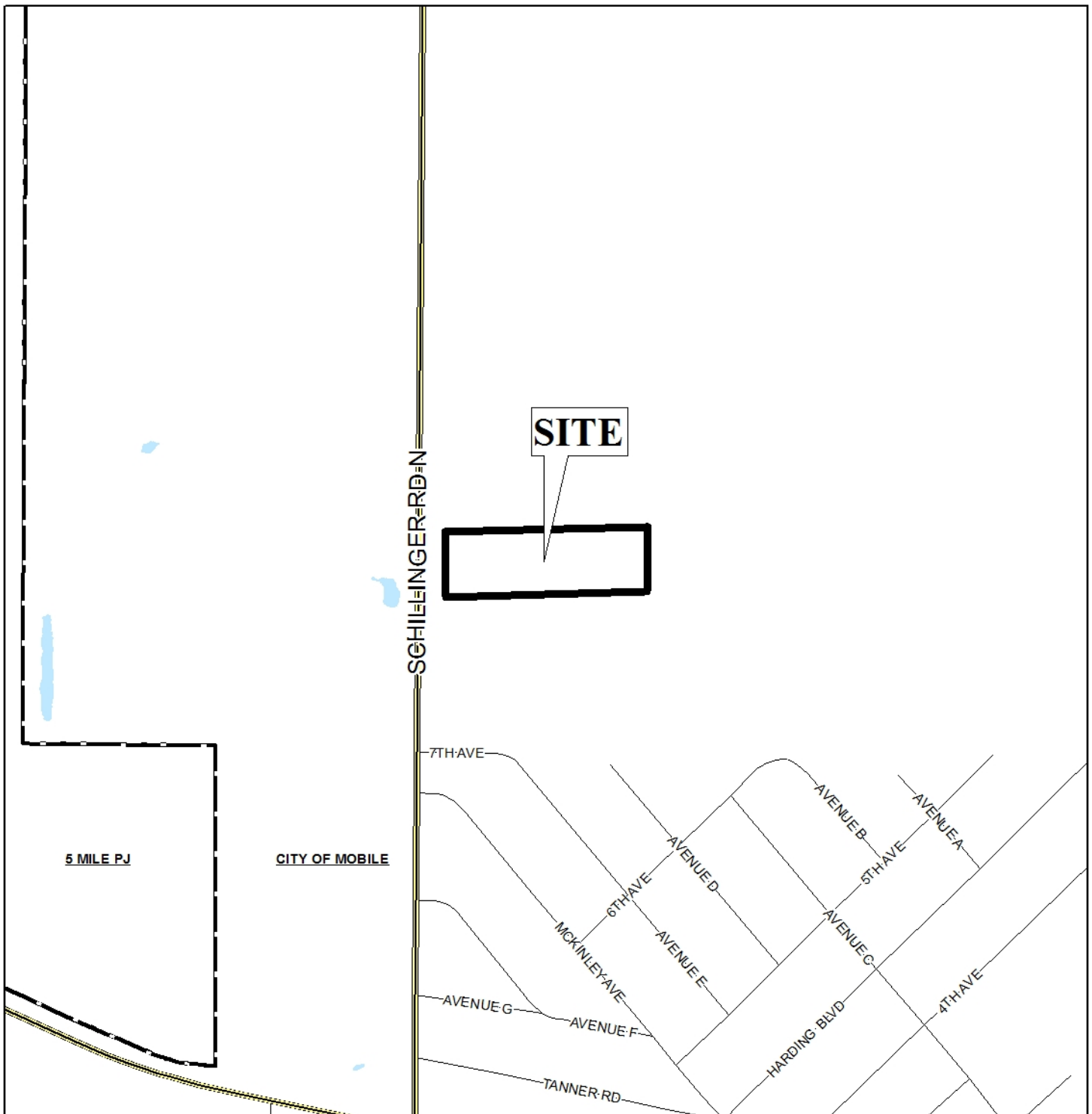
Planned Unit Development: *Based upon the preceding, this application is recommended for Approval, subject to the following conditions:*

