

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 9, 2020**

<u>DEVELOPMENT NAME</u>	Ben R. Coate
<u>LOCATION</u>	1 & 3 Mobile Infirmary Drive, 5 Mobile Infirmary Circle, and 176 Mobile Infirmary Boulevard (West side of Mobile Infirmary Drive, extending to the North terminus of Mobile Infirmary Circle).
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>AREA OF PROPERTY</u>	5 Lots / 2.5± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking between building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Commencement in February 2020, with completion in Fall 2020.
<u>ENGINEERING COMMENTS</u> PLAN (Plan Sheet No. PUD-1):	ADD THE FOLLOWING NOTES TO THE PUD SITE <ol style="list-style-type: none">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 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.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, <u>Storm Water Management and Flood Control</u>; the <u>City of Mobile, Alabama Flood Plain Management Plan</u> (1984); and, the <u>Rules For Erosion and Sedimentation Control and Storm Water Runoff Control</u>.

4. 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to its existing number of curb cuts with any changes to 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.

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).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking between building sites.

This site most recently appeared before the Planning Commission in 2008 where the Commission approved an amended Planned Unit Development to allow a parking lot expansion within the area immediately North of the subject site. Most of the over-all medical complex was the subject of a 2010 PUD to allow multiple buildings, shared access, maneuvering and parking on multiple building sites. The current PUD incorporates areas which were included in both of those PUD's along the East side of Mobile Infirmary Boulevard, and an additional, previously excluded lot, which will allow for the building and parking expansion of an existing urology clinic.

The site has been given Institutional (INS) land use designation, per the adopted Future Land Use Plan and Map adopted by the Planning Commission at its May 18, 2017 meeting. 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 includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to 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.

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.

PUD approval is site-plan specific, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant states:

DESCRIPTION

Health Properties, Inc. / Infirmary Health Systems, Inc. purchased Lot 13, Block 1, Louiselle Gulf 2nd Addition in December 2018 (see attached Deed) in order to provide a proposed addition and interior renovations to Urology Associates near Mobile Infirmary Medical Center. The area of work is approximately 3,883 sf +/- new addition and 10,933 sf +/- interior renovations to existing spaces consisting of clinical and administration spaces in a one-story building as shown on schematic drawings dated 11/13/19. The scope of work also requires the demolition of an existing clinic building to the north, on Lot 13, to accommodate the new addition and a new parking lot with 60 spaces to the north partially to serve Urology Associates but will also be shared by surrounding healthcare facilities. The schedule for development is anticipated to begin February 2020 and the owner would like to be complete with the new addition and parking by Fall 2020.

Lot 13 is currently not included in the existing Mobile Infirmary Subdivision PUD hence prior to further development, Mott MacDonald is applying to the City of Mobile Planning & Zoning Department to amend the PUD by adding this parcel. (see attached site plan and supporting documentation).

ZONING

There is no change to the zoning of B-1, no development change relative to the PUD and proposed use is permitted in the district.

PLAN CONSISTENCY

The further development of Urology Associates, at the Mobile Infirmary Medical Center Campus, is much needed in providing advanced and complimentary healthcare services in the Medical Triangle area of Mobile and is consistent with the Comprehensive Plan (Map of Mobile: Framework for Growth).

PUD OWNERSHIP-Mobile Infirmary Subdivision

Owner's: Gulf Health Properties, Inc., Infirmary Health Systems, Inc. & Mobile Infirmary Association. Copies of existing agreement or covenants on file at the City.

The subject site area is minimal in relation to the over-all Mobile Infirmary Medical Center site, but the over-all site is included in this PUD application due to the shared access and parking between the various lots within the site, and due to there being multiple buildings on the site.

The existing medical office building contains 11,662 square feet, and a 3,883 square-foot addition is proposed on the Northwest corner of the building. In conjunction with the proposed building expansion, a new 60-space parking area is proposed between the building and an existing parking lot which was approved via the 2008 PUD. The existing clinic building is located on Lot 1, Louiselle's 2nd Addition Subdivision, Resubdivision of Lots 8 through 12, Block 1, approved by the Commission in 1997. The proposed addition would extend onto Lot 13, Block 1, Louiselle's 2nd Addition Subdivision, a pre-Commission deed book subdivision. Normally, a one-lot subdivision would be required to combine those two lots into one for the proposed building expansion. However, as the previous adjacent parking expansion was approved via a PUD without the requirement of a one-lot subdivision, staff is of the opinion that the proposed building and parking lot expansion can be handled in like fashion. The proposed parking expansion includes a portion of Lot 13, and all of Lots 14, 15 and 16 of Block 1, Louiselle's 2nd Addition Subdivision.

Various drawings were submitted with the PUD application, but for site plan reference, sheet PUD-1 will be considered the site plan, and the PUD review will focus on just those five lots on which new development is proposed. The site plan indicates the proposed building and parking lot expansion. The new parking area would be accessed internally from existing drive aisles within the medical center complex and would not have direct access to Mobile Infirmary Boulevard. In preparation for the proposed expansion, a demolition permit has been issued for the removal of the existing commercial building located on Lot 13.

