

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL****Date: December 21, 2017****NAME**

Nita Davis

SUBDIVISION NAME

Nita Davis

LOCATION680 Azalea Road
(West side of Azalea Road, 670'± North of Cottage Hill Road)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

1 lot / 0.8 acres ±

CONTEMPLATED USE

Planning Approval to amend a previous Planning Approval to allow the expansion of a Church Daycare in B-1, Buffer Business District, and Planned Unit Development Approval to amend a previous approved Planned Unit Development to allow the placement of two 1,400 square feet modular buildings on a site with multiple buildings.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to its existing curb cuts, with any changes to size, location and design to 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.

Revised for the January 18th meeting:

The location of the stairs for the modular buildings appears to obstruct access to the accessible ramp. Depending on where the ramp begins, the handicap ramp may be better suited in a different location where accessible is not obstructed. It may not be suitable for the stairs to terminate within any parking space if the illustration is true to scale. Lot is limited to its two existing curb cuts, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any additional curb cuts beyond the two permitted will need to be properly permitted and removed. 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. The site plan does not illustrate an area specific to pick-up/drop-off although there are spaces available in addition to the number of employees. The additional parking area will provide better maneuverability onsite than what is existing with the angled spaces. Based on the information provided, the trip generation for this site can range from 50 to 90 trips in the peak hours. The information states this is the number of students enrolled at the center. The maximum enrollment allowed should be considered based on what is permitted by state regulations for number of teaching positions or square footage per child.

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).

REMARKS

The applicant is requesting Planning Approval to amend a previous Planning Approval to allow the expansion of a Church Daycare in B-1, Buffer Business District, and Planned Unit Development Approval to amend a previous approved Planned Unit Development to allow the placement of two 1,400 square feet modular buildings on a site with multiple buildings.

This site was reported through a complaint via the City's 311 non-emergency complaints system. Apparently the applicant added two wooden storage buildings to accommodate additional children, but the storage buildings did not meet Building, Fire, Plumbing, or Electrical Code, nor was an amended PUD or PA application submitted to the Planning and Zoning Department. The applicant was notified of the various trade issues and the required revised applications needed to amend the previous PUD and PA, thus the reason for this application.

The site has been given Mixed Commercial Corridor land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. Mixed Commercial Corridors includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission. Also, PUDs expire in one year if no permits are obtained.

The site is located on the West side of Azalea Road, a proposed major street that requires 100 feet right-of-way. The site plan depicts Azalea Road as having an 80 foot right-of-way. Thus, the site plans do not appear to reflect the right-of-way width after the dedication that was required as part of the 2011 Subdivision. The site plans should be revised to reflect the declared right-of-way width or depict dedication to reflect a 100 right-of-way along Azalea Road.

Access management is a concern due to the site's location on a proposed major street, and its location on the inside of a relatively sharp curve. The site plan depicts two existing curb-cuts, one inbound-only and one outbound-only entrance, and a third, unused curb-cut. The site should be limited to the two existing curb-cuts in use, with any modifications to those curb-cuts to be approved by Traffic Engineering and Planning: the unused curb-cut should be removed, and the area landscaped to match adjacent right-of-way.

The site is bounded to the North by Azalea Road, across from which is vacant R-1 property, to the East by Azalea Road, across from which are single-family residences in an R-1 district, to the South by a public school in an R-1 district, and to the West by a church in an R-1 district.

Regarding the daycare use itself, the site is adjacent to a church and a public school, thus the proposed daycare would be a potentially compatible use. In the previous application submission in 2011, the applicant stated that the *“daycare would accommodate 35 children, 5 teachers, and 2 teacher aides. The hours of operation would be 6 AM to 6 PM.”*. The applicant did not provide any updated information to staff, therefore staff has no information regarding the number of children to be enrolled at the daycare, the number of teachers or teacher aids, and the hours of operation of the business. Without this information, there is no justification to allow the expansion of the daycare facilities, as proposed.

The following information was obtained from the Alabama Department of Human Resources website regarding Day Care Center License Requirements:

Age	Staff to Child Ratio Effective July 8, 2005
0 up to 18 months	1 to 5
18 months up to 2 1/2 years	1 to 7
24 months up to 36 months	1 to 8
2 1/2 years up to 4 years	1 to 11
4 years to school age*	1 to 18
School age up to 8 years*	1 to 21
8 years and older	1 to 22

Staff understands that the daycare is related to a church and thus, may or may not have the same requirements as a daycare that is not associated with a church; however additional information is needed to confirm if sufficient parking is provided and if the site can accommodate the increase in enrollment. The site plan should be revised to depict the number of students, number of teachers and teacher aides, and the hours of operation.

