

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 20, 2017****DEVELOPMENT NAME**

Rangeline Crossing III Subdivision

SUBDIVISION NAME

Rangeline Crossing III Subdivision

LOCATION

5289 Halls Mill Road
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road)

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

5 Lots / 25.9 ± acres (Subdivision)
8 Lots / 78.3 ± acres (PUD)

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots, and Subdivision Approval to create 3 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

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. Review and revise the written legal description to include the actual recording information for previous subdivision.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.

- F. 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.
- G. 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.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. 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.

Revised for August 17 meeting:

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. Review and revise the written legal description to include the actual recording information for previous subdivision.*
- C. Label Yogger Pass as Private ROW and recording information. Also label it as "NOT INCLUDED" for this plat.*
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.*
- F. 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

DELETE PUD NOTES #1 AND #2 SINCE THEY CONFLICT WITH CITY COMPLIANCE NOTES #2 & #3

RENUMBER THE CITY COMPLIANCE NOTES #4 - #10 SO THAT THERE ARE NOT TWO (2) #4 NOTES.

RETAIN THE FIVE (5) CITY COMPLIANCE NOTES #1 - #4 SHOWN ON THE PLANNED UNIT DEVELOPMENT III 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

A traffic impact study was completed for this site. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and 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. The site address needs to be corrected on the submitted PUD site plan. The previously approved plat from the May 4 Planning Commission meeting will need to be recorded prior to recording the resubdivision that is currently being presented for approval.

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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots, and Subdivision Approval to create 3 lots from a previously approved Lot 3 from the Rangeline Crossing Subdivision. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The site has been given a District Center 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 designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

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 purpose of this application, according to the applicant, is as follows:

“The contemplated use of Rangeline Crossing PUD is to allow for shared ingress and egress via private right-of-way. This PUD adds three more lots that were subdivided from one lot on the previous PUD.”

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 any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 site (or parts thereof), has been before the Planning Commission numerous times, most recently at the Commission's May 4th and February 16, 2017 meetings, where Subdivision and Planned Unit Development approvals were granted. It should be noted that the plat from the most recent May 4th approval has not been signed by City Departments or recorded in Mobile County Probate Court. The applications at hand are to subdivide lots approved at the May 4th meeting.

The site is zoned B-3, Community District, which allows a wide range of commercial and residential uses. The PUD will contain a total of seven lots, two large common areas, and several smaller common areas. The two larger common areas will be used for storm water detention for the overall development. A large medical clinic and a fast-food restaurant are currently proposed, both of which will access a proposed private street. A public street is also proposed as part of the overall development, and will link Halls Mill Road to Demetropolis Road.

Because of the size of the overall PUD site and the proximity of the site to Rangeline Road, an ALDOT maintained facility, access management is a concern. The PUD site plan shows that the proposed fast-food lot will have one curb-cut to the Rangeline Service Road North, and two curb-cuts to the proposed private roads (Rangeline Crossing Drive) within the development. The proposed clinic is depicted as having two curb-cuts to Demetropolis Road and one curb-cut to the proposed private road. The clinic additionally abuts the proposed public street (Yogger Pass), and access to this street can be granted via one curb-cut once that street is built and accepted for maintenance by the City of Mobile; however, once access is obtained to Yogger Pass, the clinic's most northern access point to Demetropolis Road should be closed due to possible traffic conflicts. With the exception of future access by the clinic site to Yogger Pass, all other lots within the PUD should be limited in terms of the number of curb-cuts as depicted on an approved PUD site plan.

The PUD site plan depicts Lot B as having a fast food restaurant developed on the site with compliant parking and queuing spaces; however the dumpster is located with the 25' minimum building setback line. The site plan should be revised to depict the relocation of the dumpster so that it is not located within the setbacks. The site plan should also be revised to include a note stating "full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance".

The 25' minimum building setback lines are depicted on the site plan and the plat and should be retained on any future site plans.

Please note all proposed signage will require separate permits, reviews, and approvals.

As for the Subdivision, all lots will meet the minimum size and area requirements for lots with access to public water and sewer.

Several drainage, access and utility easements are depicted on the preliminary plat and the PUD site plan. A note should be placed on both the plat and the site plan stating that structures that are not associated with the purpose of the easement shall not be placed within any easement.

Sidewalks are depicted on the site plan and should be retained on any future plans.

