

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL**

Date: November 17, 2022

NAME

Wags and Walks

LOCATION

631 Azalea Road
(North side of Azalea Road, 290'± West of Village Green Drive).

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

2.0± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval to allow the operation of a dog day care with outside runs in a B-2, Neighborhood Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not provided

**ENGINEERING
COMMENTS**

**Planned Unit Development:
PLAN:**

ADD THE FOLLOWING NOTES TO THE PUD SITE

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.

Planning Approval: No comments.

TRAFFIC ENGINEERING

COMMENTS

Access is limited to an approved PUD site plan with any modifications to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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 allow multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval to allow the operation of a dog day care with outside runs in a B-2, Neighborhood Business District

The site has been given Mixed Commercial Corridor (MCC) 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. MCC 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.

At its October 4, 2007 meeting, the Planning Commission approved requests for a two-lot Subdivision, Rezoning from R-1, Single-Family Residential District to B-2, Neighborhood

Business District, and Planning Approval by to allow a dog daycare facility with outdoor runs in a B-2, Neighborhood Business District for the subject site. In July 2008, the site obtained Administrative Planned Unit Development approval to allow multiple buildings on a single building site. The site was also subject to a variance to allow a single-family residential dwelling on the ground floor in a B-2 district, which was approved by the Board of Zoning Adjustment at its August 5, 2008 meeting. The applicant now wishes to build a new structure on the subject site, which requires the applicant to amend the previously approved applications. The applicant has a pending variance application to be heard by the Board of Zoning Adjustment at its November 7, 2022 meeting.

The applicant states:

Lieb Engineering, on behalf of Wags and Walks, requests recommendation for administrative PUD amendment for 1.97 acres to have 2 buildings on a single property and Planning Approval for existing operations for outdoor runs for the animals.

The site plan submitted depicts the existing structures on the site, including an existing one-story dwelling, a freestanding garage, a play house, and several sheds. The applicant is proposing a new 2,080 square foot building on the site, but does not state the purpose of the structure in the narrative. However, during a pre-development meeting with staff, it was presented that the structure is proposed to house a three-foot deep therapy pool for animals.

No information has been provided in regards to the hours of operation. As Planning Approvals are specific to the site plan and the scope of operations, it is important to know when the applicant proposes for the business to operate. Furthermore, no information is provided regarding the number of pets to be on-site at any given time. The applicant should provide more detailed information regarding the proposed scope of operations.

It should be noted that a condition of the rezoning of the site approved in 2007 required that the site be in full compliance with tree and landscaping requirements. While the site plan submitted depicts existing trees, it should be noted that the number and species of several trees differ from the 2008 approved tree plan. If approved, the applicant should coordinate with staff at the time of permitting to insure the site remains in compliance.

There is a 332± square foot metal building on the site, which was not present in 2008, and for which no building permits were obtained. As the structure is larger than 120 square feet, an after-the-fact building permit should be obtained for this structure.

The site plan submitted depicts a single curb cut to the subject site, as per the Subdivision approval, however, the driveway has been connected to the driveway of the property to the East. In order to allow shared access to the adjacent lot, that property owner needs to provide authorization to be part of the Planned Unit Development, and have their property depicted on the PUD site plan. As the applicant is the owner of record for the adjacent property, the applicant will need to either have the site plan to depict the adjacent property, or remove the driveway connection.

The property to the rear of the site is zoned R-3, Multi-Family Residential district, and as such, a residential buffer is required. The site plan submitted depicts the rear 65± feet of the property as a “wooded area”, which appears to be a sufficient residential buffer.

There is no dumpster depicted on the site, nor is there a note stating that curbside pickup will be utilized for the site. Therefore, if approved, the site plan should be revised to either depict a dumpster with a compliant enclosure and sanitary sewer connection, or a note stating that curbside pickup will be utilized.

Finally, the site plan states that 1,870± square feet of existing building area on the site is to be used commercially, with 2,080± square feet of new building area to be used commercially, thus requiring 14 parking spaces. There is a note on the site plan stating that a variance will be requested for reduced parking.