- 1) *Revision of the "Tree Credit Details" section on the site plan to indicate the required number of trees needed for the parking area;*
- 2) *Retention of the note stating that the method of garbage collection will be provided by curbside, private garbage collection service;*
- 3) *Revision of the site plan to provide more clarity within the 25' minimum setback area so that the heritage trees and notes are legible;*
- 4) *Removal of the "10' Front Setback Line";*
- 5) *Retention of the 25' minimum building setback line;*
- 6) *Revision of the site plan to depict all proposed frontage trees as overstory trees;*
- 7) *Revision of the site plan to illustrate curbing or bumper stops for each parking space abutting landscaped areas and buildings;*
- 8) *Compliance with 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 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.);

- 9) Compliance with Traffic Engineering comments (Site is limited to one curb cut with size, location and design to be approved by 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. As illustrated, handicap parking area should be revised to meet van accessible requirements (16' space plus aisle), and maintaining the aisle width the full width of the space (ramp cannot be contained within the accessible aisle).);*
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- 11) Compliance with Fire Department comments and placement of a note (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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);*
- 12) Submittal of a revised photometric plan at the time of permitting; and*
- 13) Submittal of two (2) revised PUD site plans to Planning and Zoning prior to the signing of the Final Plat.*

LOCATOR MAP



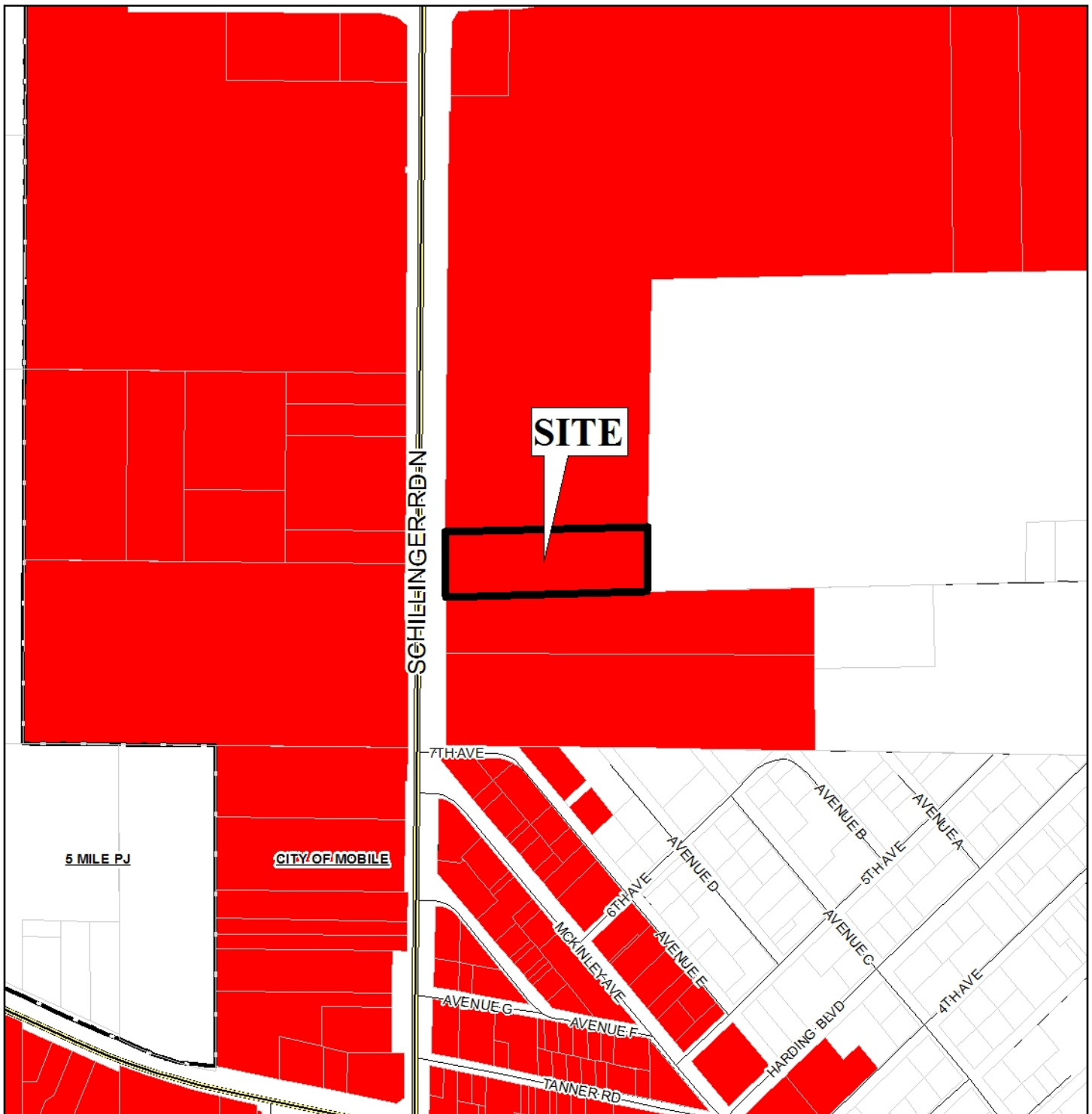
APPLICATION NUMBER 1 DATE September 15, 2016