It should be pointed out that the newly proposed PUD site plan does not reflect the previously approved site plan and plat in that the layout of the proposed private road (Rangeline Crossing Drive) has changed. The new proposed location of the private road depicts significant changes that effect Lots 1 and 2 of the Rangeline Crossing Subdivision approved on May 4th. As such, the previous approved plat must be revised to reflect the new location of the proposed private road. Therefore the current applications must be heldover to allow a revised application to be submitted for subdivision approval to allow consistency among the plats and site plans.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Holdover until the August 17 meeting, with revisions due by Tuesday August 1, 2017 to be heard in conjunction with the associated Planned Unit Development. Additional lot, postage, and notification fees will be required, in addition to a revised plat and narrative.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the August 17, 2017 meeting, with revisions due by Tuesday August 1, 2017 to address the following:

1. submission of a revised subdivision application to address the new location of the proposed private road and the resulting changes to Lots 1 and 2.
2. revision of the site plan to remove the dumpster outside of the 25' minimum building setbacks;
3. add a note to the site plan stating full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance; and
4. add a note to both the plat and the site plan stating that structures that are not associated with the purpose of the easement shall not be placed within any easement.

Revised for August 17th meeting

The applications were heldover from the July 20th meeting to allow the applicant to address the following: submission of a revised subdivision application to address the new location of the proposed private street and the resulting changes to Lots 1 and 2, a revised site plan removing the dumpster out of the 25' minimum building setbacks, adding a note to the site plan stating full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance, and by adding a note to both the plat and the site plan stating that

structures that are not associated with the purpose of the easement shall not be placed within any easement. Based on the revised site plans it does appear that the applicant has addressed all of the previous conditions for the PUD. The applicant has also satisfied the subdivision condition by providing additional labels and fees.

As revised, the Subdivision plat depicts 5 proposed lots, ranging from 1 ± acres to 18 ± acres in size, and a 2.7 ± acre common area detention facility. The changes to Lots 1 and 2 are to accommodate the realignment of the proposed Rangeline Crossing Drive (private street), moving its intersection with Halls Mill Road approximately 150' further from the Rangeline Road/ Halls Mill Road intersection.

As no proposed development is depicted on the PUD site plan for Lots 1-5, staff cannot determine the appropriate number of curb-cuts for each lot. Thus a note should be placed on the Final Plat stating that the number, size, design and location of curb-cuts is subject to a Planning Commission approved Planned Unit Development.

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

- 1) retention of lot sizes in square feet and acres;*
- 2) retention of the 25' minimum building setback lines along where the property lines abut road frontage;*
- 3) placement of a note on the Final Plat stating the number, size, design and location of curb-cuts is subject to a Planning Commission approved Planned Unit Development;*
- 4) placement of a note on the Final Plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;*
- 5) compliance with 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. Review and revise the written legal description to include the actual recording information for previous subdivision. C. Label Yogger Pass as Private ROW and recording information. Also label it as "NOT INCLUDED" for this plat. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. F. 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.";*
- 6) compliance with Traffic Engineering comments: "A traffic impact study was completed for this site. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development*

changes or more proposed uses are presented to the City. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and 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. The site address needs to be corrected on the submitted PUD site plan. The previously approved plat from the May 4 Planning Commission meeting will need to be recorded prior to recording the resubdivision that is currently being presented for approval.”;