The 25' minimum building setback line is shown and identified on a portion of the subject site but does not extend along the entire street frontage. Therefore, the site plan should be revised to illustrate and identify the 25' minimum building setback line along all five lots associated with the PUD. Parking spaces are not illustrated on the site plan within the expanded parking area, and should be shown on a revised site plan. As the site would have over 25 parking spaces, a photometric lighting plan will be required at the time of submittal for Land Disturbance and Building permits. No dumpster is indicated on the site plan, nor is there any note pertaining to refuse collection. Therefore, the site plan should be revised to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note should be placed on a revised site plan stating that no dumpster will be utilized and refuse collection will be via curb-side service or private can collection services.

No landscaping or tree planting calculations were provided on the site plan. The site plan should be revised to indicate landscaping compliance based upon the total area of the five lots associated with the PUD. Since the site has frontage along Mobile Infirmary Boulevard, the site plan should be revised to indicate tree planting compliance along this street frontage. As the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40' between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings.

As per the Traffic Engineering comments, the site is limited to its existing number of curb cuts with any changes to 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. A note should be required on the site plan stating these comments.

As PUD's are site-plan specific, future development on any of the five lots within the PUD will require an amended PUD to the Planning Commission. A note should be placed on a revised PUD site plan stating such. A revised site plan should be submitted to and approved by Planning and Zoning prior to the submittal for development permits for the site.

RECOMMENDATION

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

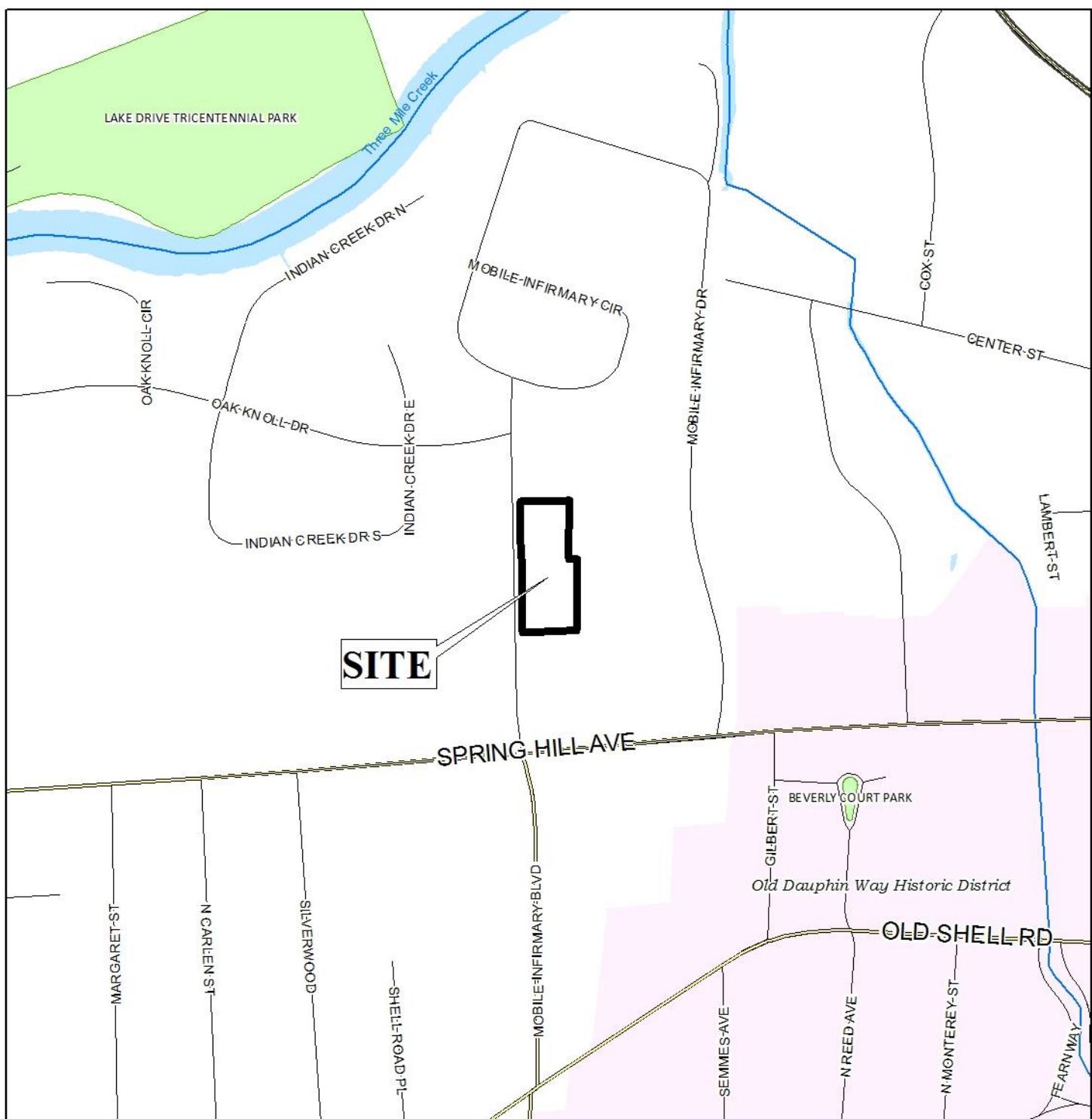
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it utilizes properties on which previous structures were removed;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows shared access within a development limiting congestion on a public street;
- c. the proposal promotes the objective of Efficient land use (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 redevelopment), because the current site was previously approved as a PUD with shared access and is readily available;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site which is already served by public infrastructure.

