

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: June 4, 2009****NAME**

Mobile Carnival Association, Inc.

LOCATION561 Stuart Circle
(South side of Bloodgood Street at its West terminus)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

1 Lot / 0.5 ± Acres

CONTEMPLATED USE

Planning Approval to allow a float barn in a B-4, General Business District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Site is located in AE Flood Zone and FEMA designated Floodway; development must meet all FEMA requirements. Fill is not allowed without providing compensation or completing a flood study. Show Minimum FFE on plans and plat. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to allow a float barn in a B-4, General Business District, and Planned Unit Development Approval to allow two buildings on a single building site. Planning Approval is required for float decoration/construction and storage in B-4 districts.

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. 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 Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be resubmitted for PUD and Planning Approval review by the Planning Commission.

The applicant proposes to utilize two existing structures for float barns: a previous request for the same use was approved by the Planning Commission at its February 6, 2009 meeting, however, as the applicant is proposing substantial changes to the site plan, new applications are required.

The site is located at the Western terminus of Bloodgood Street, across from vacant property owned by the Mobile Housing Board. South of the site are various commercial uses fronting onto Beauregard Street. The site is entirely within the 100-year floodplain for Three Mile Creek, and is next to a tidally-influenced tributary of the creek.

The site has 1,516 square feet of office space, and 6,254 square feet of warehouse space. A total of 6 parking spaces are being provided, with the assumption that there will be no warehouse employees (perhaps reasonable due to the float barn use, which is typically seasonal).

The maneuvering of the floats may require that vehicles back in from Stuart Circle, as there does not appear to be adequate area on site to turn a float around. However, this will occur infrequently, given the nature of the use.

The site plan includes information regarding compliance with the tree and landscaping requirements of the Zoning Ordinance, however, the information is not complete. It appears that the applicant only accounts for frontage trees, when perimeter and parking trees will also be required. The applicant also fails to depict tree compliance on the site plan. Furthermore, it

should be pointed out that any tree planted within 15 feet, measured horizontally from an overhead powerline, must be either a live oak or crepe myrtle, and a note stating such should be placed on the site plan.

If the site will be illuminated at night, lighting shall comply with the requirements of Section 64-4.A.2. of the Zoning Ordinance, which states that *“lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic.”*

Finally, there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

RECOMMENDATION

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

- 1) Compliance with Engineering comments (*Site is located in AE Flood Zone and FEMA designated Floodway; development must meet all FEMA requirements. Fill is not allowed without providing compensation or completing a flood study. Show Minimum FFE on plans and plat. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 2) Revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, including the provision of perimeter and parking trees;
- 3) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 4) Placement of a note on the site plan stating that the site will be illuminated in accordance with the requirements of Section 64-4.A.2. of the Zoning Ordinance;
- 5) Depiction of a dumpster on the site with screening if one will be used, or placement of a note on the plan stating how waste will be removed from the site; and
- 6) Full compliance with all other municipal codes and ordinances.

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Revised for the June 18th meeting:

The application was Heldover from the June 4th meeting due to a lack of quorum.

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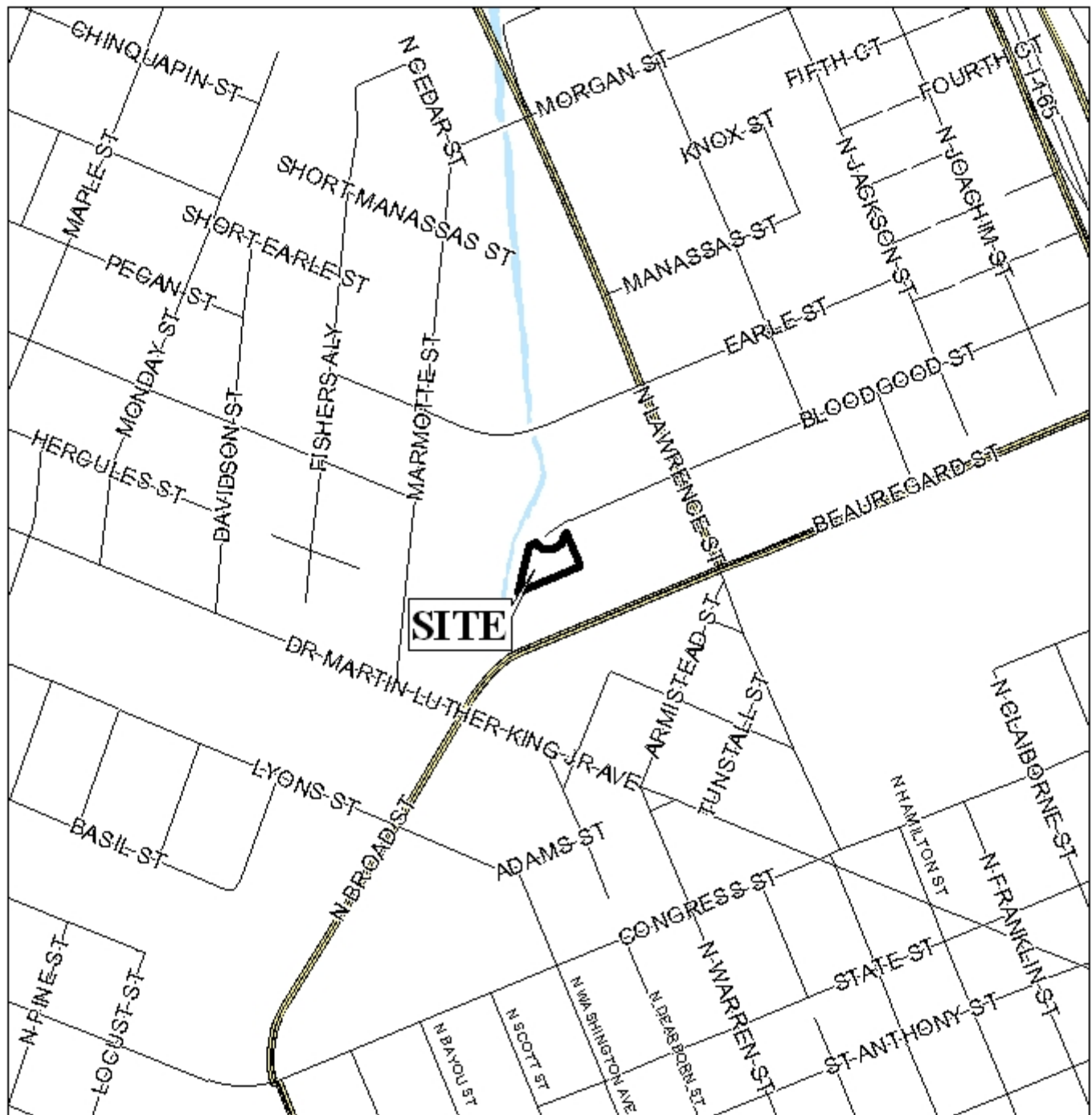
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LOCATOR MAP



