

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 17, 2019****DEVELOPMENT NAME**

KOPP Enterprises, LLC

LOCATION6720 Grelot Road
(North side of Grelot Road, 160'± West of Chimney Top Drive West).**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

3 Lots / 5.24 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate for Lot 3.

**ENGINEERING
COMMENTS**

1. Retain PUD NOTES #2 - #6 that are shown on the PUD MAP.
2. Add the following note to the PUD MAP: 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.

**TRAFFIC ENGINEERING
COMMENTS**

Each lot is limited to one curb cut to the private street with only one access to Grelot Road as shown in the approved PUD, with 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.

**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 shared access via an internal private drive.

This site most recently appeared before the Planning Commission at the June 2, 2016 meeting where the Commission approved an amended Planned Unit Development to allow shared access between multiple building sites, as well as multiple buildings on a single building site. Subdivision approval to allow the resubdivision of Lots 1 and 2, Grelot Office Park Subdivision was also granted. In 2016, the proposed development was completely within Lots 1A and 2A; however, this site, Lot 3, Grelot Office Park Subdivision, was included since all three lots share a common private drive. The proposed 2016 development of that PUD (Lots 1A and 2A) was never pursued, and the PUD approval expired.

The 2012 Rezoning for Lot 3 included a condition that the development be limited to an approved Planned Unit Development; hence the application at hand. Lots 1A and 2A are zoned LB-2. It should be noted that only Lot 3 is proposed to be developed at this time.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the 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.

PUD 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.

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:

CONTEMPLATED USE AND CHARACTER OF IMPROVEMENTS: *The three lots which make up Grelot Office Park share an access drive from Grelot Road. The owner of Lot 3, Grelot Office Park is requesting to amend the previously approved PUD to revise the site plan on Lot 3 to a medical office/retail building.*

TIME SCHEDULE FOR DEVELOPMENT:

*Lots 1A & 2A: No improvements planned at this time.
Lot 3: Immediate*

PLAN CONSISTENCY ANALYSIS: *Map for Mobile and Future Land Use of Mobile indicate that this property is to be Mixed Commercial Corridor, which includes a wide variety of retail, services and entertainment uses. The owner proposes a new building to hold a medical office and some space which would meet the proposed land use. This new development would raise design quality, the medical office and retail spaces would improve connectivity with the surrounding neighborhoods, and the shared access would improve mobility and accessibility to Grelot Road.*

PUD OWNERSHIP: *Corporate*

The applicant now wishes to amend the 2016 PUD to allow a 10,305 square-foot building for a medical office and three-unit retail sales space on Lot 3. Sufficient parking spaces for the use are provided on the site plan. Access to the site is proposed strictly via an existing private drive from Grelot Road serving all three lots of the commercial subdivision. Also existing, is a public sidewalk along the Grelot Road frontage of Lots 1A and 2A. The site plan indicates an extension of the public sidewalk is proposed along the frontage of Lot 3.

It should be noted that retail sales are not allowed in B-1 Districts. Unless the retail sales are directly related to and are accessory uses to the medical office use, the use of the three proposed retail units must be limited to only permissible B-1 uses.

The 30' minimum building setback line for Lot 3 is depicted on the site plan and should be retained on future plans. The site plan indicates a 20' landscape buffer/natural vegetative/utility easement running along the entire length of the East boundary line of the site. Intersecting from the East about two-thirds of the distance to the North, and running parallel to and partially overlapping this easement is a 20' City drainage easement. Although not within the proposed development on Lot 3, but within the over-all PUD, other easements exist on Lots 1A and 2A. Therefore, a note should be required on the site plan stating that no structure may be placed or constructed within any easement, on any lot.

The lot sizes in both square feet and acres are depicted on the site plan and should be retained on a revised site plan. The private drive contains a Common Area; therefore, a note should be placed on the site plan stating that the maintenance of the Common Area, as well as the private drive, are the responsibility of the property owners.