Based upon the preceding, this application is recommended for approval subject to the following:

- 1) revision of the site plan to illustrate and identify the 25' minimum building setback line along all five lots associated with the PUD;
- 2) revision of the site plan to illustrate the parking spaces within the area of the parking lot expansion;
- 3) provision of a photometric site plan at the time of submittal for development permits;
- 4) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will be via curb-side service or private can collection services;
- 5) revision of the site plan to indicate landscaping compliance based upon the total area of the five lots associated with the PUD;
- 6) revision of the site plan to indicate tree planting compliance along Mobile Infirmary Boulevard, to be coordinated with staff on the location of frontage heritage trees and the

- possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings;
- 7) placement of a note on a revised site plan stating that future development on any of the five lots within the PUD will require an amended PUD to the Planning Commission;
- 8) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN (Plan Sheet No. PUD-1): 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 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. 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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.]*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing number of curb cuts with any changes to 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.)*;
- 10) compliance with the 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.)*;
- 11) compliance with the 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).)*;
- 12) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for permits for development of the site; and
- 13) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



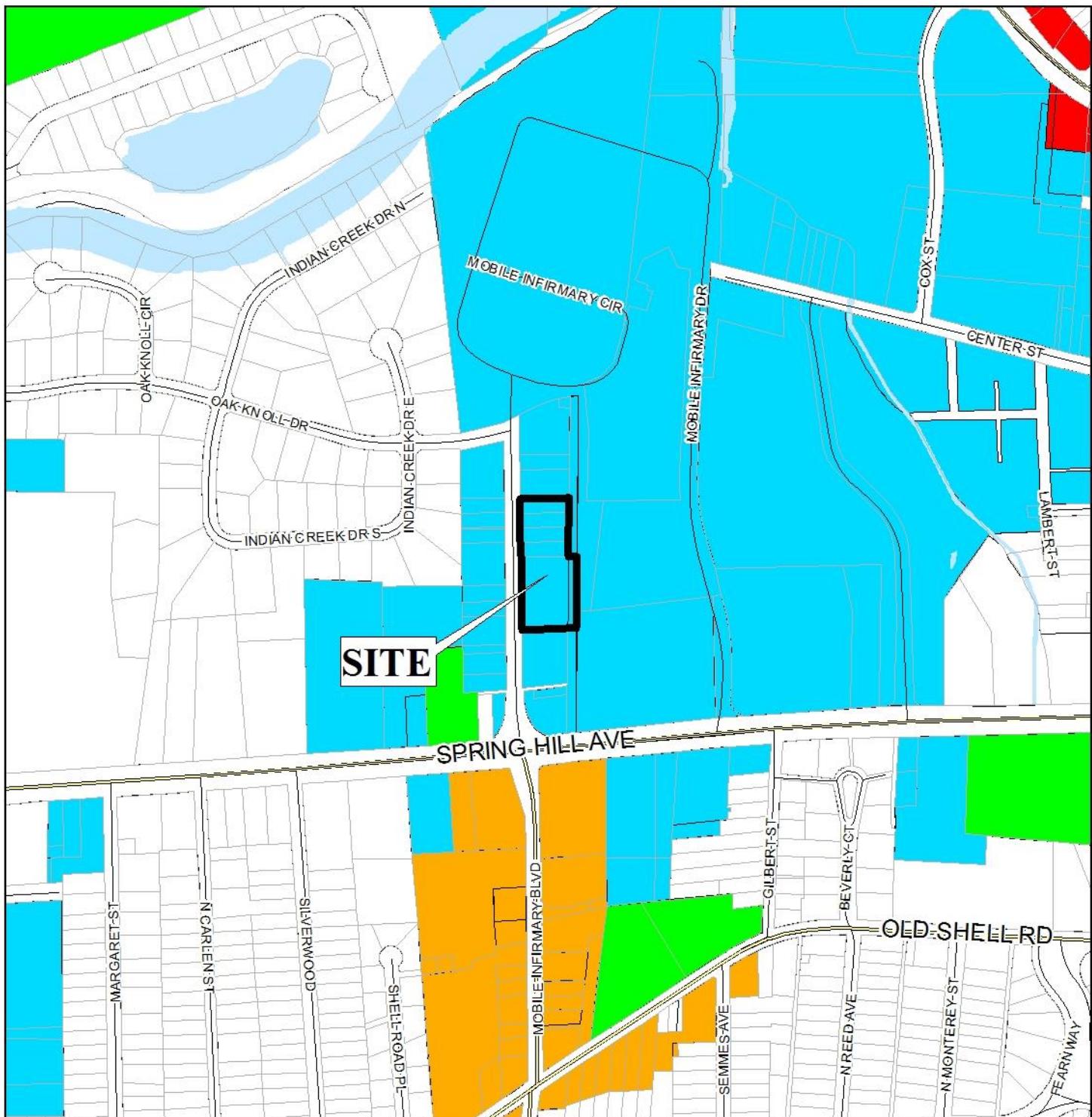
APPLICATION NUMBER 3 DATE January 9, 2020