The site plan currently depicts parking spaces with one-way circulation, a toddler play area, two proposed 1,400 square feet modular buildings, and an existing 2,140 square foot building.

The applicant is proposing to remove the two existing storage buildings that were placed on the property without proper permits and replace them with modular buildings that meet city code. The two 1,400 square feet modular buildings will be placed on the south side of the existing day care facility. The modular buildings will be placed approximately 10 feet apart with a 10 feet wooden deck constructed between the two buildings with an ADA compliant access ramp that will serve both buildings. The applicant states that the two modular buildings are ADA compliant and meet all code requirements for the City of Mobile. The applicant estimates that it will take one month to complete the project from the date building permits are issued.

A total of 11 parking spaces are proposed (2 handicap spaces), which meet the previous requirements, but may or may not be adequate for the newly proposed development of the site. As proposed, layout of the parking may result in difficulty accessing and exiting the proposed handicap parking spaces. Sufficient site area may be available to modify the parking layout to eliminate any potential maneuvering conflicts.

No wheel stops are depicted on the site plan, but based on images of the site, bumper stops do appear to be present for the 7 existing parking spaces in front of the existing day care. Wheel stops or parking bumpers should be provided for parking spaces to prevent vehicles from driving onto adjacent sidewalks, or from entering adjacent landscape areas as necessary. The site plan should be revised to depict bumper stops for each parking space and an associated handicap sign for the designated spaces.

A 6-foot high privacy fence is depicted along the Southern boundary of the site, and along the Western boundary along the proposed play areas on the site plan. This information was also identified on the previous site plan; however aerial images do not reflect a wooden privacy fence along the Southern and Western property. A 6-foot high privacy fence or vegetative buffer should be provided along the entire Western boundary, in compliance with the Zoning Ordinance. The site plan should also be revised to depict a 10-foot wide residential adjacency buffer where the site abuts residentially-zoned property. Any new fencing will require permits.

There is note on the site plan stating the site will have curb side trash pick. This note should be provided on any future site plans.

Regarding tree and landscape compliance, the site must maintain the previous approvals regarding tree plantings and landscape compliance. The retention of existing trees and replacement of any dead trees is required.

The 25-foot minimum building setback line is depicted on the site plans and should be depicted on any future plans.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Holdover until the January 18th meeting, with revisions due by Wednesday, January 3, 2018 to address the following:

1. revision of the site plan to depict the number of children enrolled in the daycare;
2. revision of the site plan and/ or provision of a narrative to depict the number of teachers and aides working at the daycare;
3. provision of a narrative reflecting the hours of operation for the daycare.
4. revision of the site plan to reflect the right-of-way width after dedication was required as part of the 2011 Subdivision;
5. revision of the site plan to depict bumper stops for all parking spaces;
6. revision of the site plan to depict the lot size in square feet an acres; and

7. revision of the site plan to depict the modification of the 25' minimum building setback line after dedication, if dedication is required.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the January 18th meeting, with revisions due by Wednesday, January 3, 2018 to address the following:

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4. revision of the site plan to reflect the right-of-way width after dedication was required as part of the 2011 Subdivision;
5. revision of the site plan to depict bumper stops for all parking spaces;
6. revision of the site plan to depict the lot size in square feet an acres; and
7. revision of the site plan to depict the modification of the 25' minimum building setback line after dedication, if dedication is required.

Revised for the January 18th meeting:

The applications were heldover from the December 21, 2017 meeting to allow the applicant to address the following: “1) revision of the site plan to depict the number of children enrolled in the daycare; 2) revision of the site plan and/ or provision of a narrative to depict the number of teachers and aides working at the daycare; 3) provision of a narrative reflecting the hours of operation for the daycare. 4) revision of the site plan to reflect the right-of-way width after dedication was required as part of the 2011 Subdivision; 5) revision of the site plan to depict bumper stops for all parking spaces; 6) revision of the site plan to depict the lot size in square feet an acres; and 7) revision of the site plan to depict the modification of the 25' minimum building setback line after dedication, if dedication is required.”.