The site plan indicates a dumpster enclosure with compliant access within the Northwest portion of the parking area. Some of the calculations on the site plan do not agree with each other, for example, the total of the building square footage labels do not equal the building square footage given for the parking requirement calculations, and the total landscape requirement does not meet the minimum requirement. It should be noted that the site plan indicates parking requirement compliance. Corrections to these calculations were submitted via email to staff, thus the site plan should be revised to reflect these corrections.

Tree planting calculations for the proposed development of Lot 3 indicate compliance with the tree planting requirements of the Zoning Ordinance. The frontage tree requirement calculations are based on one tree per every 30 linear feet of 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.

The site abuts R-1, Single-Family Residential to the East and North. Two conditions of the 2012 rezoning of Lot 3 to its current B-1 zoning were: 1) the provision of a 6' high wooden privacy fence on the inside of the 20' natural vegetative buffer along the East side of the site, and 2) the provision of a 6' high wooden privacy fence along the North property line. A note should be placed on a revised PUD site plan stating such, and the site plan should be revised for Lot 3 to indicate compliance with these requirements.

As per the Traffic Engineering comments, each lot is limited to one curb cut to the private street with only one access to Grelot Road as shown in the approved PUD, with 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. A note should be required on the site plan stating these comments.

It should also be noted that no vehicular connection to the 30' service road to the East is proposed.

As PUD's are site-plan specific, proposed development on Lot 1A and/or Lot 2A 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 on Lot 3.

RECOMMENDATION

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

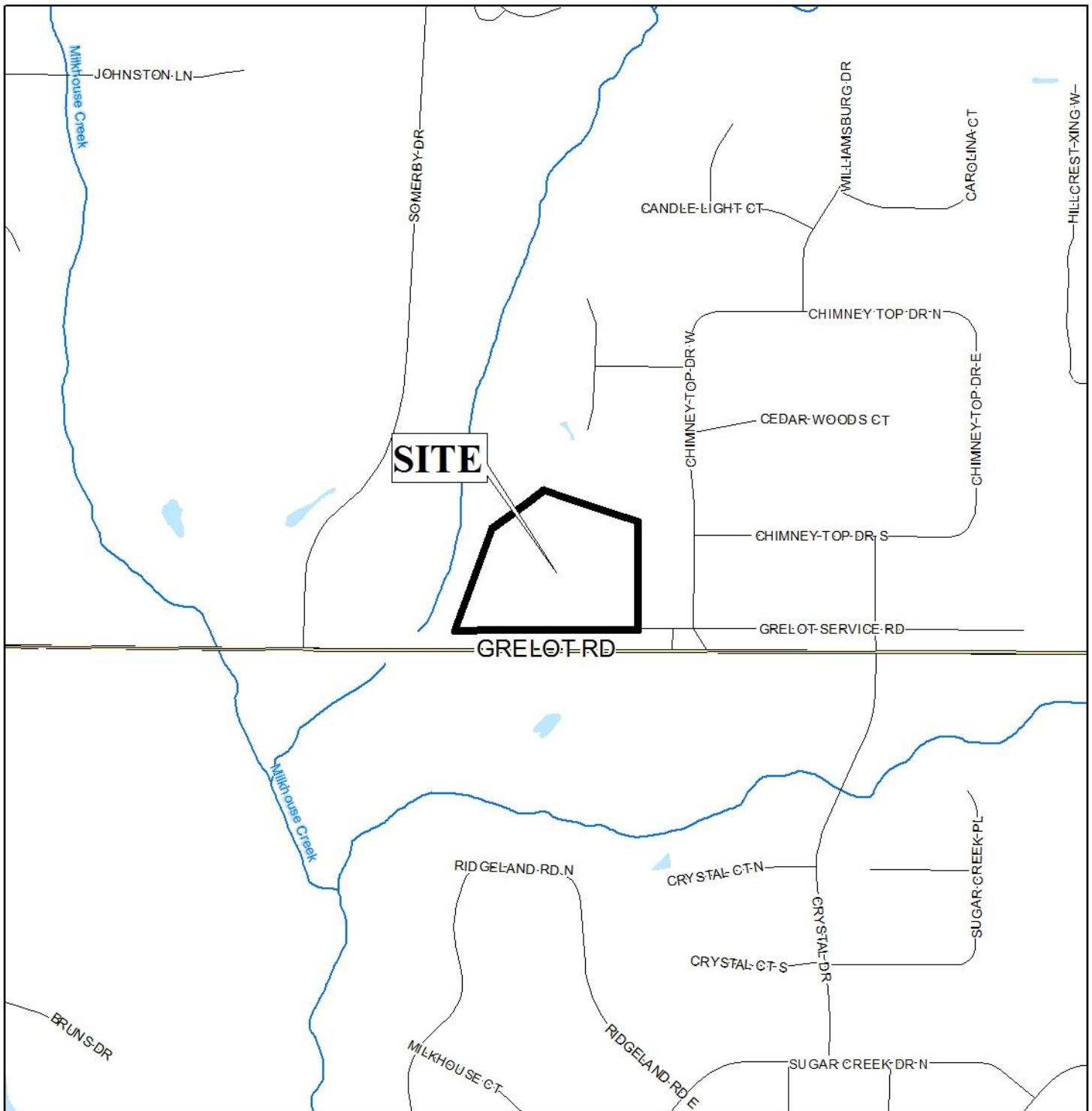
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it provides for multiple lots using one point of access to a major street;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows shared access 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 already has a developed private drive and is already served by public infrastructure.