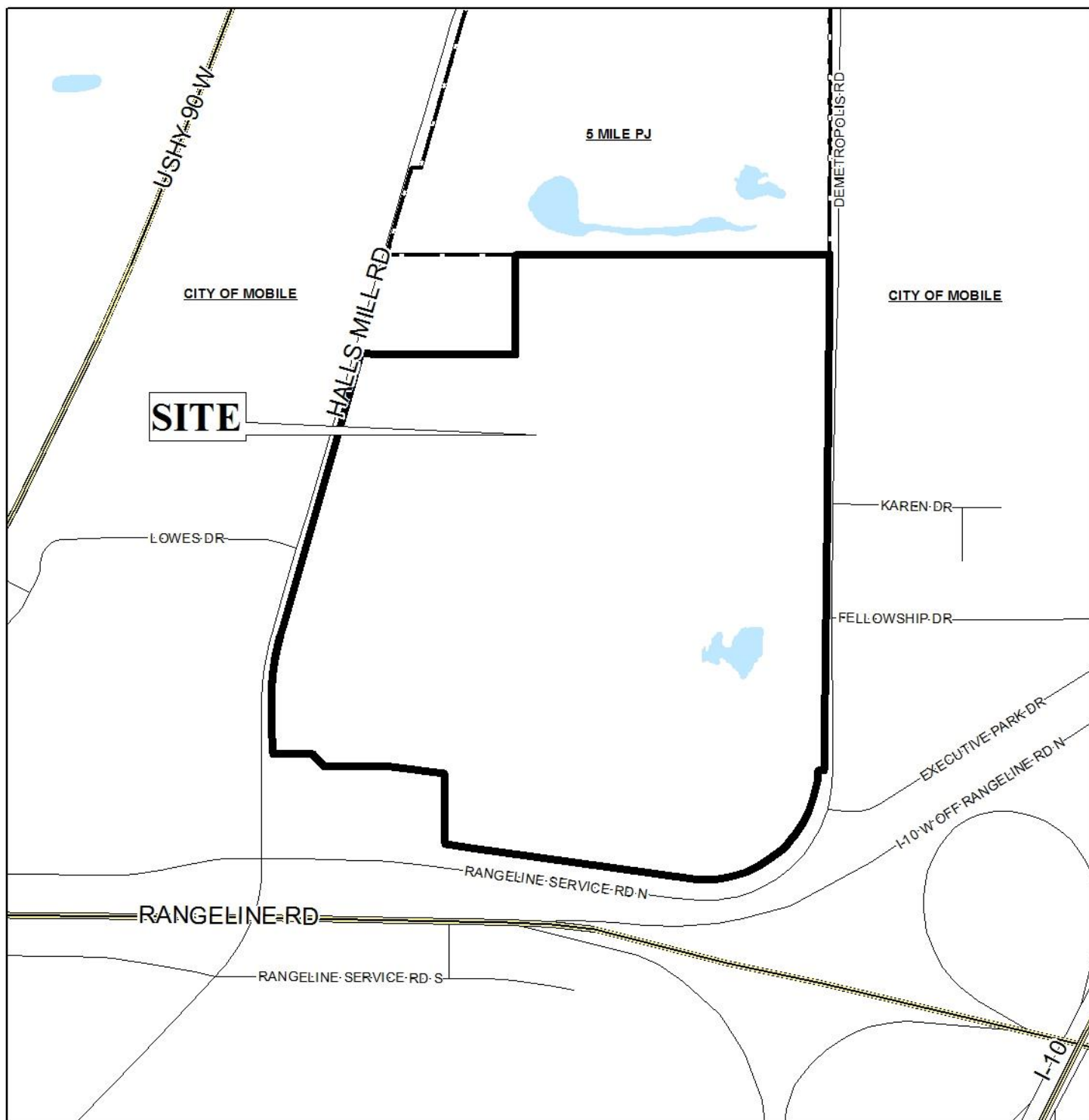
- 7) compliance with Urban Forestry comments: “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).”;
- 8) compliance with Fire comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)”;
- 9) completion of the PUD process 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) retention of lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback lines along where the property lines abut road frontage;
- 3) retention of the note on the site plan stating full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance;
- 4) placement of a note on the site plan stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;
- 5) compliance with Engineering comments: “DELETE PUD NOTES #1 AND #2 SINCE THEY CONFLICT WITH CITY COMPLIANCE NOTES #2 & #3. RENUMBER THE CITY COMPLIANCE NOTES #4 - #10 SO THAT THERE ARE NOT TWO (2) #4 NOTES. RETAIN THE FIVE (5) CITY COMPLIANCE NOTES #1 - #4 SHOWN ON THE PLANNED UNIT DEVELOPMENT III 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.”;*
- 6) compliance with Traffic Engineering comments: “A traffic impact study was completed for this site. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and 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. The site address needs to be corrected on the submitted PUD site plan. The previously approved plat from the May 4 Planning Commission meeting will need to be recorded prior to recording the resubdivision that is currently being presented for approval.”;*
 - 7) 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).”;*
 - 8) 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)”;*
 - 9) submission of a revised PUD site plan prior to the signing of the Final Plat.*
 - 10) provision of two revised PUD copies of the site plan for the Planning and Zoning Department; and*
 - 11) compliance with all other municipal codes and ordinances.*