APPLICANT Liberty Motors Subdivision

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



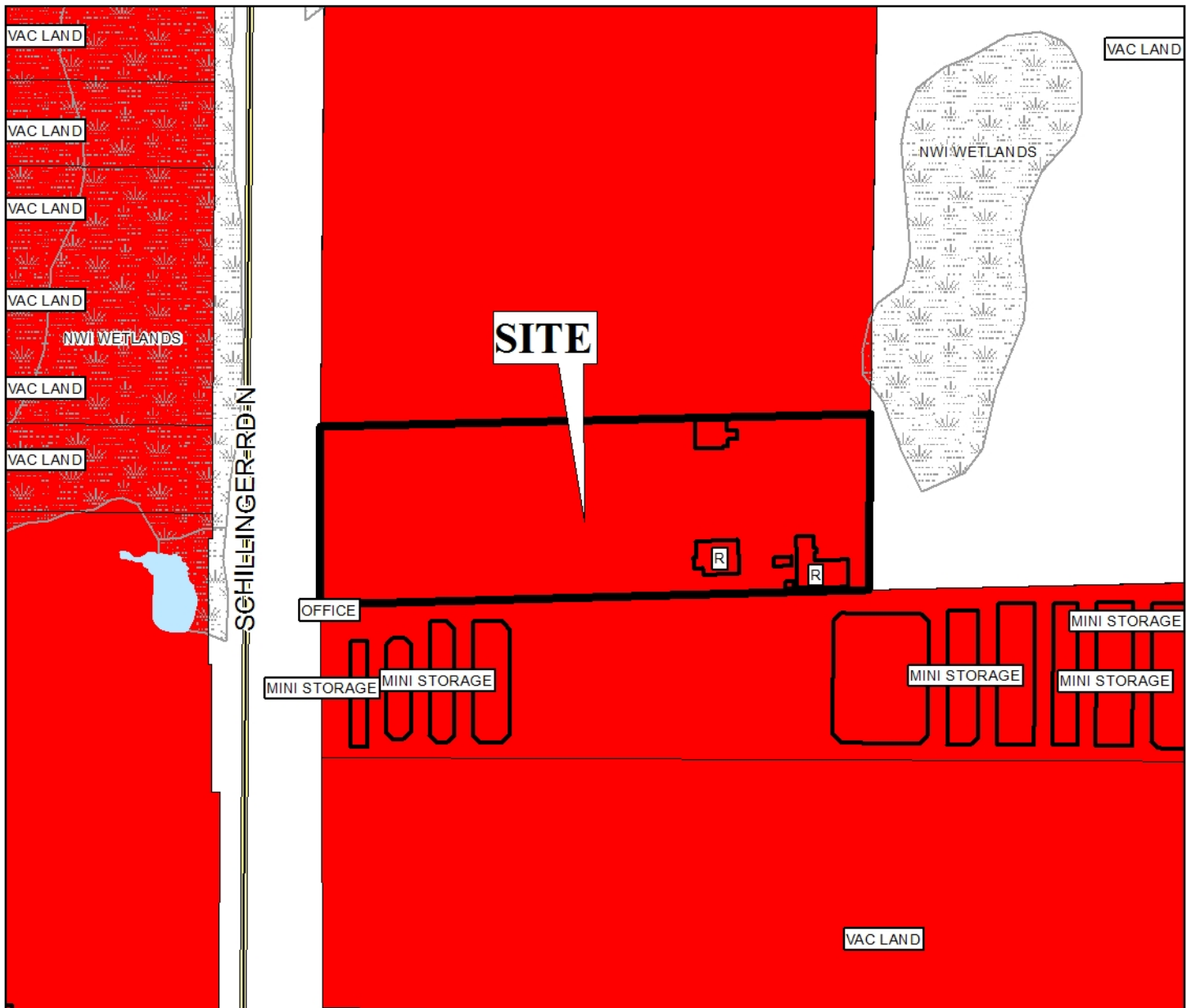
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APPLICANT Liberty Motors Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant land and storage units to the south.