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

- 1) placement of a note on the site plan stating that all uses must conform to B-1 zoning, unless the property is rezoned;

- 2) retention of the 30' minimum building setback line on Lot 3;
- 3) placement of a note on the site plan stating that no structure may be placed or constructed within any easement, on any lot;
- 4) retention of the lot sizes in both square feet and acres on the site plan;
- 5) placement of a note on the site plan stating that the maintenance of the Common Area and private street is the responsibility of the property owners;
- 6) correction of the building square footage labels so that their sum equals the square footage given in the parking requirement calculations, and correction of the number of parking spaces required;
- 7) correction of the total landscaping area provided to indicate compliance with minimum requirement;
- 8) coordination 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;
- 9) placement of a note on the site plan stating that a 6' high wooden privacy fence is required on the inside of the 20' natural vegetative buffer along the East side of the site;
- 10) placement of a note on the site plan stating that a 6' high wooden privacy fence is required along the North property line;
- 11) revision of the site plan to provide the required 6' high wooden privacy fences along the East and North boundaries of Lot 3;
- 12) placement of a note on the site plan stating that proposed development on Lot 1A and/or Lot 2A will require an amended PUD to the Planning Commission;
- 13) compliance with the Engineering comments: *[1. Retain PUD NOTES #2 - #6 that are shown on the PUD MAP. 2. Add the following note to the PUD MAP: 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.];*
- 14) placement of a note on the site plan stating the Traffic Engineering comments: *(Each lot is limited to one curb cut to the private street with only one access to Grelot Road as shown in the approved PUD, with 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.);*
- 15) 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.);*
- 16) 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).];*
- 17) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for permits for development on Lot 3; and
- 18) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