LOCATOR MAP



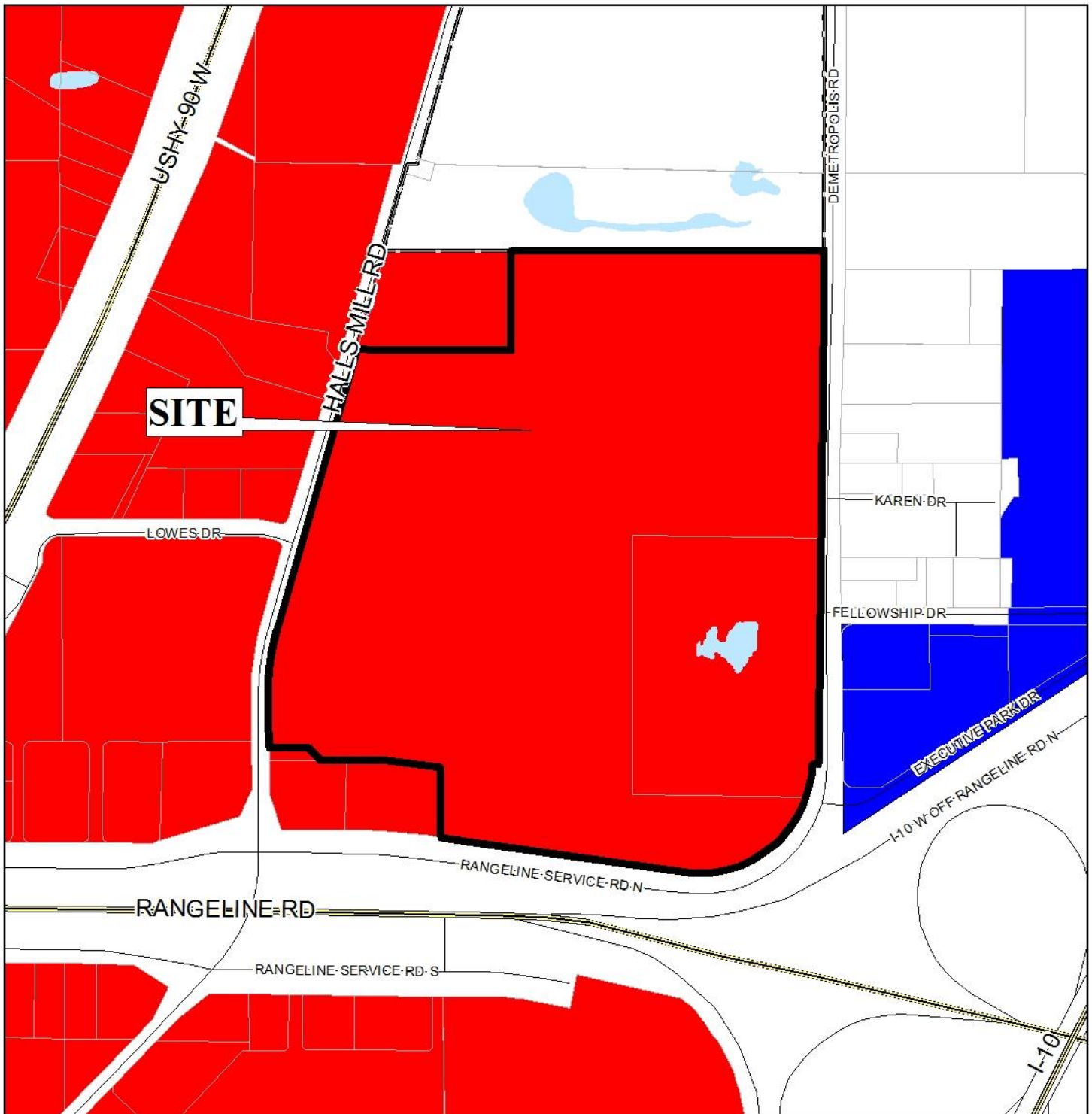
APPLICATION NUMBER 2 DATE August 17, 2017

APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



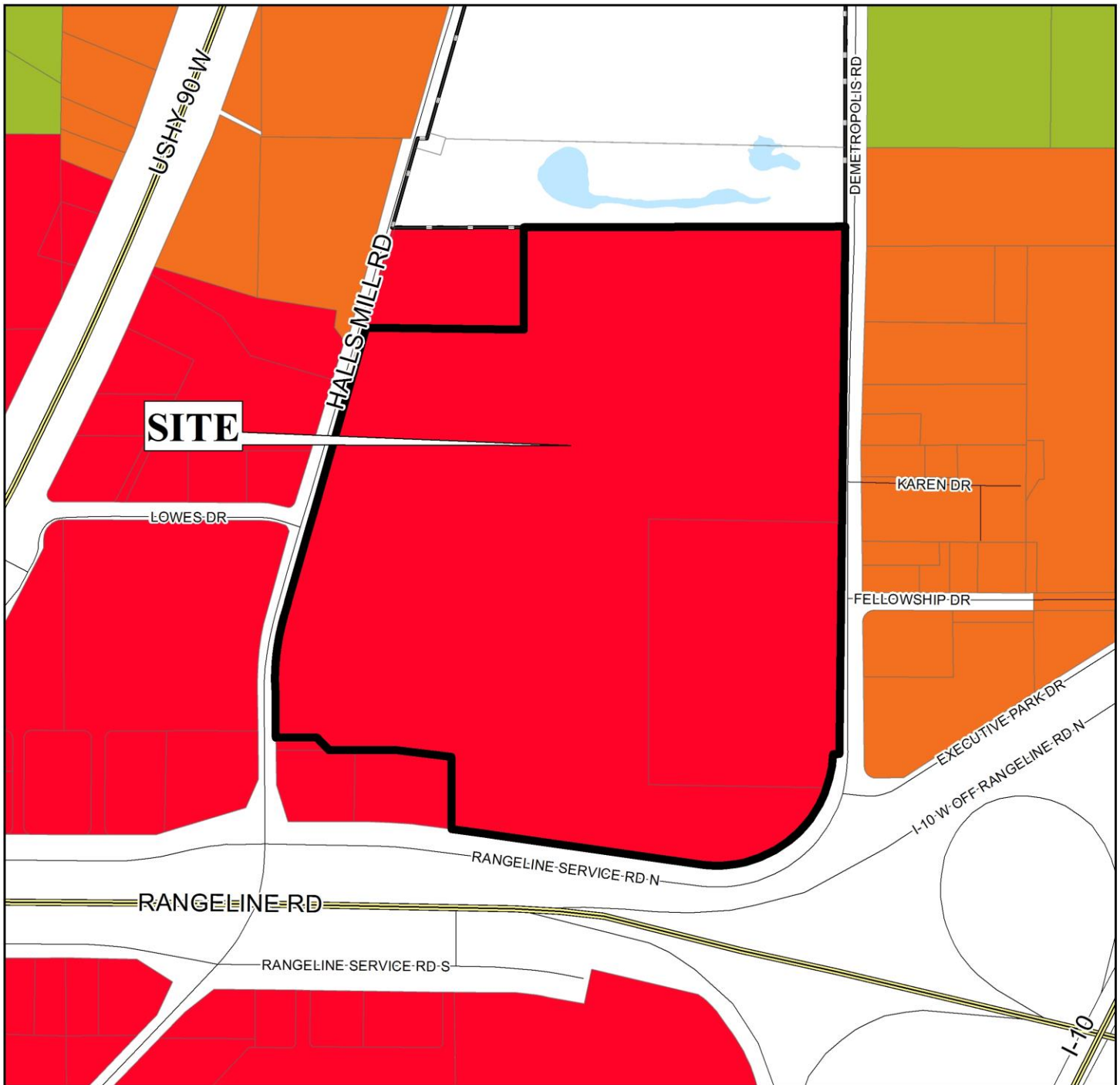
APPLICATION NUMBER 2 DATE August 17, 2017

APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE August 17, 2017

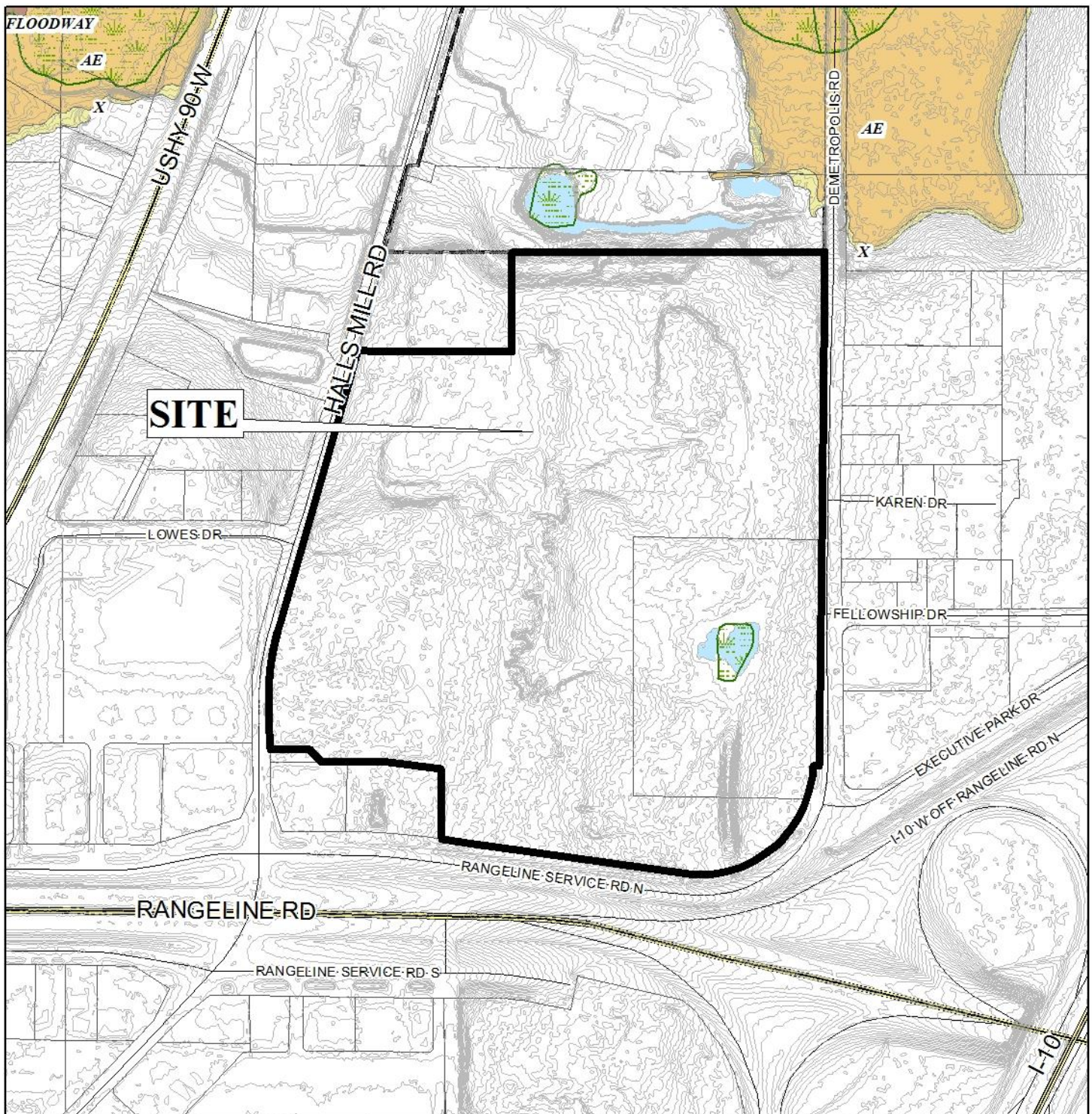
APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development

