

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 4, 2021****DEVELOPMENT NAME**

Persons Development & Construction Services, LLC

LOCATION4464, 4474, 4480 and 4490 Halls Mill Road
(North side of Halls Mill Road at the Northern terminus of
Laughlin Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

3 Lots / 6.9 ± acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on multiple building sites with shared
access between multiple building sites and reduced
landscaping requirements.**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

1. Add a Vicinity Map to the PUD plan.
2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
 - c. 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.

- d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
- e. 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.
- f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

URBAN FORESTRY

COMMENTS

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between multiple building sites and reduced landscaping requirements.

The site was most recently before the Planning Commission at its January 7, 2021 meeting. The Commission approved subdivision and planned unit development requests. The applicant has since revised the PUD site plan to provide more parking than originally approved by the Commission, hence the application at hand.

The site has been given a Light Industry (LI) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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 an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advance research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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 on 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 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.

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. PUD approvals expire within one (1) year if no permits for the development are obtained.

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.

The applicant provided the following narrative:

The purpose of this application is to amend a previously approved Planned Unit Development PUD-001461-2020 to show a revised parking layout on new Lot A-1 and to revise the landscaping requirements. An application for Subdivision SUB-001460-2020 was also approved.

Proposed additional parking will be constructed as shown on Lot A-1. The remainder of Lot A- 1 will be developed in the future with the required applications submitted at such time. All conditions of the previous PUD approval will be carried over to this application. Approval of work in the City Right-of-Way to construct a new driveway with drainage improvements on Lot A-1 has been permitted by City Right of Way Department Permit #ROW-064675-2020 and is currently under construction.

The existing PUD site contains four (4) buildings on three (3) lots, with shared parking and access. No new buildings are proposed with the application at hand, just additional paved parking.

The site is within a B-3, Community Business District, and is bounded to the East by a residence in an R-1, Single Family District, to the South across Halls Mill Road by commercial uses in a B-3 district, to the West by apartments in a B-1, Buffer Business District, and to the North by residences and vacant land in an R-1 district.

The previously approved PUD site plan depicted the addition of 9 parking spaces. The request at hand is proposing a revised layout for the expanded parking area, to allow for 18 new parking spaces. As before, the applicant proposes the remainder of the expanded property area to not be developed until a future date.

The overall PUD will have approximately 405 feet of frontage onto Halls Mill Road. Per the tree requirements of the Zoning Ordinance, a total of 13 frontage trees are required, 5 of which are due to expanded frontage added by the additional property. It appears that the applicant will only have a total of 10 frontage trees, with only 1 new frontage tree proposed as part of the

parking lot expansion. It appears that additional new frontage trees cannot be provided in front of the proposed parking area due to the future installation of a sidewalk between the new parking area and the edge of right-of-way. Additionally, there are overhead powerlines along Halls Mill Road, which would necessitate the use of live oak trees for the frontage trees, if planted within 15 feet of the overhead powerlines. As this is a PUD, the Planning Commission has the flexibility to allow some modifications to the normal requirements, as long as the overall PUD site complies with the quantitative requirements and general intent of the Zoning Ordinance. A 100-foot minimum building setback is depicted adjacent to the new parking area, and if the 4 frontages trees can be located in this area (keeping existing trees on a one for one basis on site, or planting new trees), then the Commission may wish to consider approval of the request.

Lighting for the proposed parking area must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.

Dumpsters are depicted on the site plan in the existing developed portion of the site. If new dumpsters are added to the PUD development, they must comply with the requirements of Section 64-4.D.9. of the Zoning Ordinance.

As noted in the Traffic Engineering comments, the driveway number, size, location, and design are subject to an approved PUD for this site and shall conform to AASHTO standards.

The expansion area for the development abuts residentially zoned property to the North and East. As such, a buffer will be required along these property boundaries, in conformance with Section 64-4.D.1. of the Zoning Ordinance.

Finally, it should be noted that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

RECOMMENDATION

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

- 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 the expansion of an existing development;
- 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 an existing development with multiple buildings, shared access and parking will be able to expand onto adjacent property, allow for continued business growth; and
- c. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the expansion will utilize existing public infrastructure.