APPLICATION NUMBER 3 & 4 DATE June 18, 2009
APPLICANT Mobile Carnival Association, Inc.
REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a warehouse to the east of the site, vacant land to the north and west, and a school and auto sales to the south.

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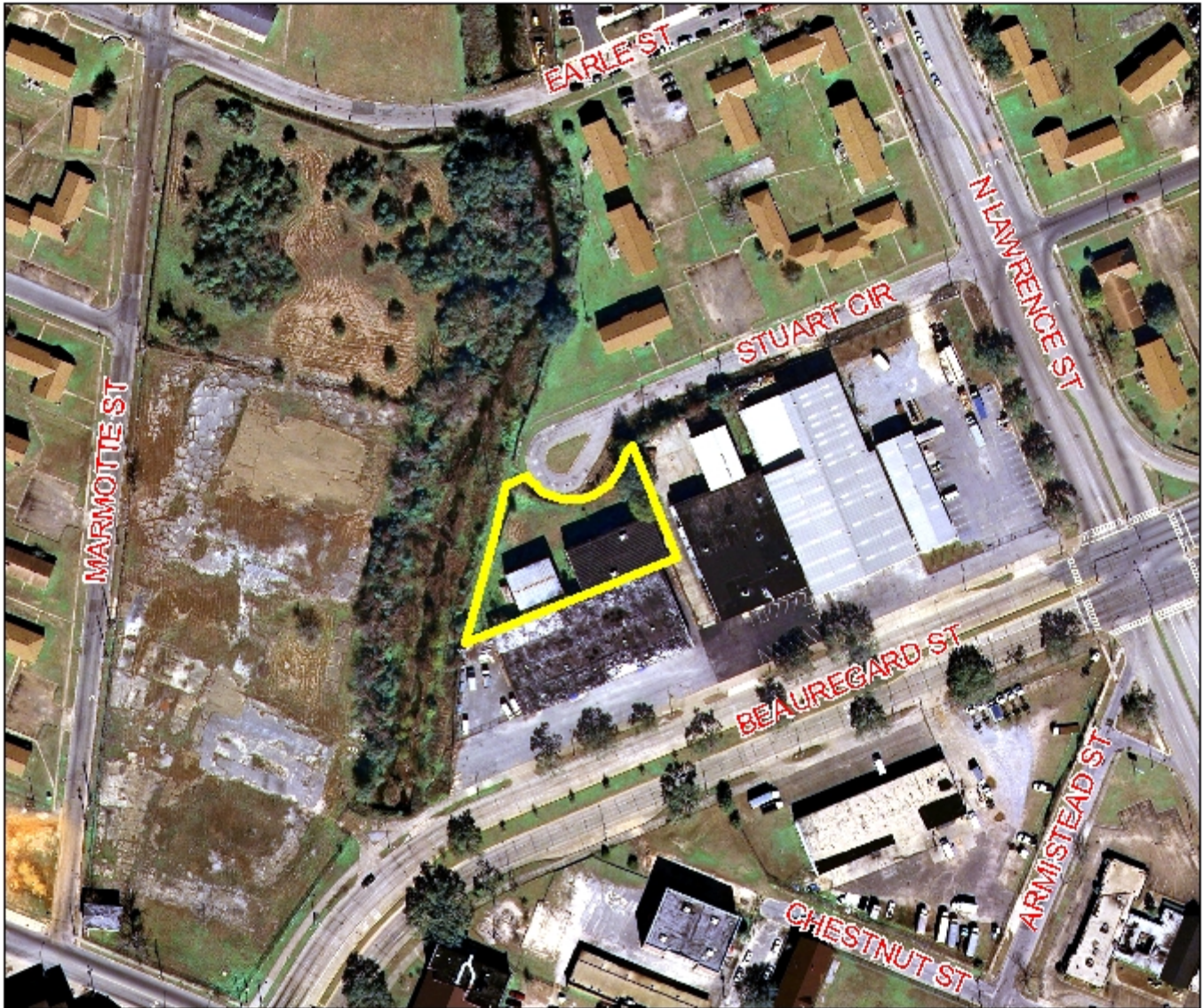
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2