Planned Unit Development: Based upon the preceding, staff recommends the application be heldover to the November 17th agenda, with revisions due no later than November 8th to address the following:

- 1) Either revision of the site plan to depict the adjacent property to the East, or remove the driveway connection.

Planning Approval: Based upon the preceding, staff recommends the application be heldover to the November 17th agenda, with revisions due no later than November 8th to address the following:

- 1) Provide a detailed scope of operations, including the hours of operation, number of employees, and number of pets; and
- 2) Revision of the site plan to either depict a dumpster with a compliant enclosure and sanitary sewer connection, or a note stating that curbside pickup will be utilized.

Revised for the November 17th meeting:

The applications were heldover by the Planning Commission at its November 3rd meeting to allow the applicant to submit additional information and revise the site plan. The applicant has since submitted a revised site plan as well as a more detailed narrative.

The revised site plan depicts the adjacent property to the East which has a shared curb cut to the subject site. The site plan has also been revised to include a note stating that curbside trash pickup is to be utilized for the site.

The revised narrative submitted states the following:

Lieb Engineering, on behalf of Wags and Walks, requests recommendation for administrative PUD amendment for 1.97 acres to have 2 buildings on a single property and Planning Approval for existing operations for outdoor runs for the animals.

Our hours of operation are:

Mon-Fri 7:30am-6:00pm

Saturday 8:00am-12 noon

Sunday 2:00pm-6:00pm

We offer the following services:

Dog Daycare

Dog Lodging

Dog Grooming

Dog Training

Puppy Academy

We are the PACCC (Professional Animal Care Certification Council) Only PACCC certified facility in the state. It's a third-party testing that test myself and my staff.

Daycare= 16 weeks or older, must have all vaccinations and a clean fecal prior to coming, Dogs are separated by age, size and temperament. Our ratio is 8 dogs to one trainer or councilor.

They have 5 classes per day, two playtimes out in the yard. In between classes they receive a frozen Kong while waiting.

We are NOT a drop in facility, we ARE a membership facility!

Every step we take has an intension along with every breath. Our Mission is to keep our clients Dogs Happy, Healthy, Safe and Social.

All services require new clients to fill out an application, then email us all vaccination records and then we have the new Dog come in for a new dog day. If their dog is happy with us, then we set up schedules for them. Their days with their group of dogs. If their Dog is not happy with us, we may suggest some alternatives for the client.

The membership fees are charged automatically on the first of every month.

The Pool and Pool building.

We are wanting to install a pool for our clients Dogs.

For our Golden Oldies, $\frac{3}{4}$ of the year it's too hot or humid to have them out exercising. Water is much gentler for their joints, its nice and cool and much safer.

For our overweight members, pretty much the same. The extra weight is hard on their joints. They can only walk or run so far without having joint issues. The pool will be fabulous for them as well.

This will be an extra enrichment activity for them.

Puppy swimming lessons for our Puppy Academy pups. Not all Dogs do know how to swim. This will allow us to teach our clients Dogs in a loving way how to swim and not to be afraid of water.

We have 15 employees.

We have 30-40 dogs per day

The site had Use and Parking Variances to allow a single-family dwelling on the ground floor and no required parking for a dog day care in a B-2, Neighborhood Business District approved by the Board of Zoning Adjustment at its November 7, 2022 meeting. That approval is subject to the following conditions:

- 1) Approval of the associated Planning Approval and Planned Unit Development applications;*
- 2) Revision of the site plan to depict any changes as required by approval of the associated Planning Approval and Planned Unit Development applications;*
- 3) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit. Preservation status should be granted to the 44" Live Oak tree along the South of the site. The applicant should coordinate with Urban Forestry staff to insure the proposed development will not negatively impact the health of the tree.);*
- 4) 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.); and*
- 5) Full compliance with all municipal codes and ordinances.*

Since the applicant has provided a more detailed scope of operations, staff and the Commission are better equipped to decide on the appropriateness of the application in regards to potential impacts to the surrounding area.

It should be noted that since the site has been in operation, staff has not received any complaints about noise, parking, or other issues associated with the business.