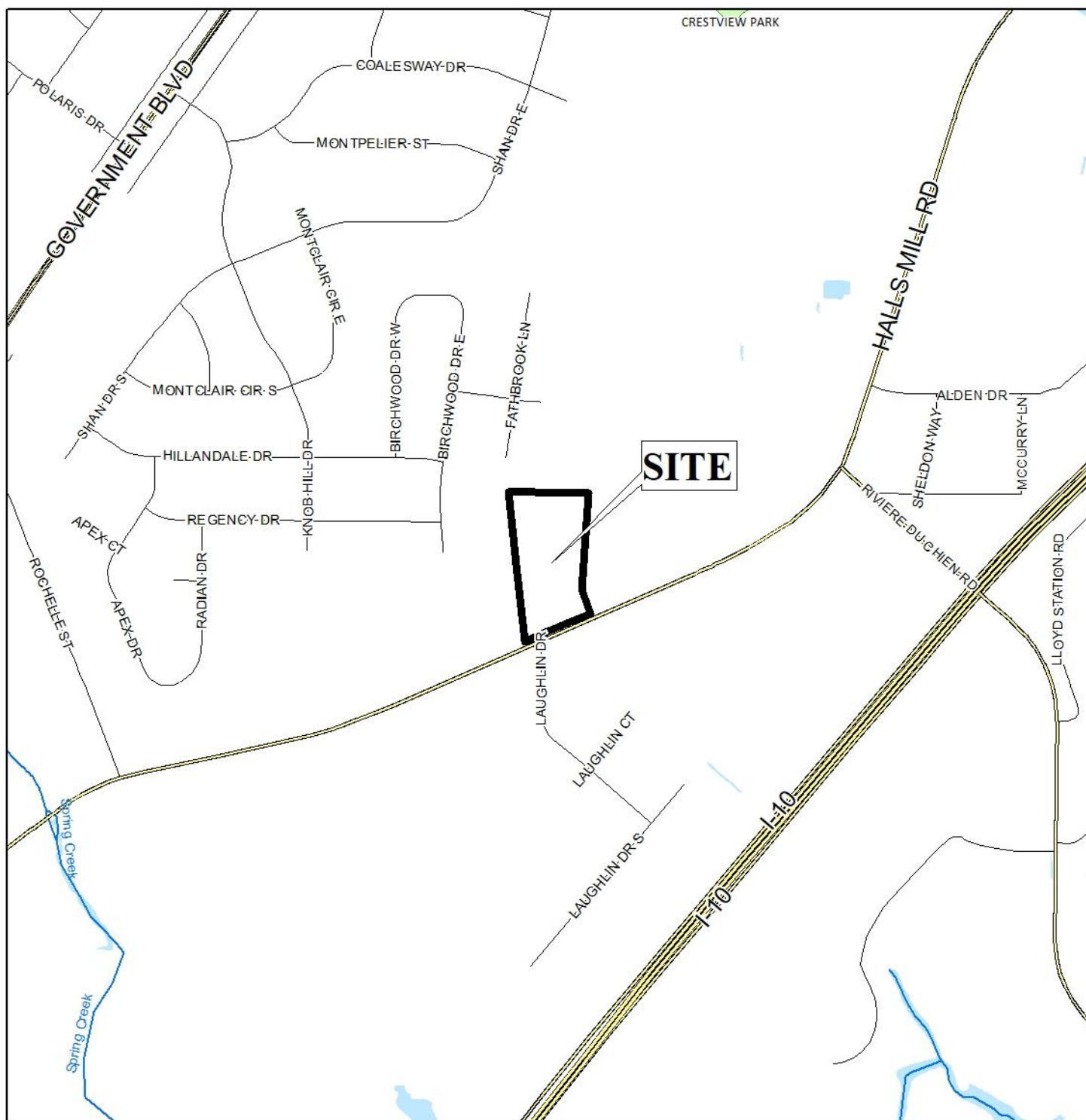
The approval should be subject to the following conditions:

- 1) Application for a sidewalk waiver or provision of a sidewalk along Halls Mill Road for the area undergoing new construction;
- 2) Placement of a note on the site plan stating that a buffer will be provided in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 3) Lighting for the proposed parking area to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 4) Accommodation of 4 frontage trees in the area between the new parking lot and the 100-foot minimum building setback line, by retaining 4 existing overstory trees, or by planting 4 new overstory trees in this area;
- 5) Any new dumpsters placed on the overall PUD must be in compliance with the requirements of Section 64-4.D.9. of the Zoning Ordinance.
- 6) Compliance with Engineering comments (*1. Add a Vicinity Map to the PUD plan. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. 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. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 7) Compliance with Traffic Engineering comments, and placement of the comments as a note on the site plan (*Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 8) 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). 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 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 10) Provision of a revised PUD site plan prior to any submittals for construction of the proposed parking area; and
- 11) Completion of the Subdivision process prior to any request for final inspections of new construction.

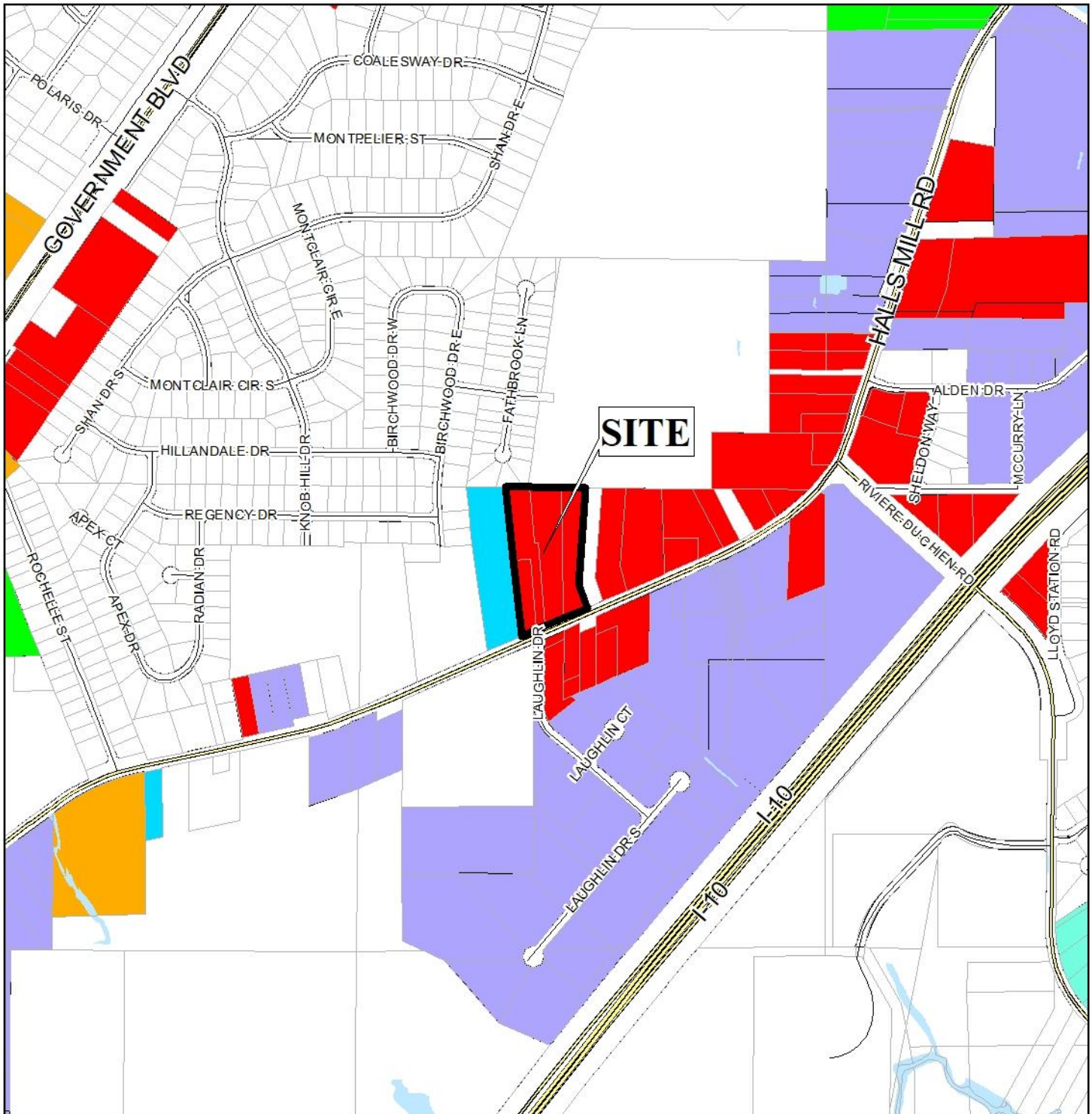
LOCATOR MAP



APPLICATION NUMBER 2 DATE March 4, 2021
APPLICANT Persons Development & Construction Services, LLC
REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE March 4, 2021

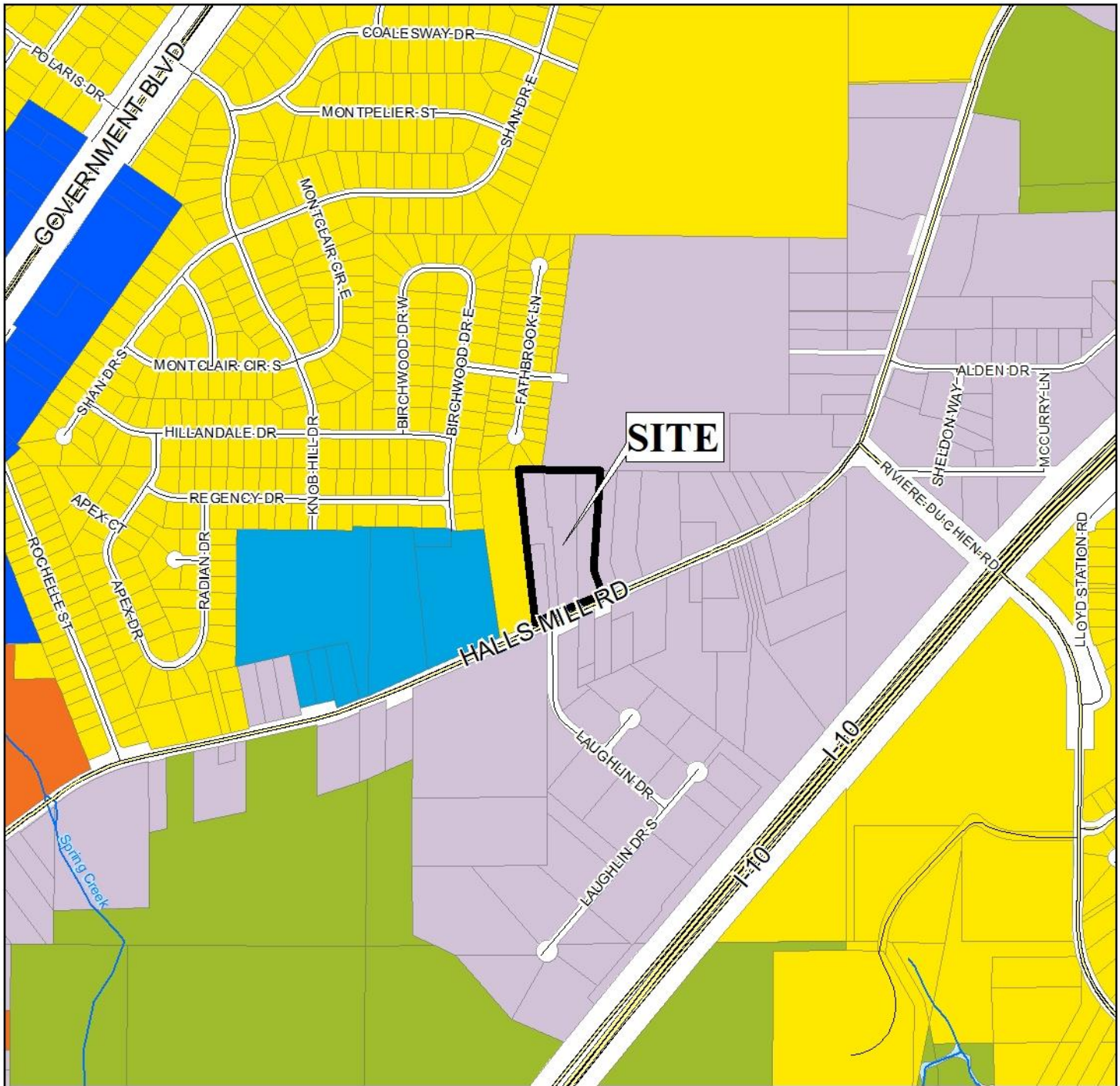
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NTS