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APPLICANT Liberty Motors Subdivision

REQUEST Subdivision, Planned Unit Development

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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

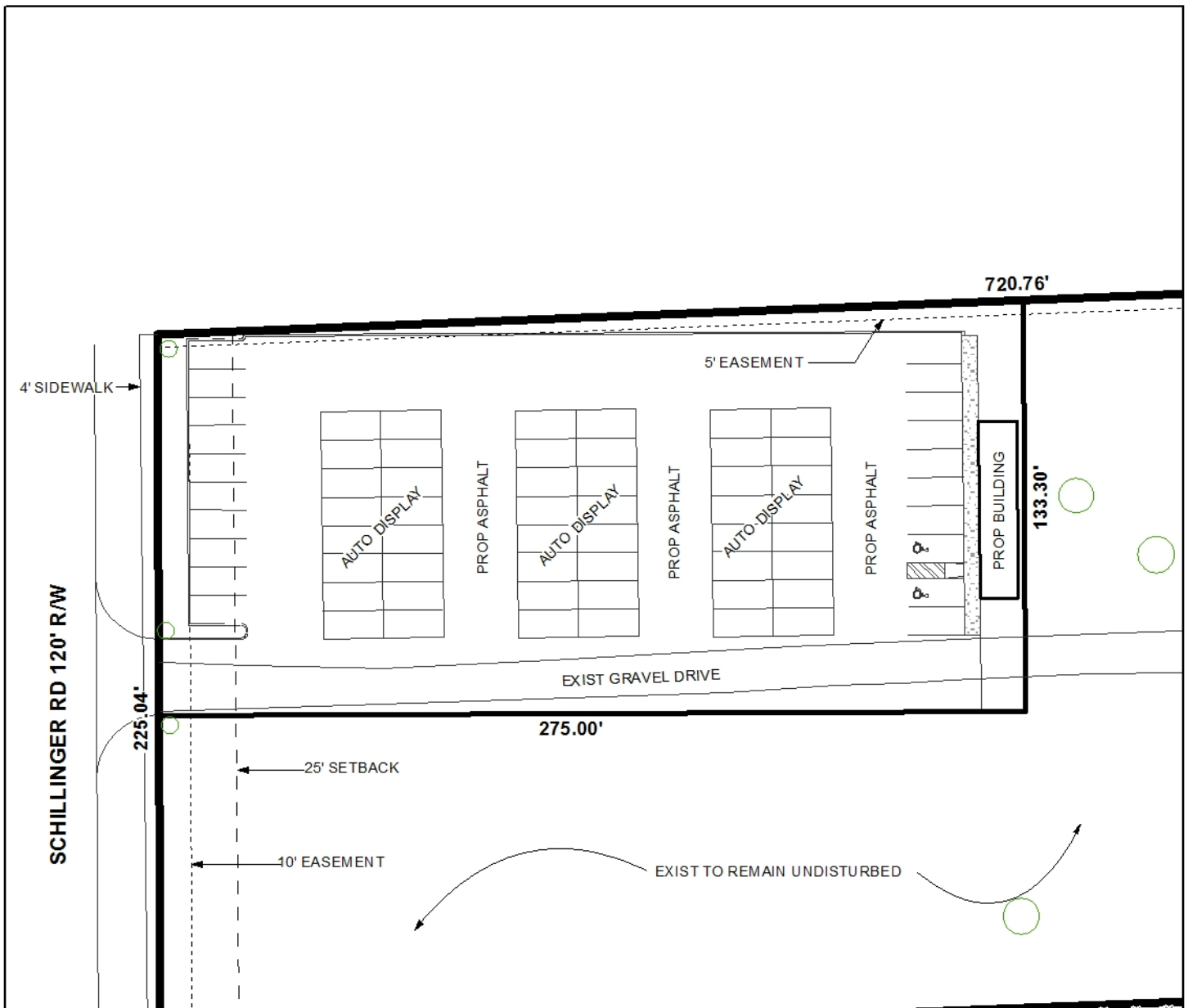


The site is surrounded by vacant land and storage units to the south.

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SITE PLAN



The site plan illustrates the proposed development on a portion of the site.