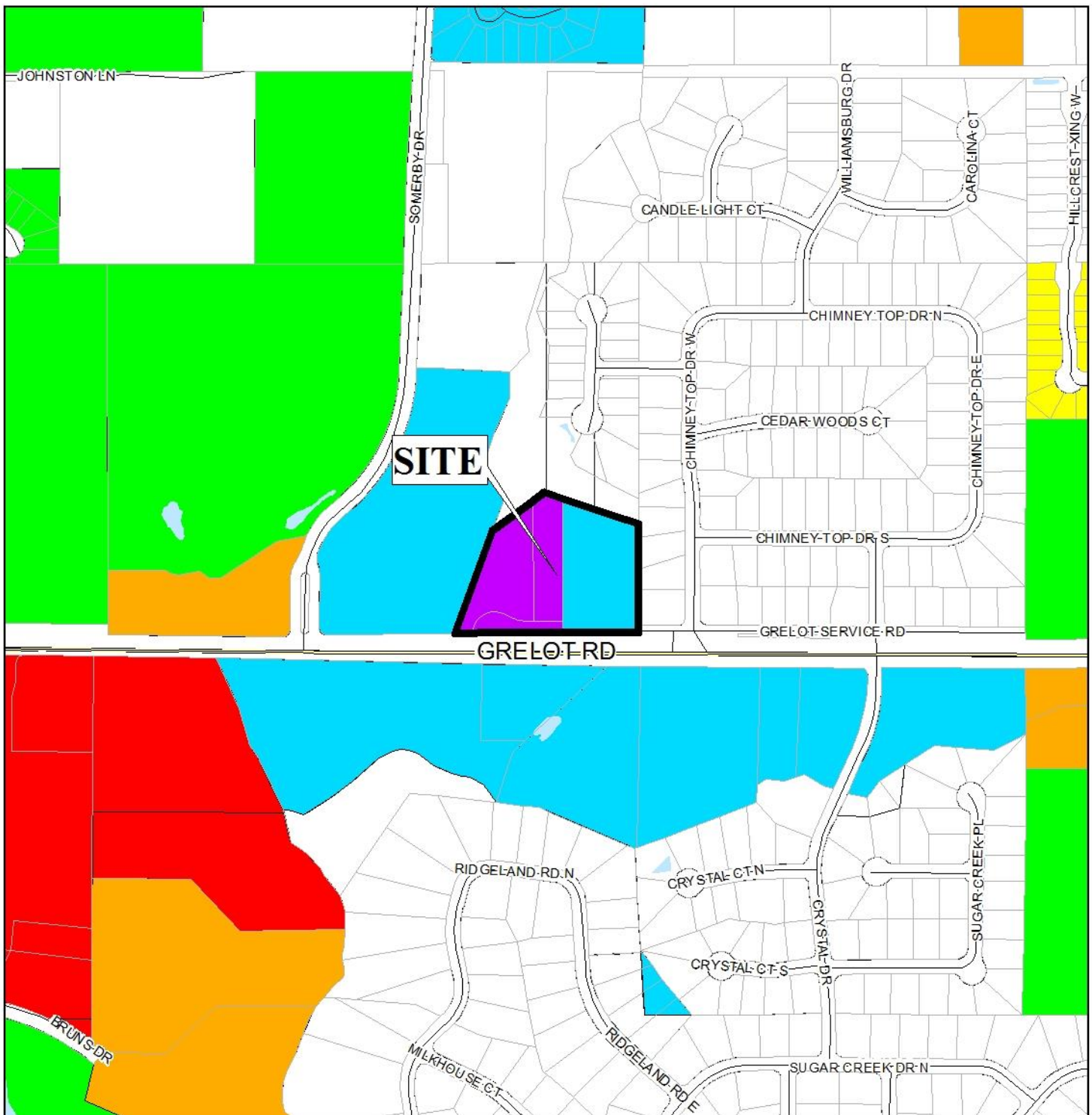
APPLICATION NUMBER 3 DATE October 17, 2019