FLUM LOCATOR MAP

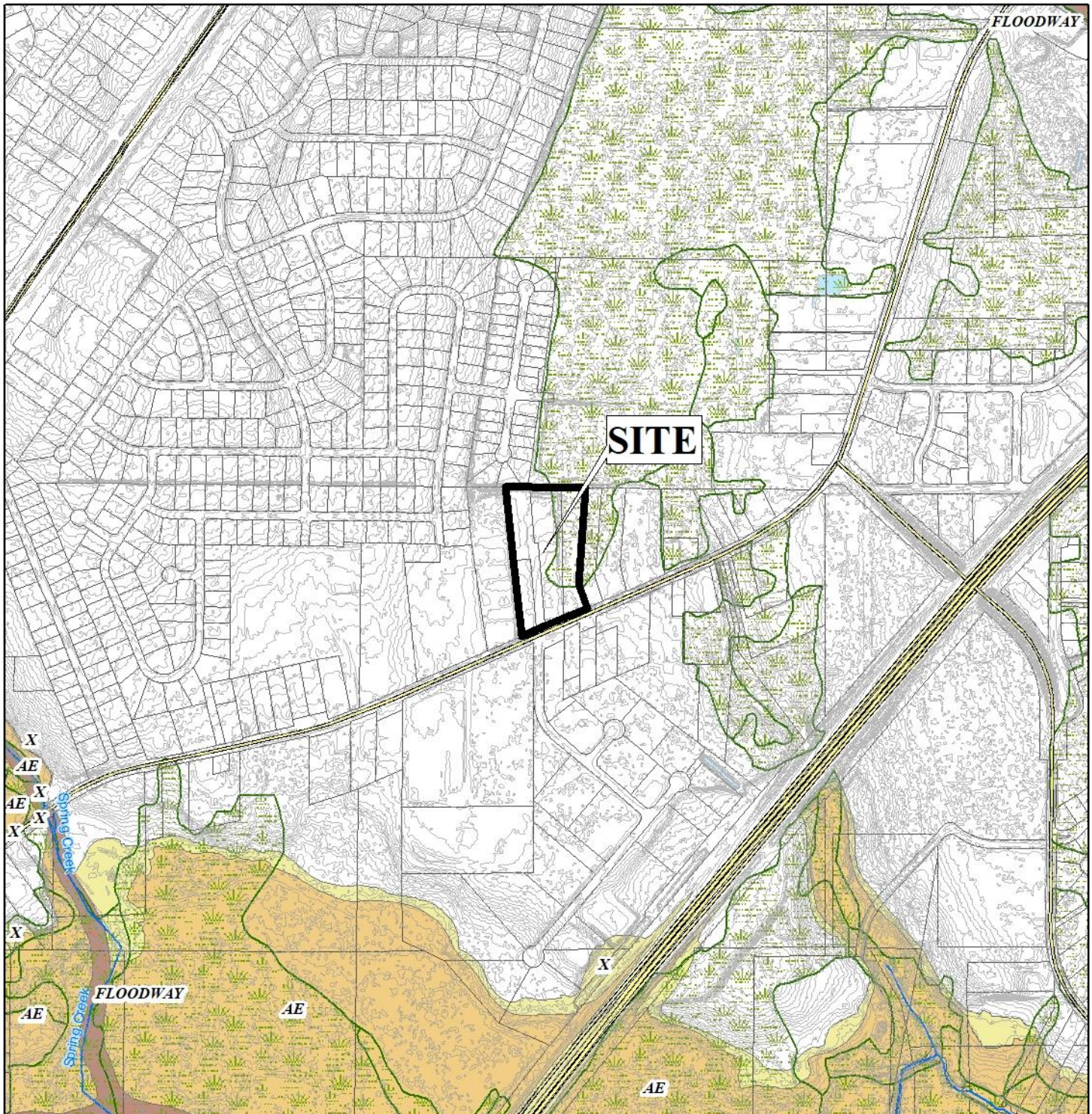


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



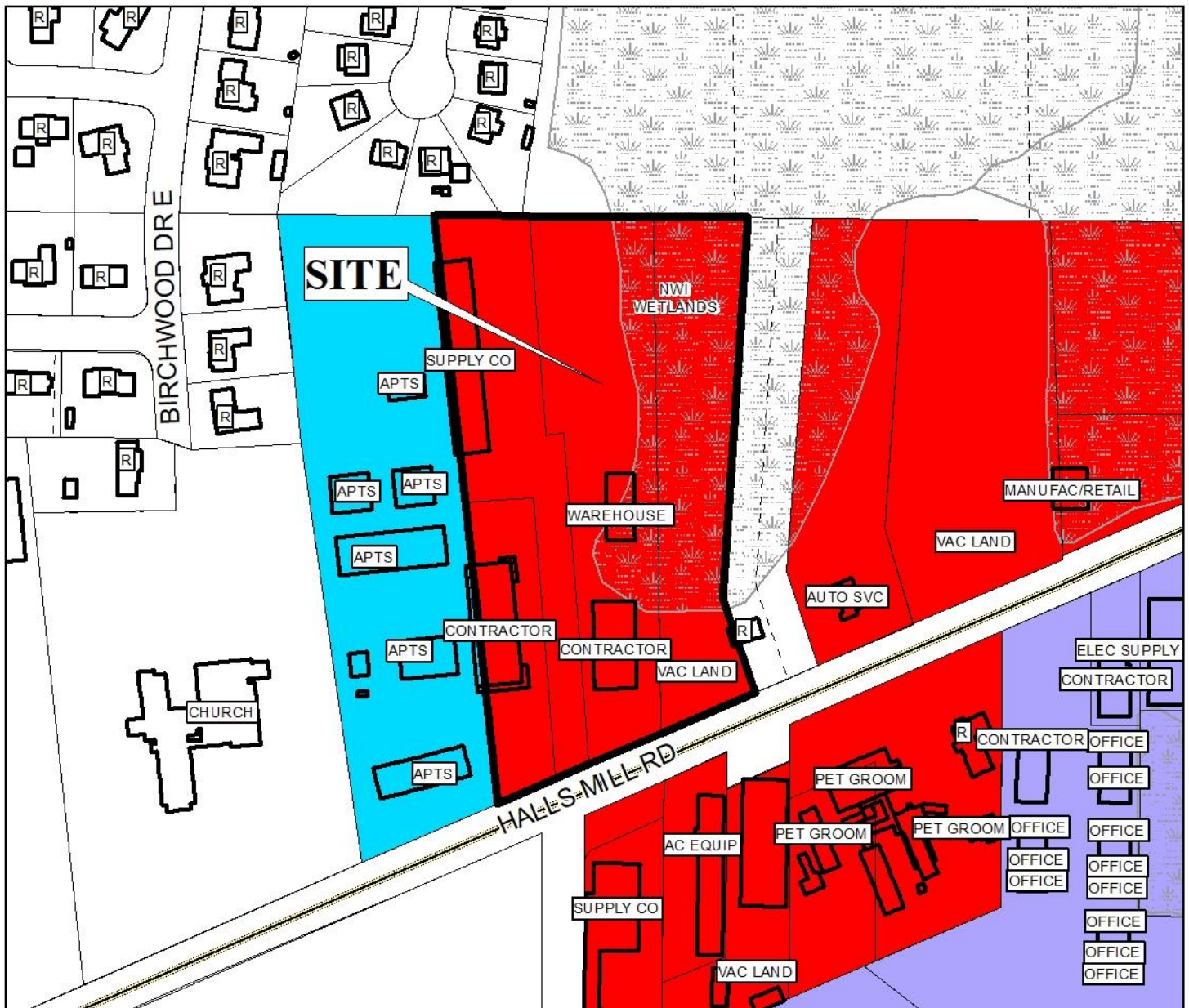
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant lands, commercial units, apartments, single family residential units and a church.