The applicant has provided a revised narrative that depicts the breakdown of children enrolled in the daycare, the hours of operation, and a revised site plan that depicts additional parking spaces, and bumper stops. The revised site plan also depicts the lot size in square feet and acres as well as the right-of-way width along Azalea Road after dedication was required as part of the 2011 Subdivision, and the 25' minimum building setback line.

The applicant states that the hours of operation for the daycare will be Monday through Friday from 6:30 am to 6:00 pm which are similar to the previous hours of operation. However, the narrative also states that there will be 116 kids enrolled and in the daycare and 11 teachers, in comparison to the 35 children and 7 teachers from the previous PUD and Planning Approval in 2011. It would appear that the enrollment for the school is proposed to be tripled.

It should be pointed out that the access space between the accessible parking space and the accessible ramp appears to be very narrow and may not meet building code requirements for accessibility. The applicant must ensure that the access space is in full compliance with all building code requirements.

Although the minimum parking requirements have been met, the placement of the two additional modular buildings and parking appear to be less than ideally situated on the site to ensure adequate vehicular circulation and parent/ children foot traffic associated with pick-up and drop-off activities. The site may not be large enough to truly accommodate the number of children, indoor facilities, parking, and proposed outdoor play areas, if any are proposed (please note, if a play area is proposed the site plan should be revised to depict the location of play area on the plan). Staff is also concerned with the flow of traffic for entering the site, exiting the site, and the pickup and drop area in the parking lot. Although the minimum amount of parking spaces are provided based on the number of teaching stations, that does not take into account the parking spaces needed for the daycare's commercial vehicles and customer parking. While the daycare provides a service to children in the area, staff is concerned about the safety, functionality, and layout of the site as it relates to operating a daycare of the proposed size at this location.

RECOMMENDATION

Planned Unit Development: *It is recommended that the Planning Commission consider all relevant facts and review the request based upon its own merits, as well as any information presented at the meeting.*