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

- a. 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 will allow an existing business to expand in its current location and share access with an adjacent lot;*
- b. 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 it allows additional development and expansion of an existing business;*
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the site will remain in compliance with tree planting and landscape area requirements;*
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because services already exist in the area.*

The approval should be subject to the following conditions:

- 1) obtain after-the-fact permits for the 332± square foot accessory structure;*
- 2) obtain all necessary permits for the construction of the proposed building;*
- 3) coordination with staff at the time of permitting to insure the site maintains compliance with tree planting and landscape area compliance; and*
- 4) full compliance with all municipal codes and ordinances.*

Planning Approval: *Staff recommends the following Findings of Fact for Approval:*

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because these services already exist in the area;*
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the business has been in operation for approximately 15 years without complaint; and*
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the surrounding properties are zoned commercially, and primarily used as such.*

The approval should be subject to the following conditions:

- 1) obtain after-the-fact permits for the 332± square foot accessory structure;*
- 2) obtain all necessary permits for the construction of the proposed building;*
- 3) coordination with staff at the time of permitting to insure the site maintains compliance with tree planting and landscape area compliance; and*
- 4) full compliance with all municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 3 DATE November 17, 2022

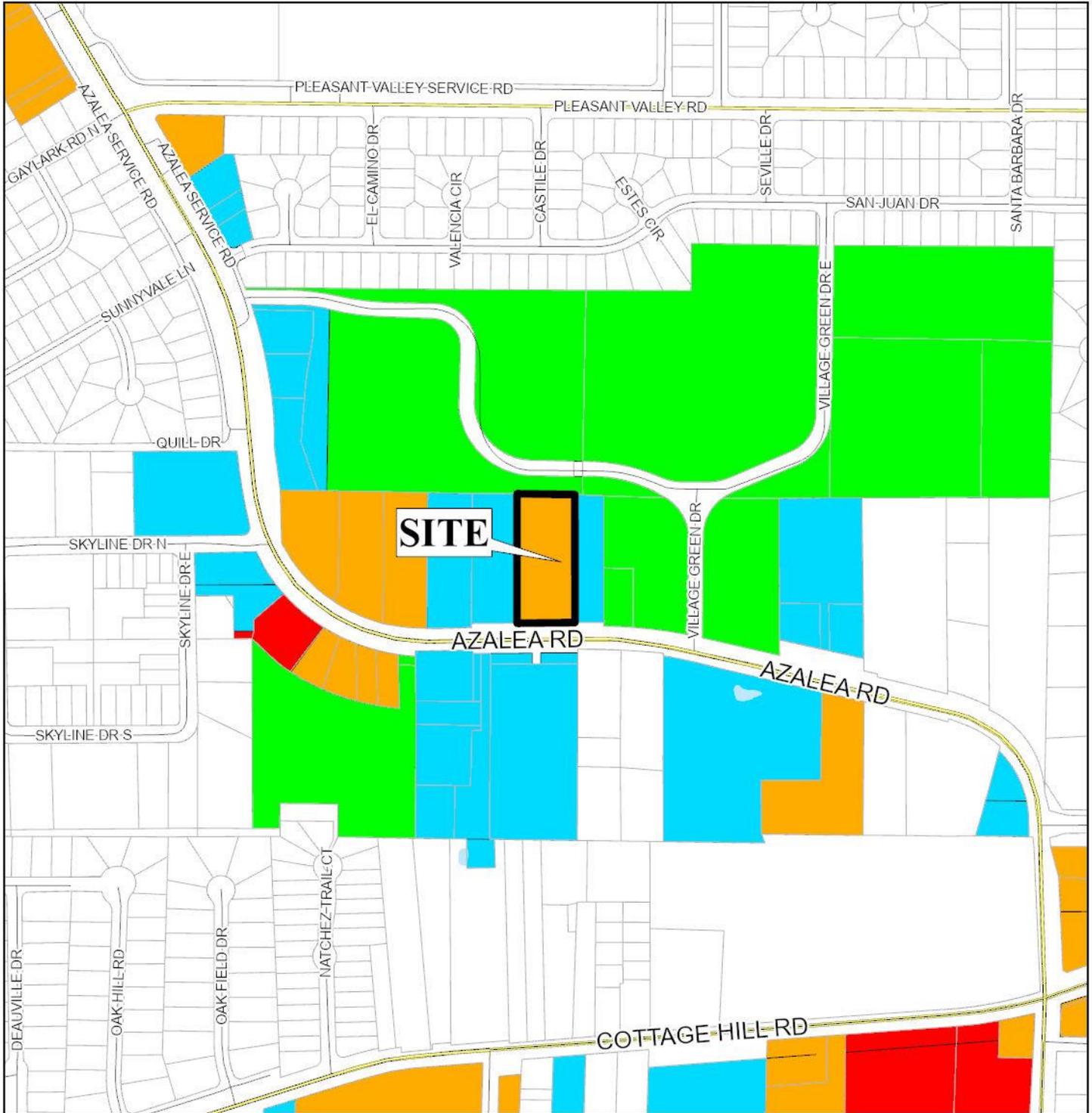
APPLICANT Wags and Walks

REQUEST PUD, Planning Approval



NTS

LOCATOR ZONING MAP



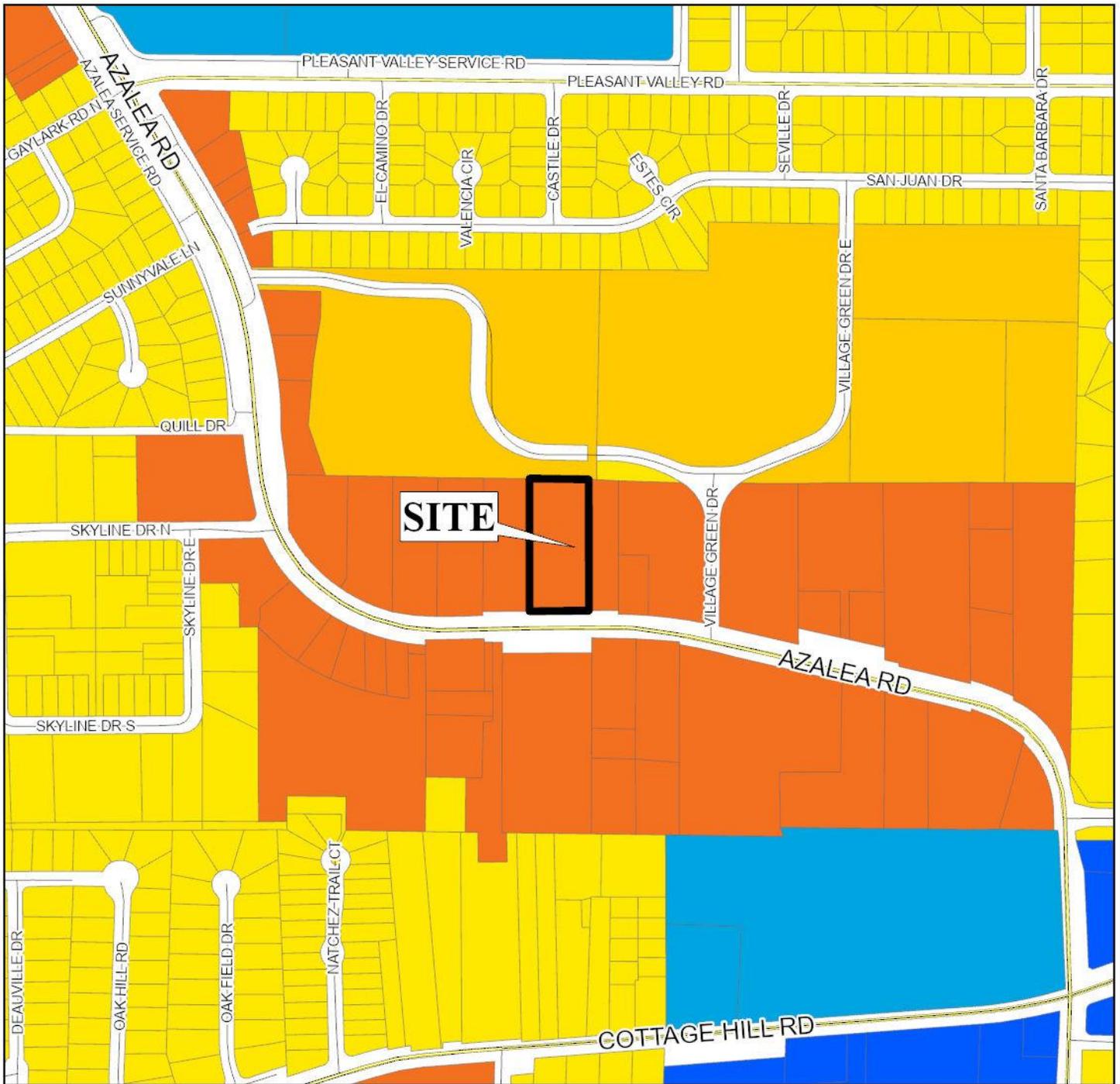
APPLICATION NUMBER 3 DATE November 17, 2022