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

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ENVIRONMENTAL LOCATOR MAP



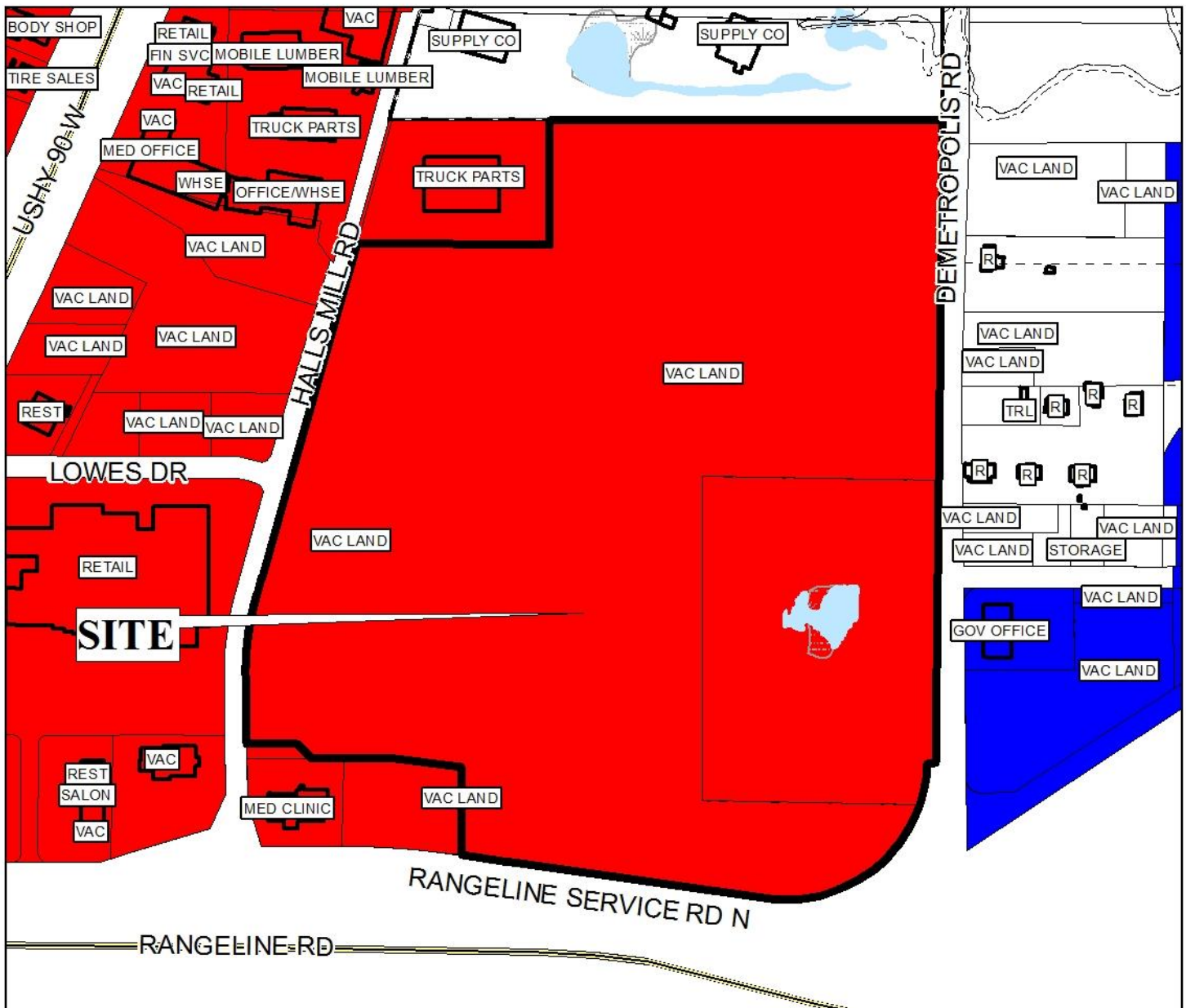
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APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east and commercial units to the west.