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LOCATOR MAP



APPLICATION NUMBER 2 DATE January 18, 2018

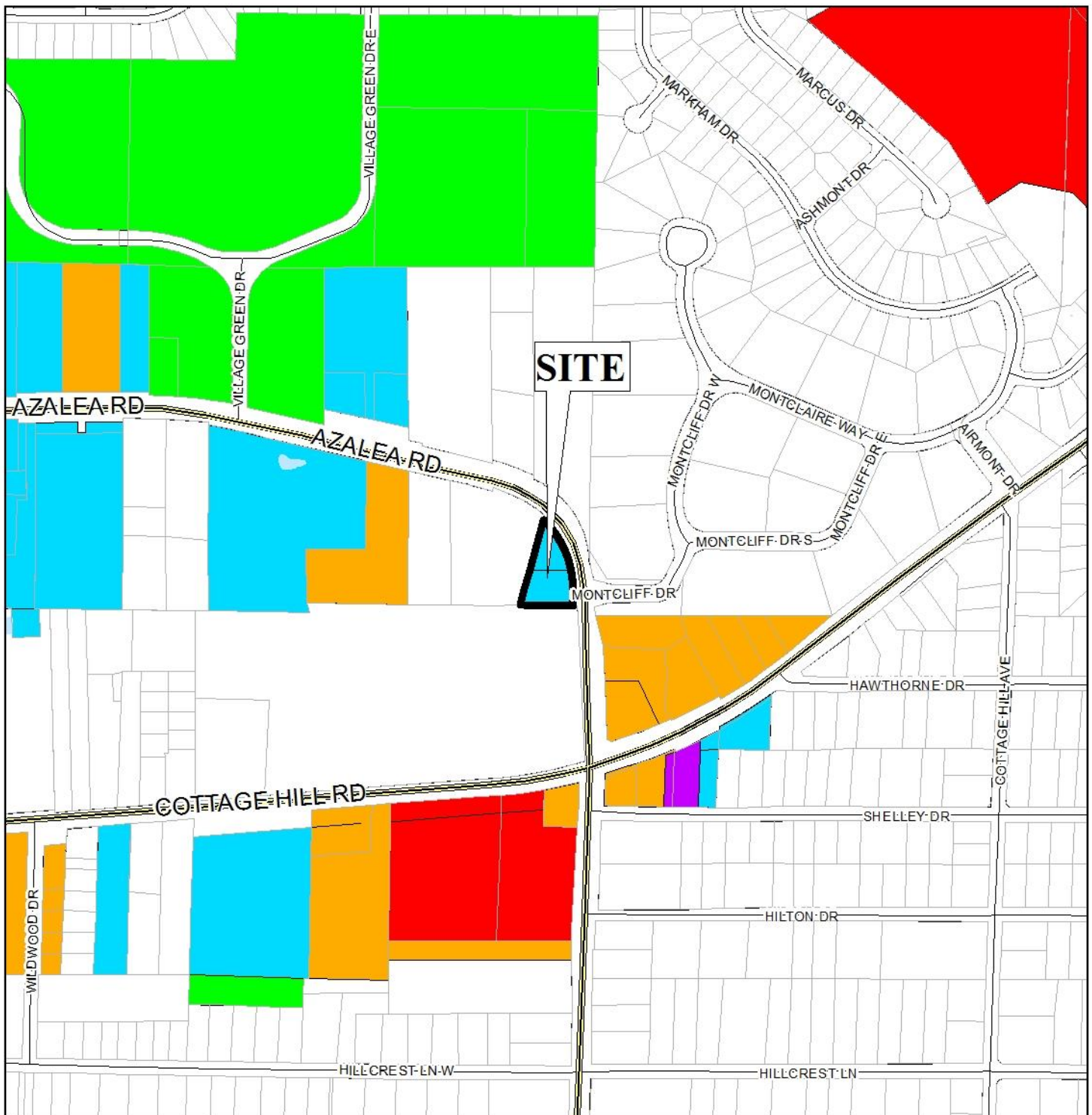
APPLICANT Nita Davis

REQUEST Planned Unit Development, Planning Approval



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE January 18, 2018

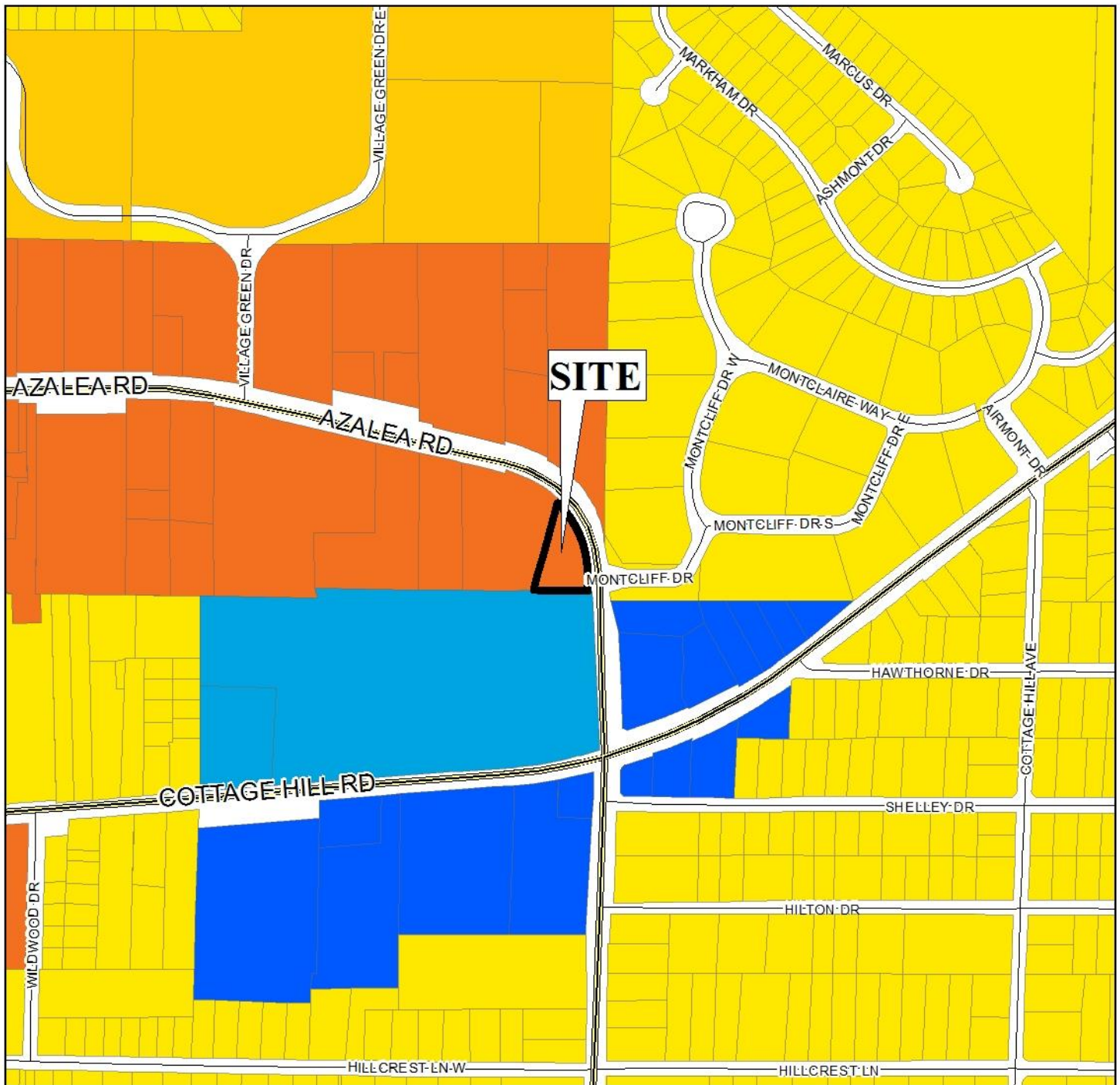
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FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE January 18, 2018