APPLICANT Wags and Walks

REQUEST PUD, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE November 17, 2022

APPLICANT Wags and Walks

REQUEST PUD, Planning Approval

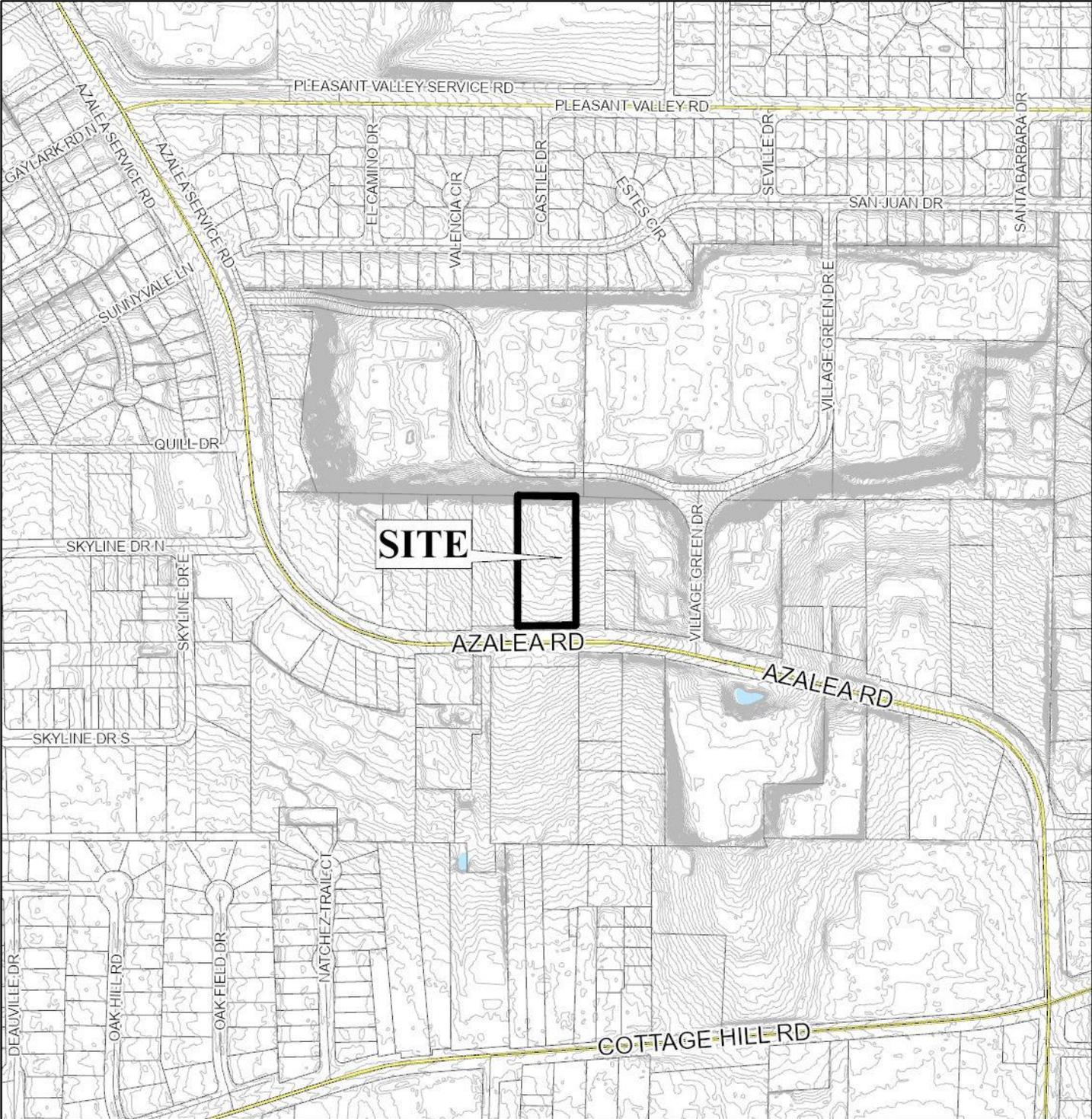
Layer2

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