APPLICANT KOPP Enterprises, LLC

REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE October 17, 2019

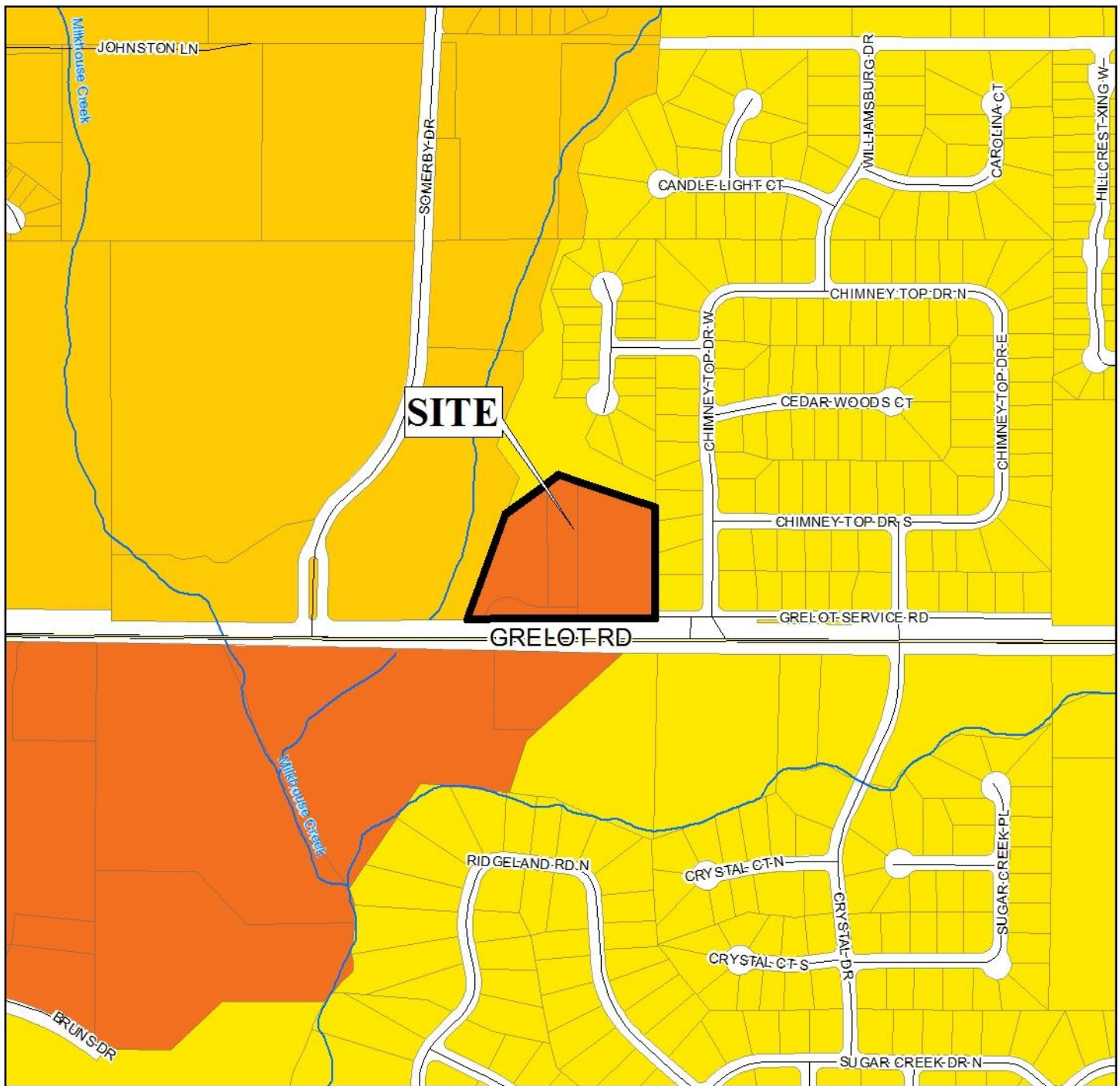
APPLICANT KOPP Enterprises, LLC

REQUEST Planned Unit Development



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FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE October 17, 2019