APPLICANT Ben R. Coate

REQUEST PUD

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LOCATOR ZONING MAP



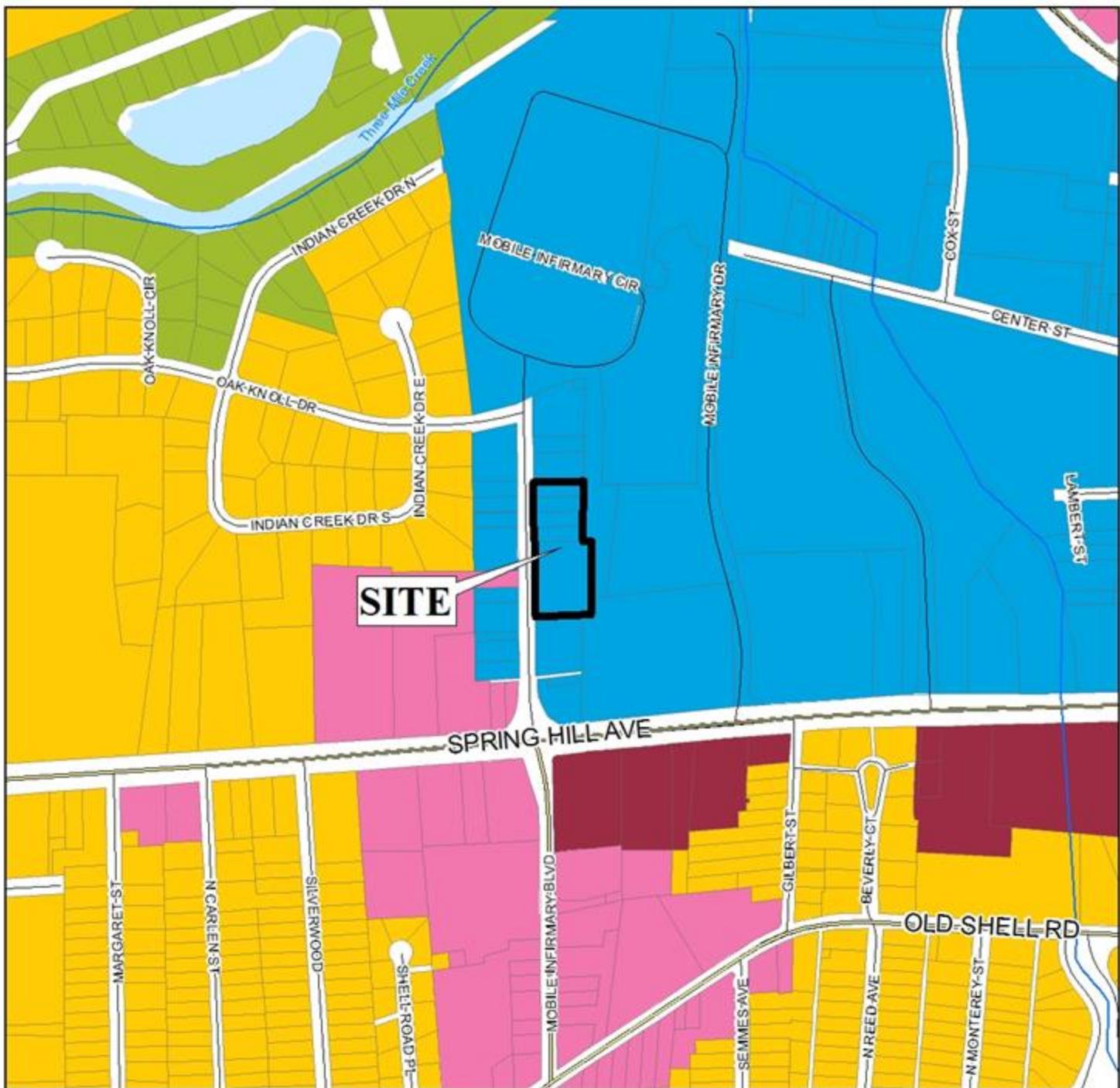
APPLICATION NUMBER 3 DATE January 9, 2020

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REQUEST PUD

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FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE January 9, 2020