NTS

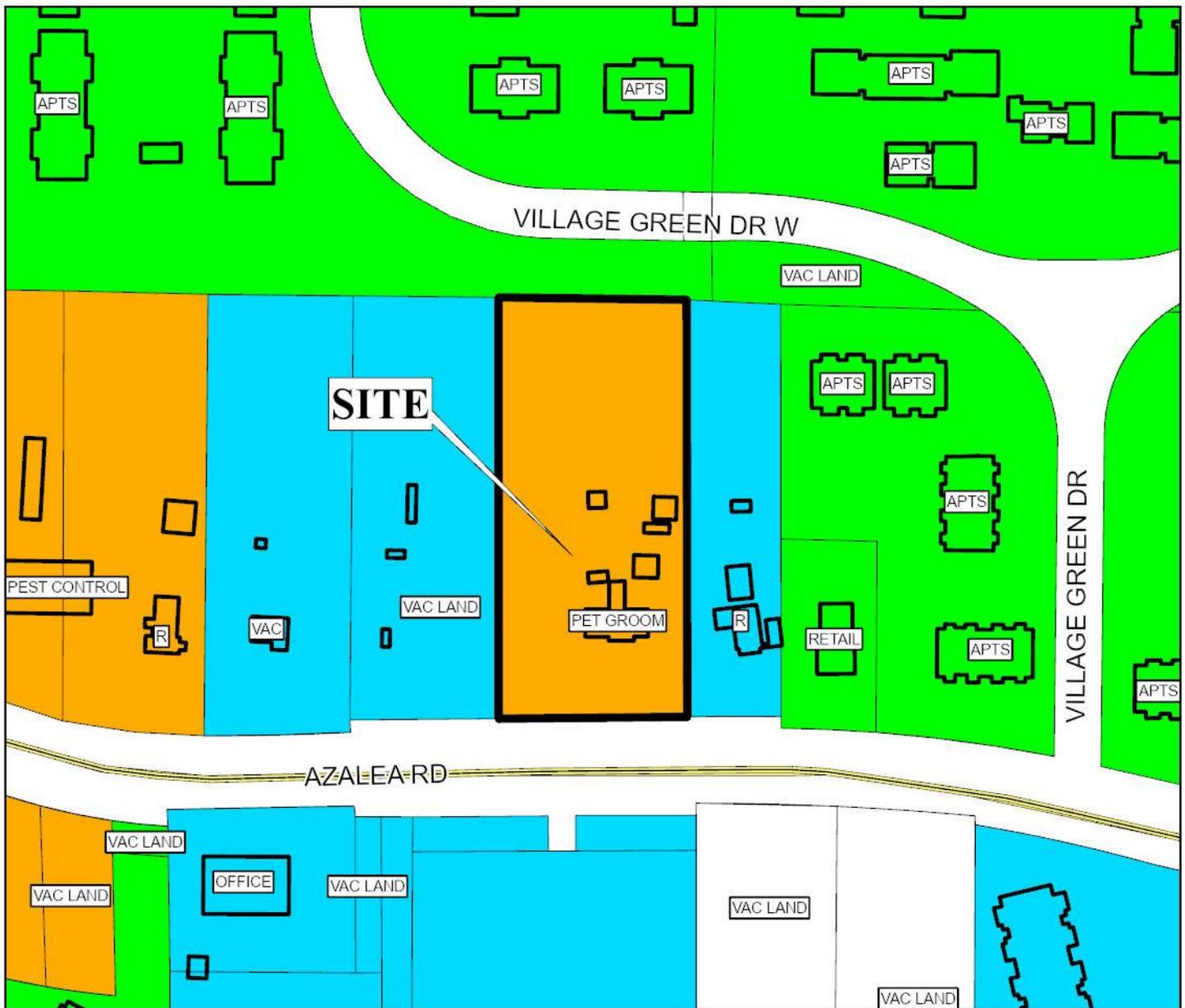
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 3 DATE November 17, 2022
APPLICANT Wags and Walks
REQUEST PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 3 DATE November 17, 2022