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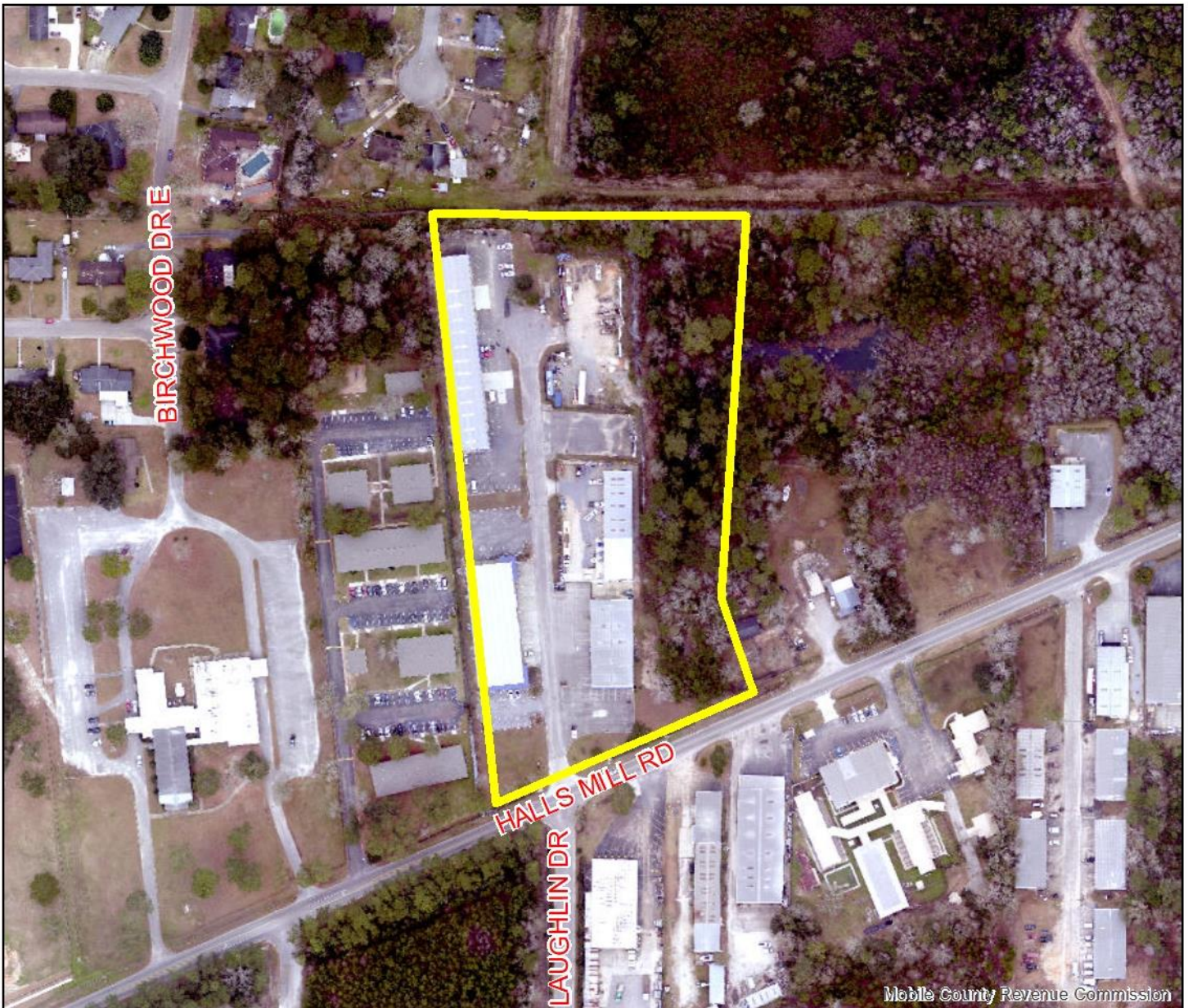
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