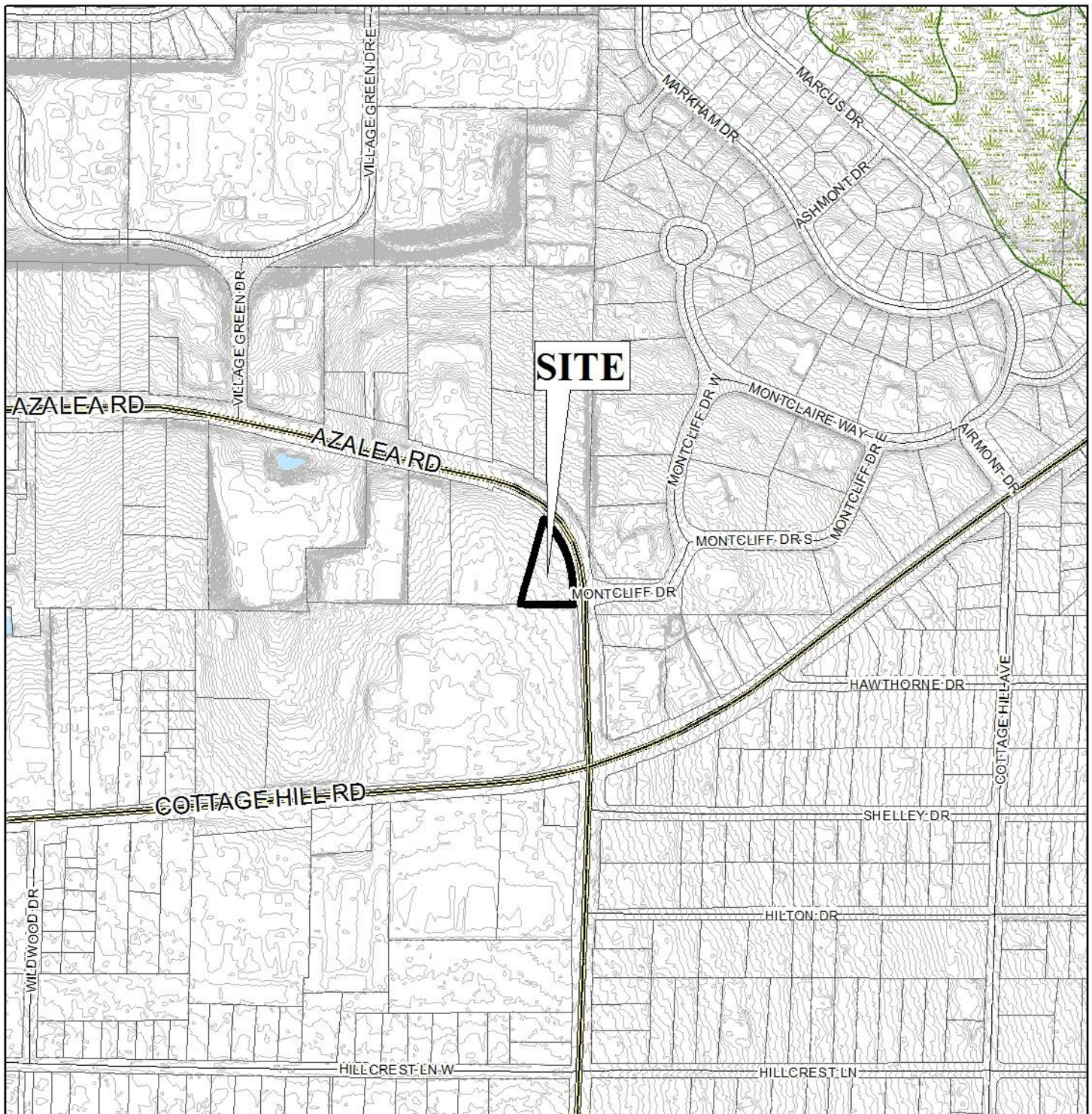
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE January 18, 2018