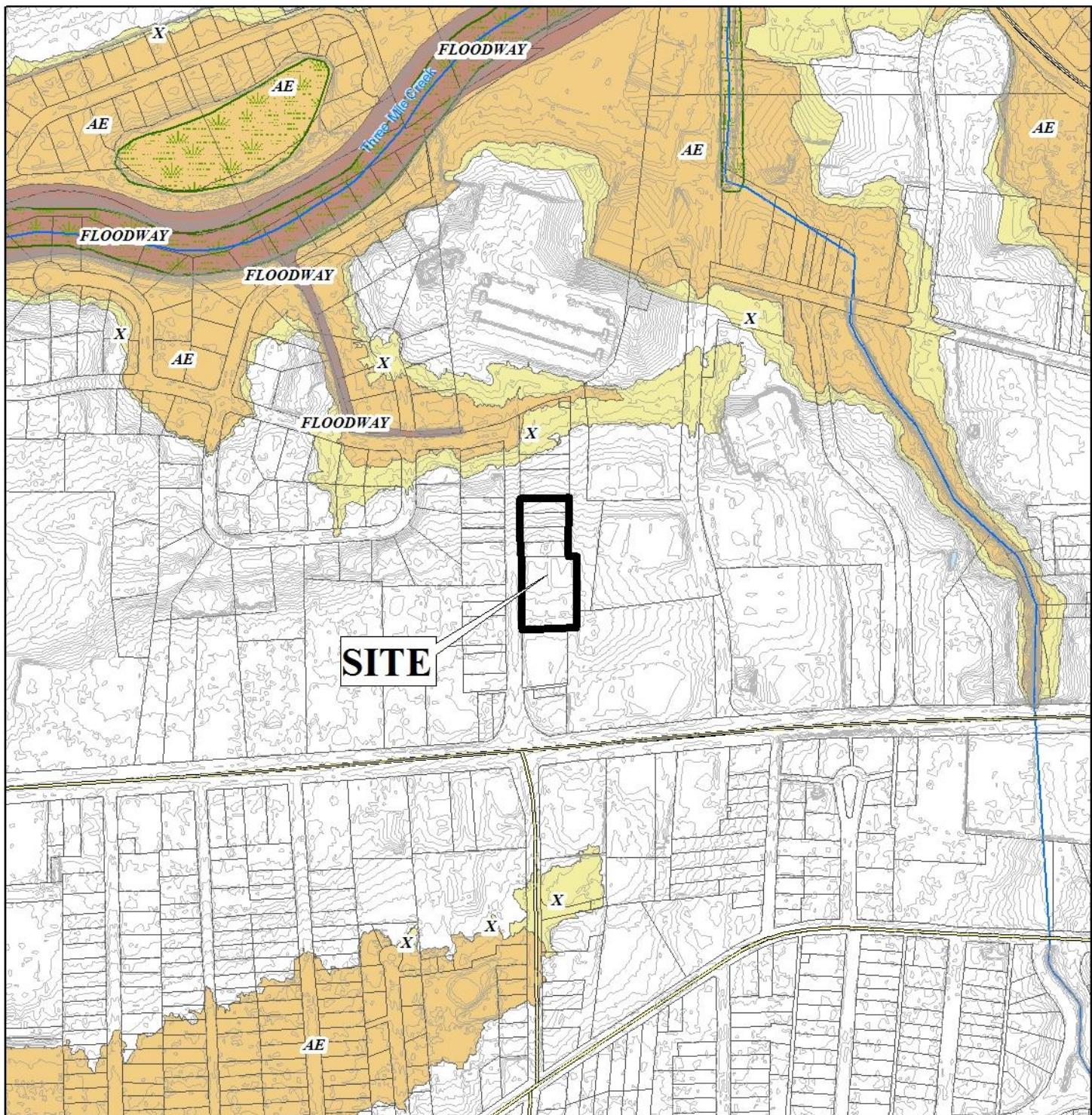
APPLICANT Ben R. Coate

REQUEST PUD

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



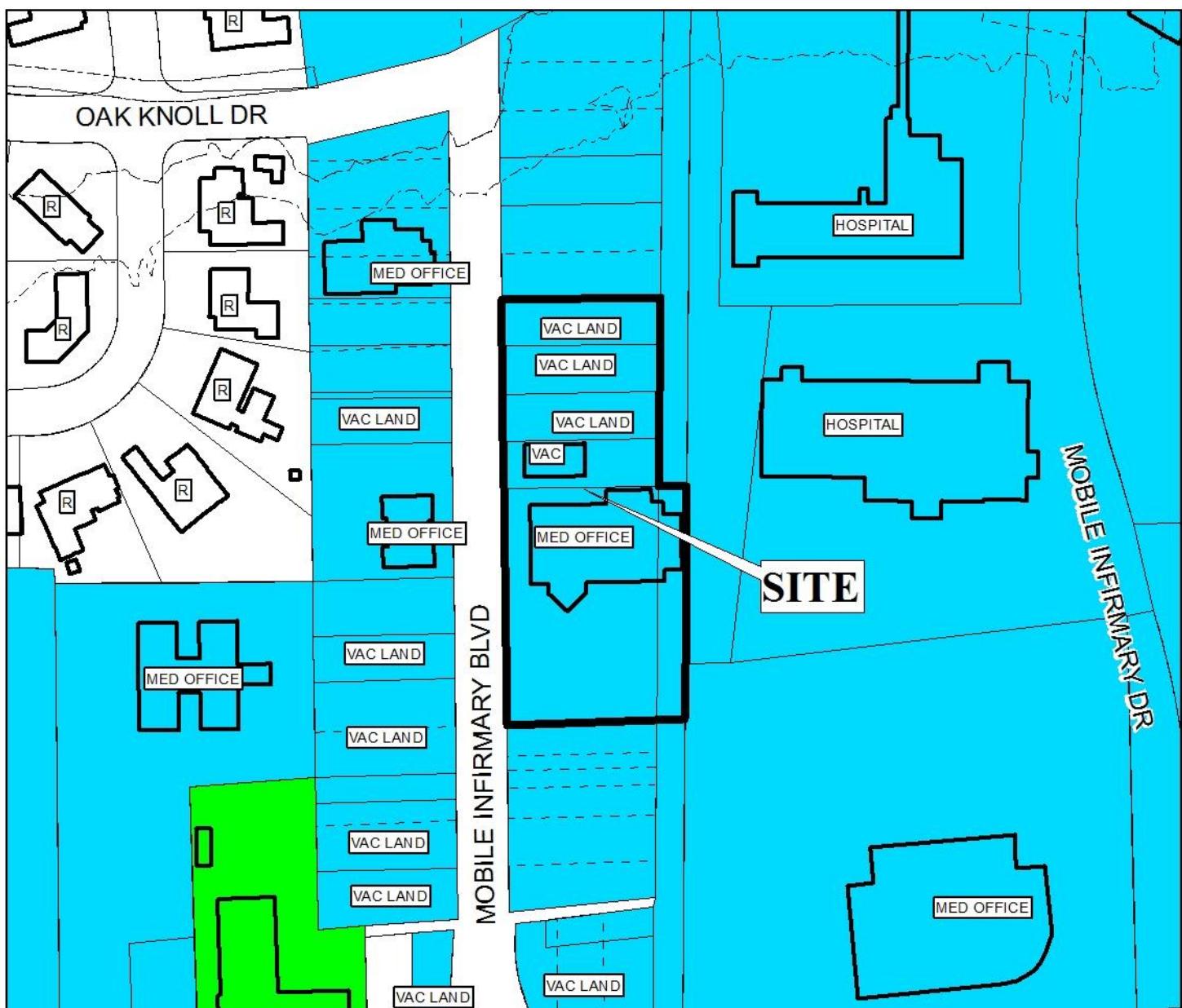
APPLICATION NUMBER 3 DATE January 9, 2020

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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REQUEST PUD