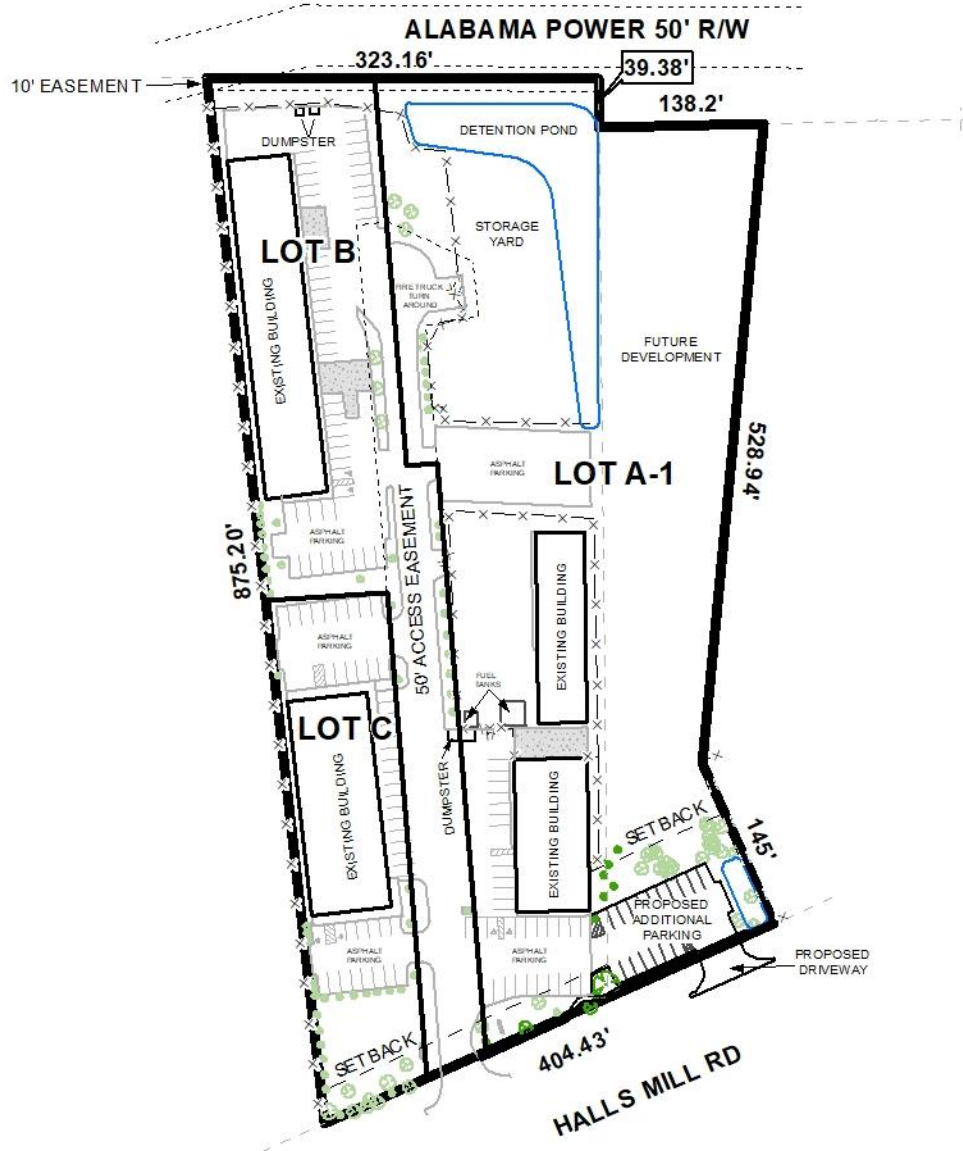


The site is surrounded by vacant lands, commercial units, apartments, single family residential units and a church.

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SITE PLAN



The site plan illustrates existing easements, buildings, lots, parking and setbacks. As well as proposed parking area and driveway.

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