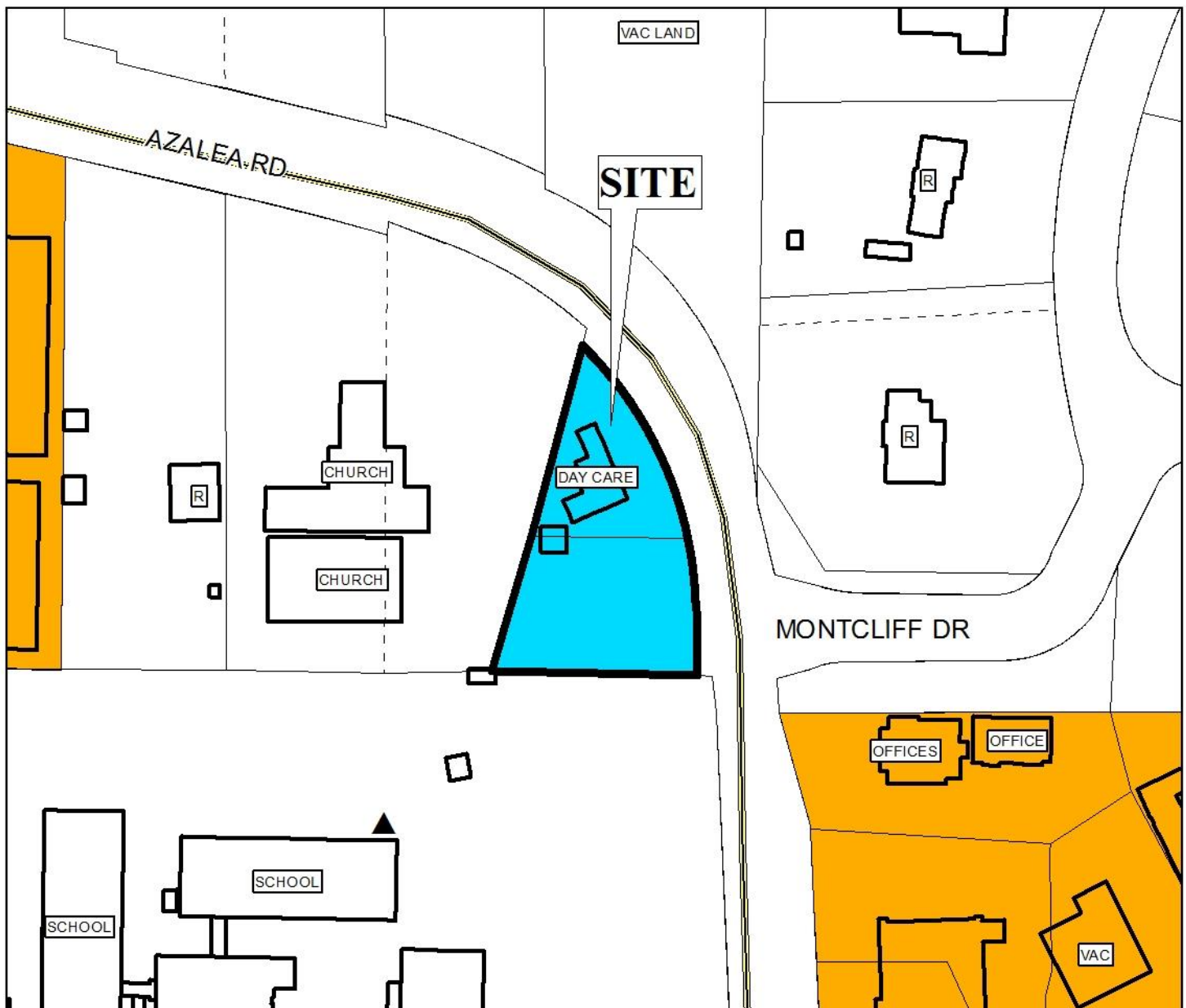
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous units. A school is located to the southwest.