	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



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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

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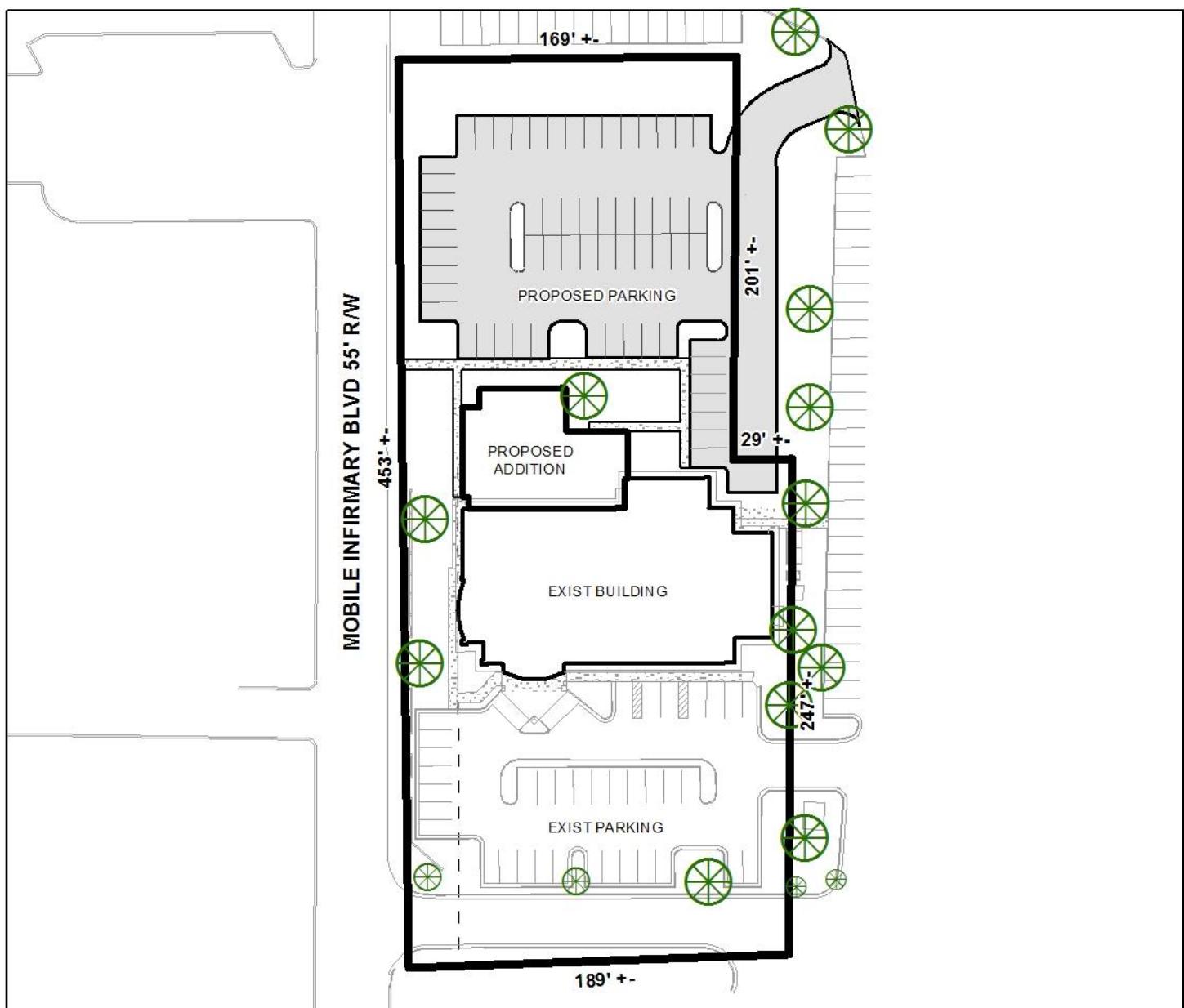
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SITE PLAN