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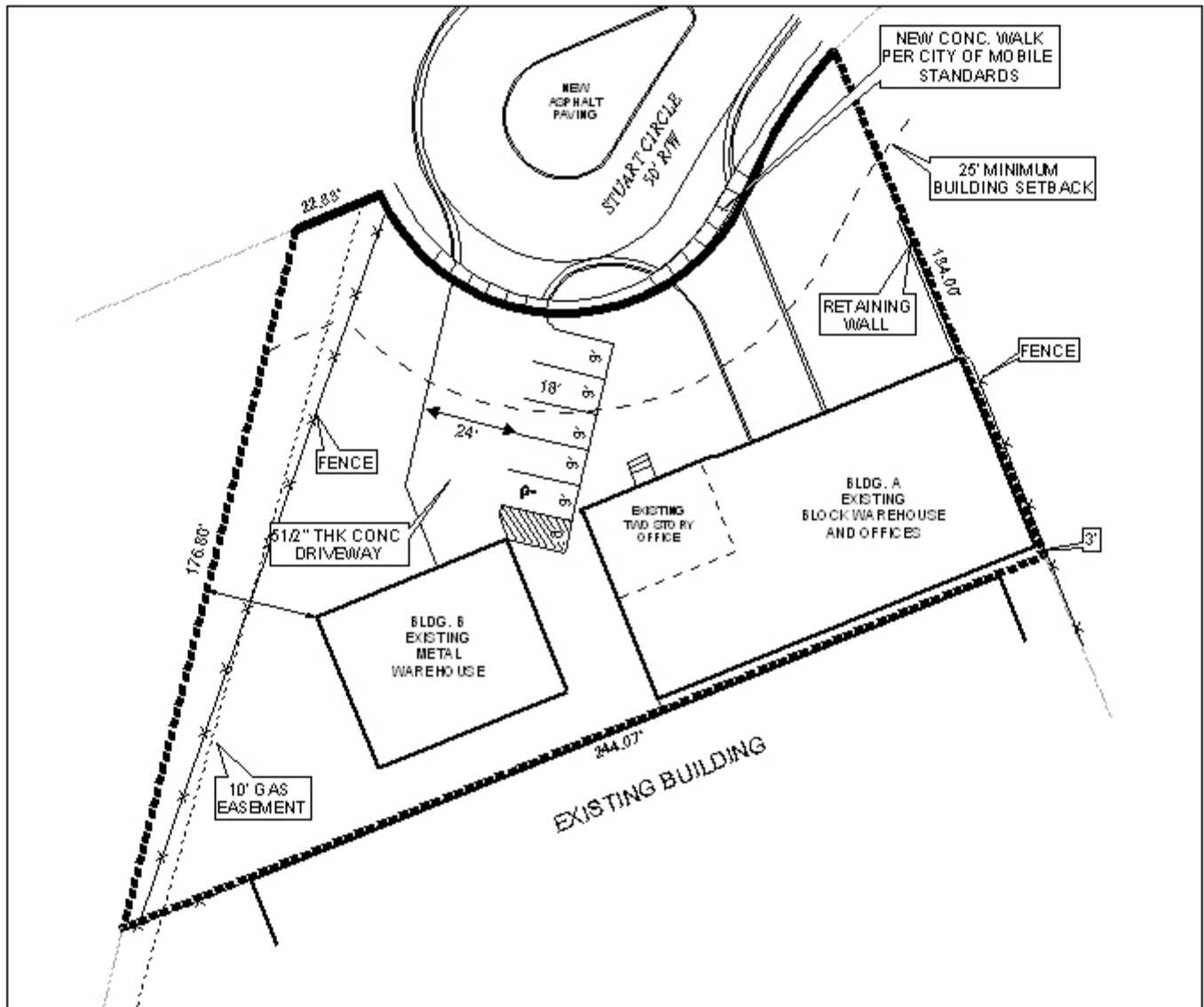
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NTS

SITE PLAN



The site plan illustrates the existing buildings, easements, building setbacks, retaining wall, and fences.

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