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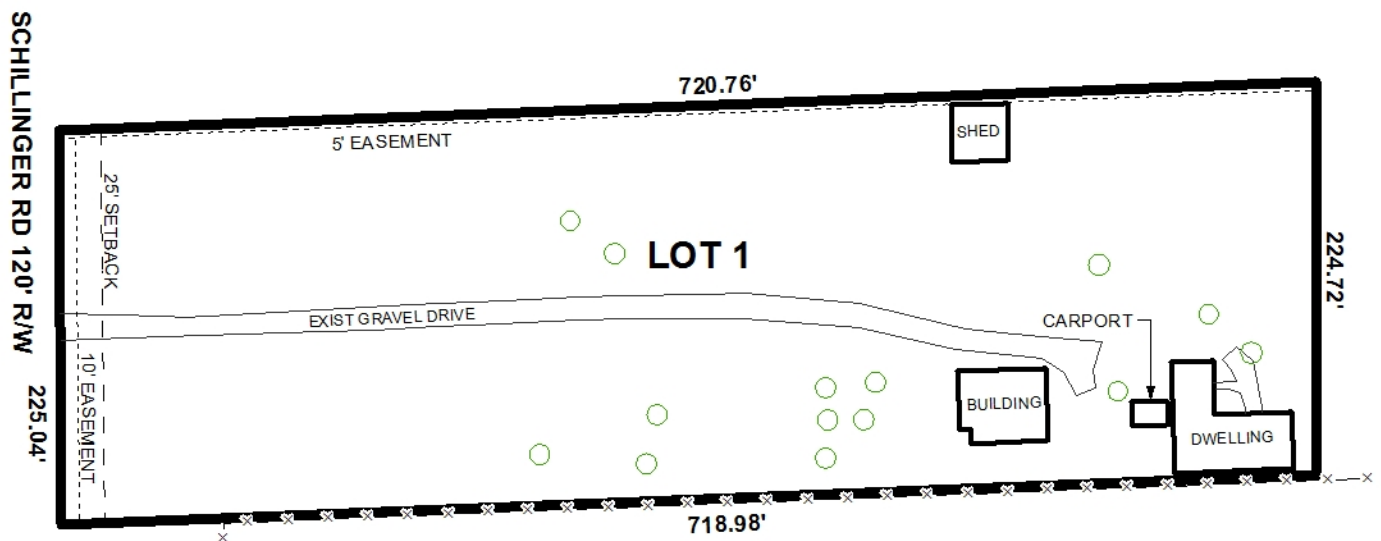
APPLICANT Liberty Motors Subdivision

REQUEST Subdivision, Planned Unit Development



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DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE September 15, 2016

APPLICANT Liberty Motors Subdivision

REQUEST Subdivision, Planned Unit Development



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