The site plan illustrates the existing building, parking and setback, and the proposed addition and parking.

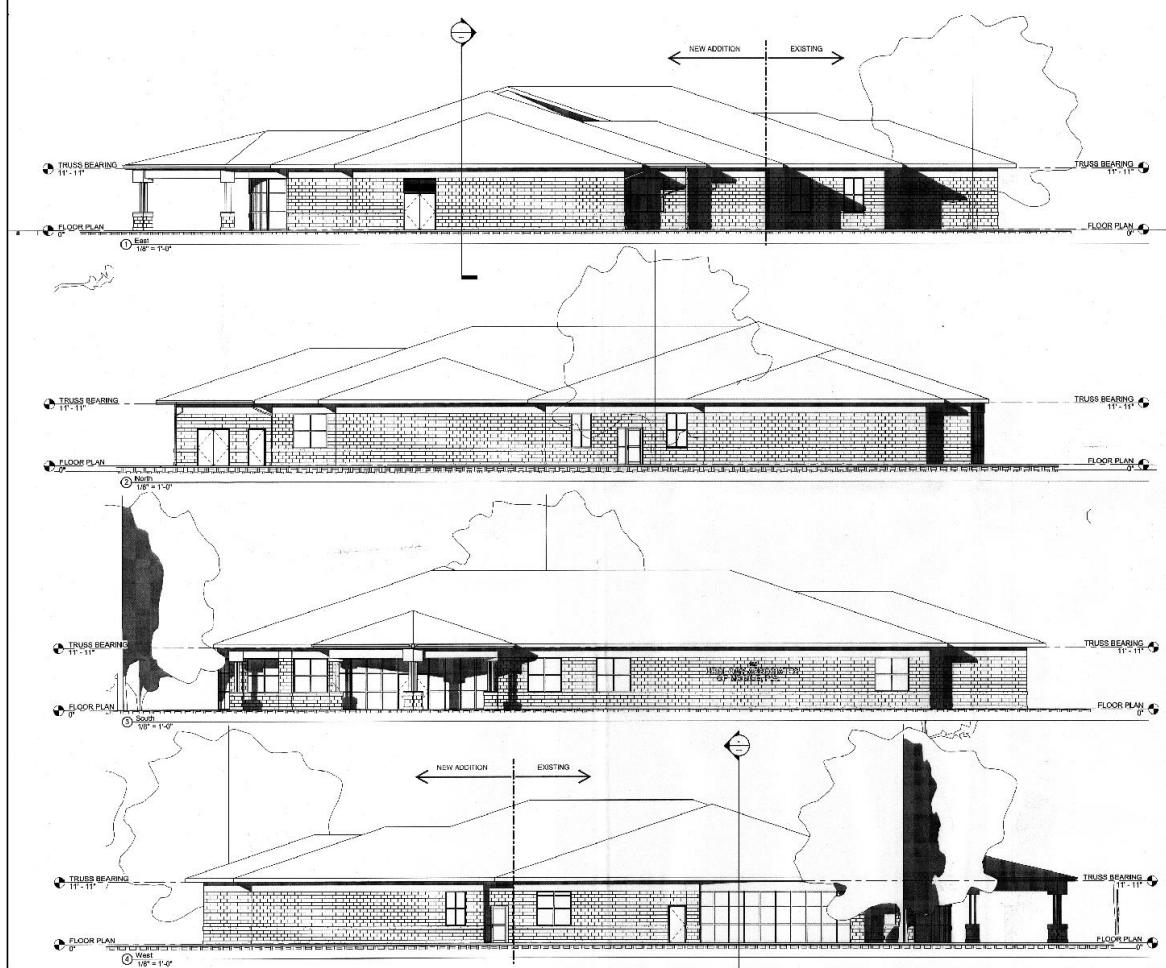
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DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE January 9, 2020