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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 miscellaneous units. A school is located to the southwest.

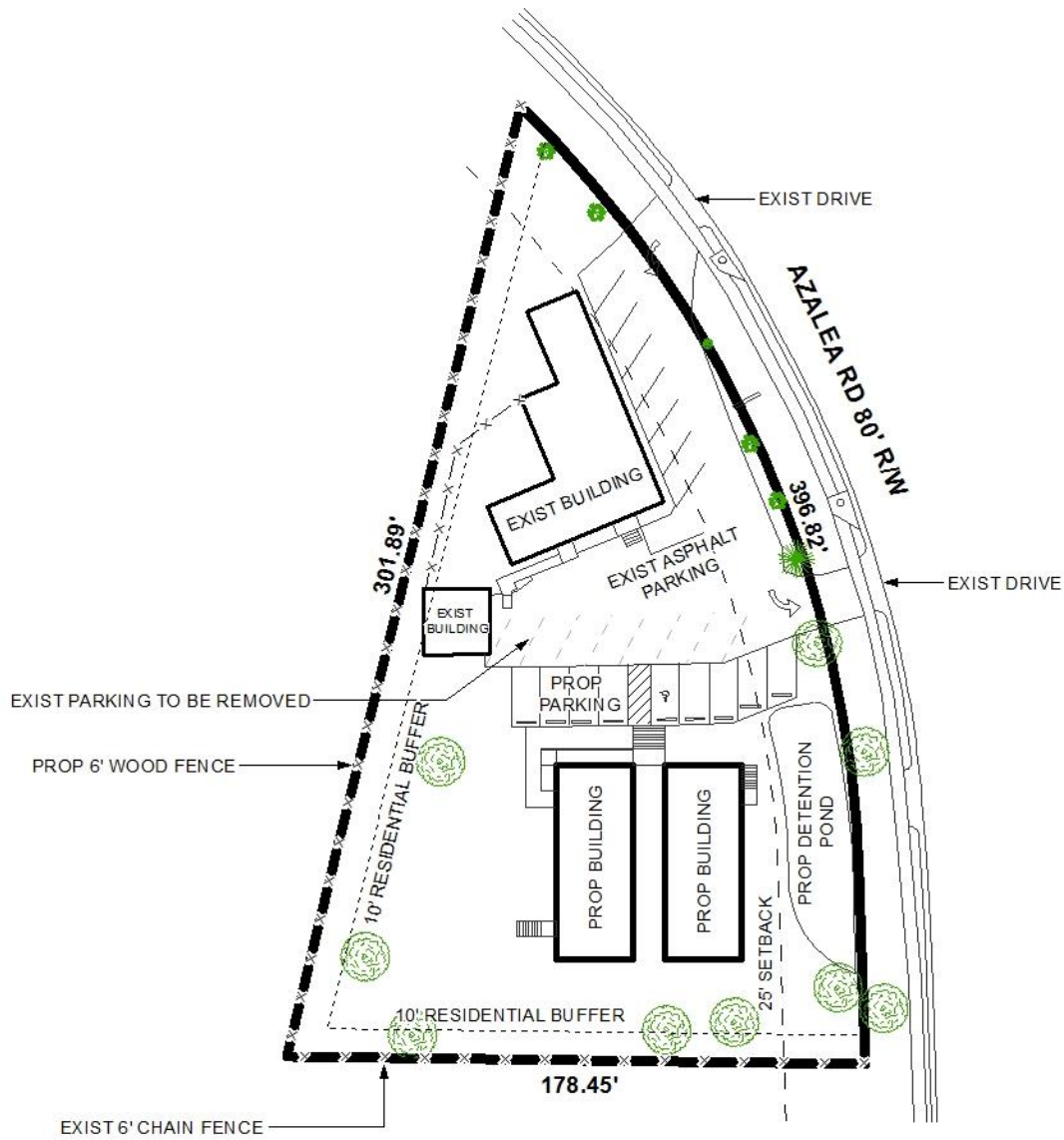
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SITE PLAN



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

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