APPLICATION NUMBER 2 DATE August 17, 2017

APPLICANT Rangeline Crossing III Subdivision

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 residential units to the east and commercial units to the west.

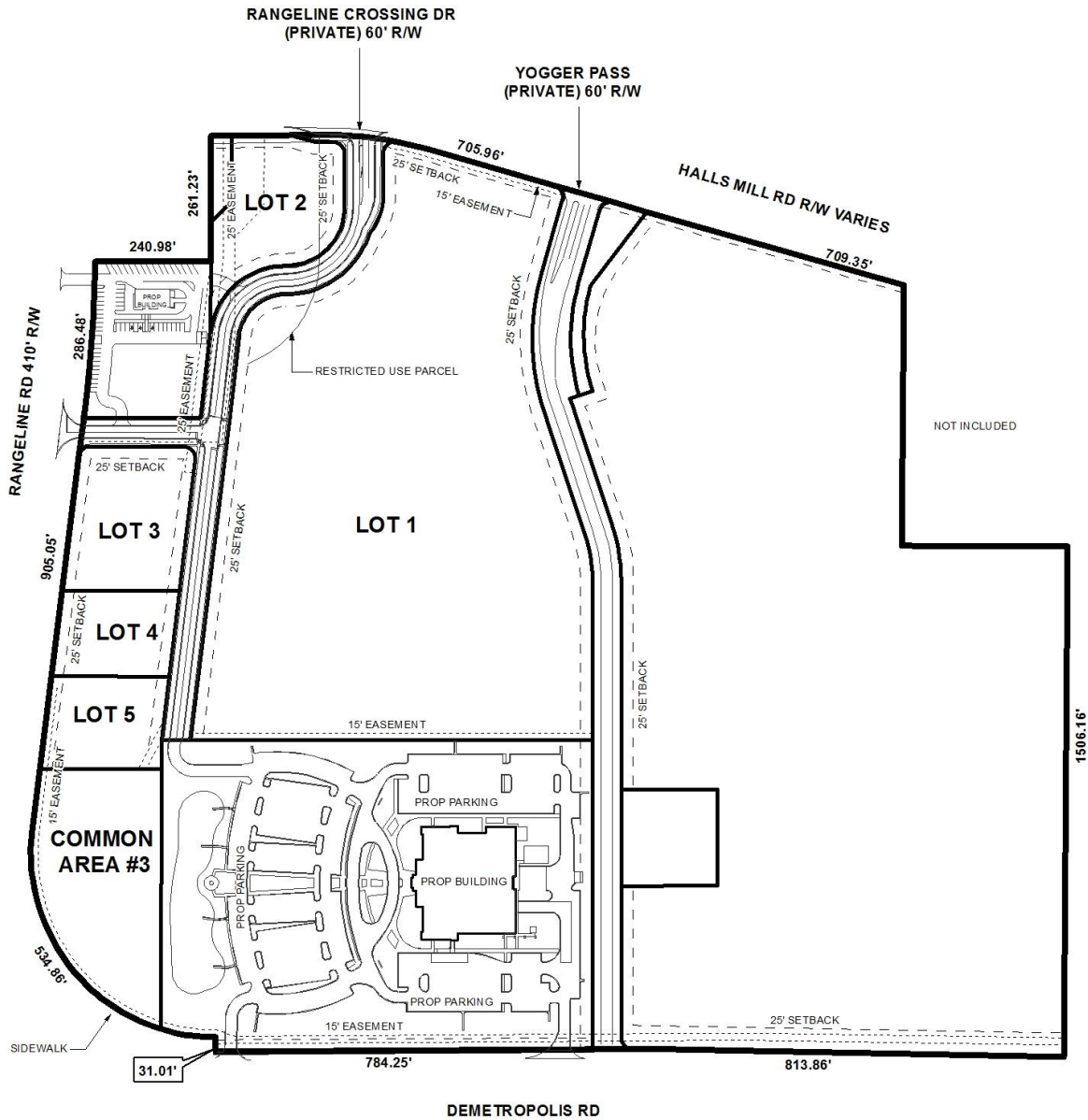
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APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustrates the proposed building, proposed parking, setbacks, and easements.