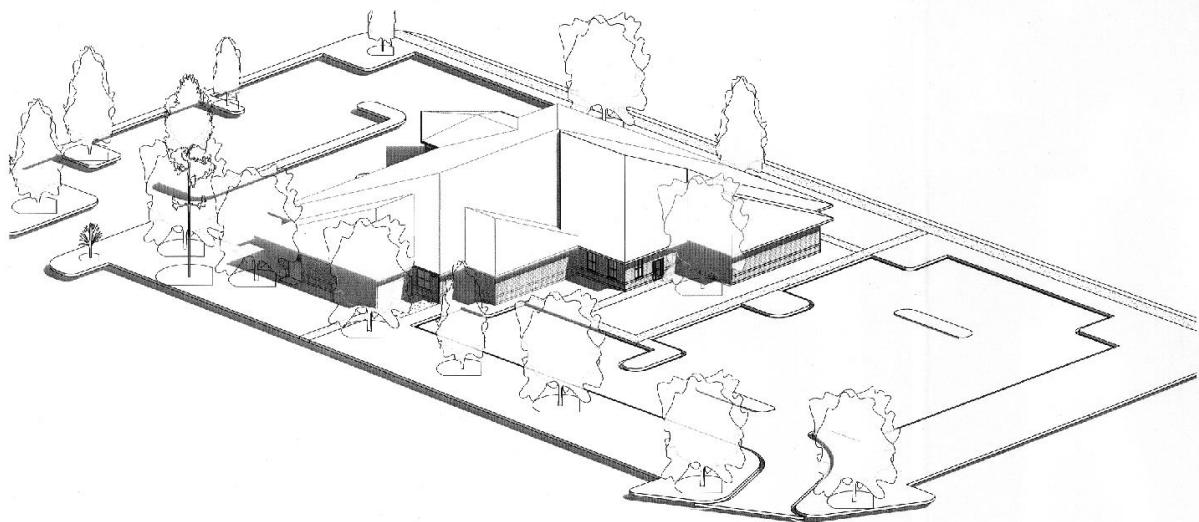
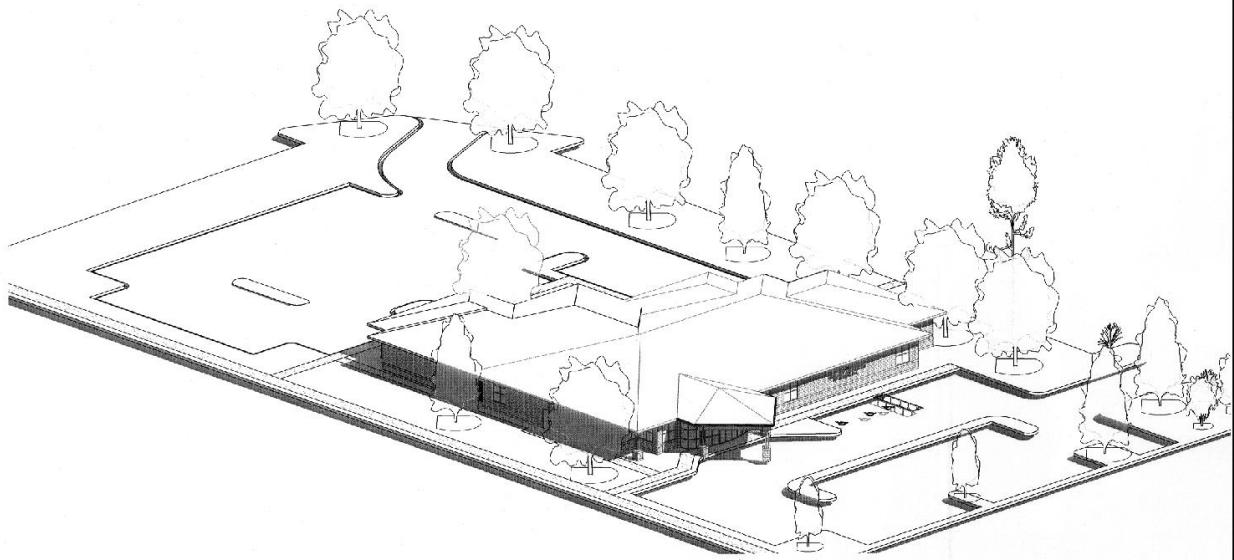
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DETAIL SITE PLAN



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