APPLICANT Wags and Walks

REQUEST PUD, Planning Approval

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 and commercial units.

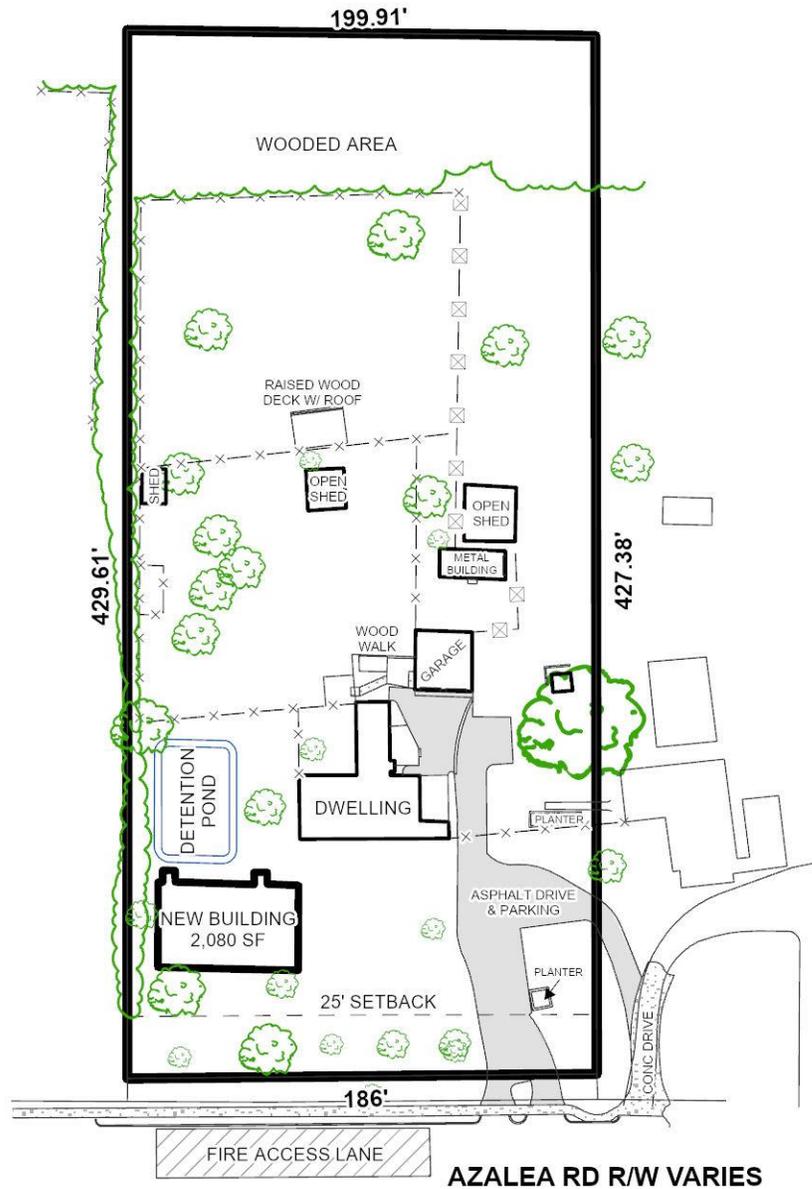
APPLICATION NUMBER 3 DATE November 17, 2022

APPLICANT Wags and Walks

REQUEST PUD, Planning Approval



SITE PLAN



The site plan illustrates the proposed building, existing buildings, setback, and fencing.

APPLICATION NUMBER 3 DATE November 17, 2022
 APPLICANT Wags and Walks
 REQUEST PUD, Planning Approval