APPLICATION NUMBER 2 DATE August 17, 2017

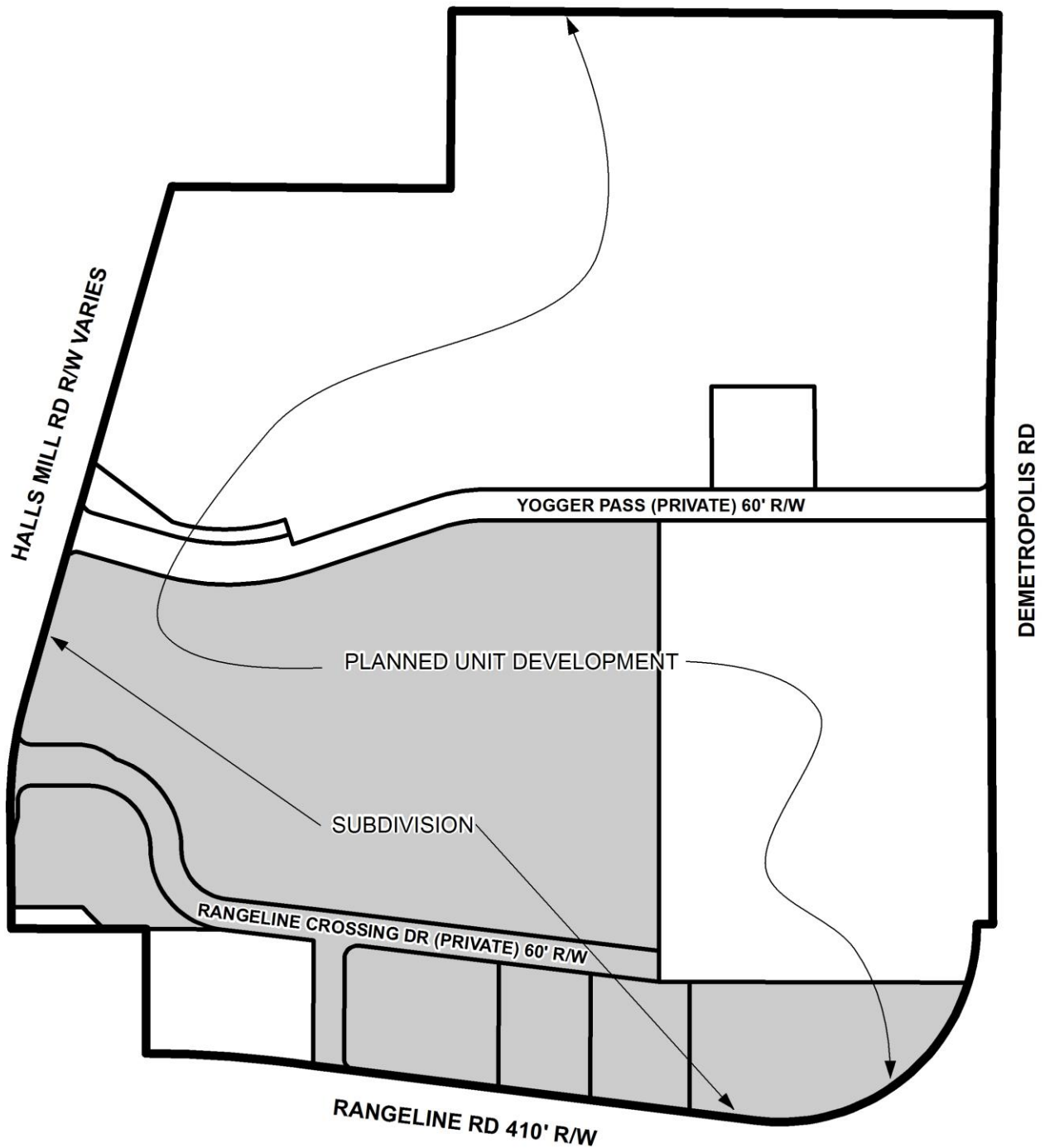
APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



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DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE August 17, 2017

APPLICANT Rangeline Crossing III Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