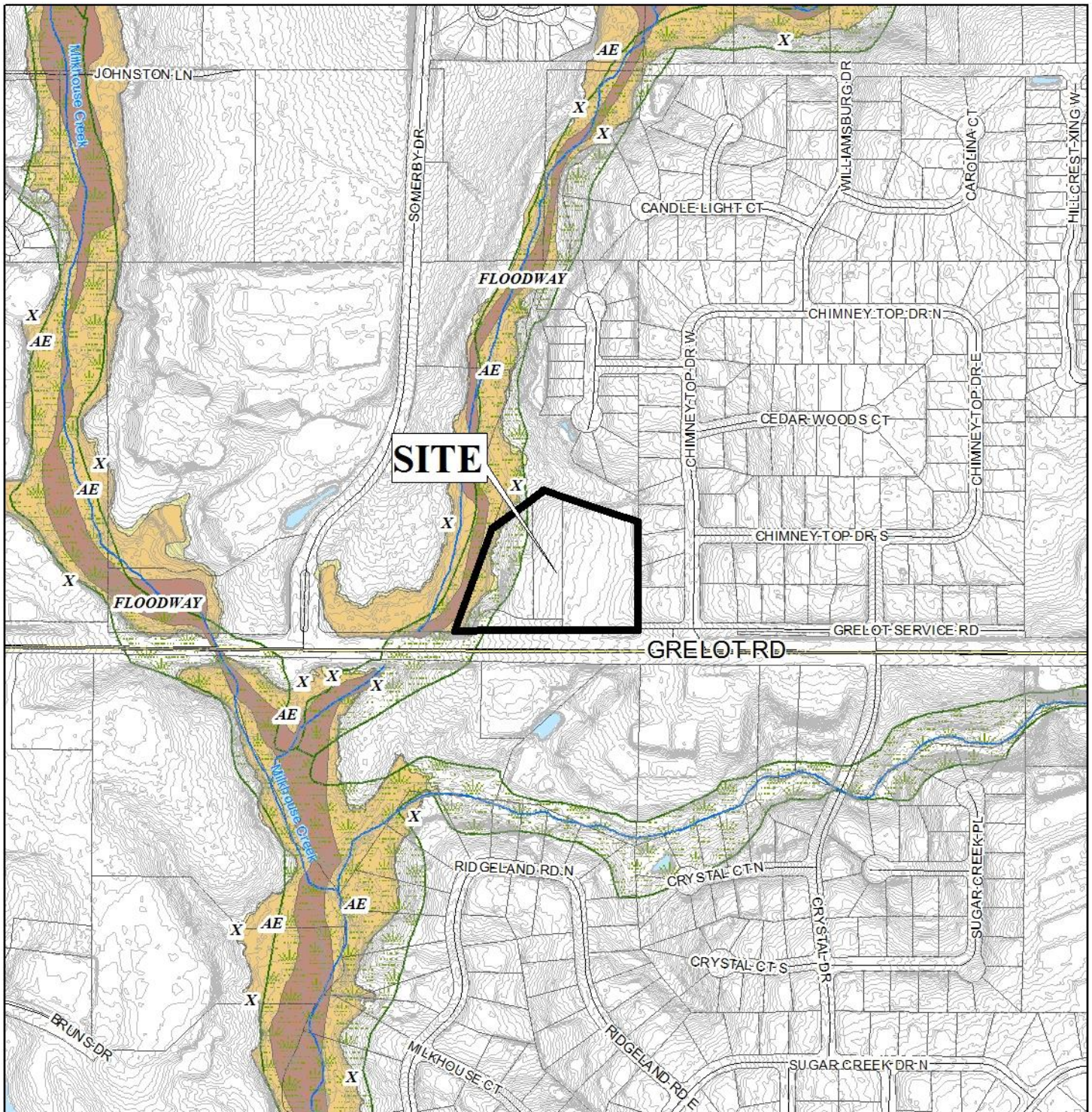
APPLICANT KOPP Enterprises, LLC

REQUEST Planned Unit Development

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



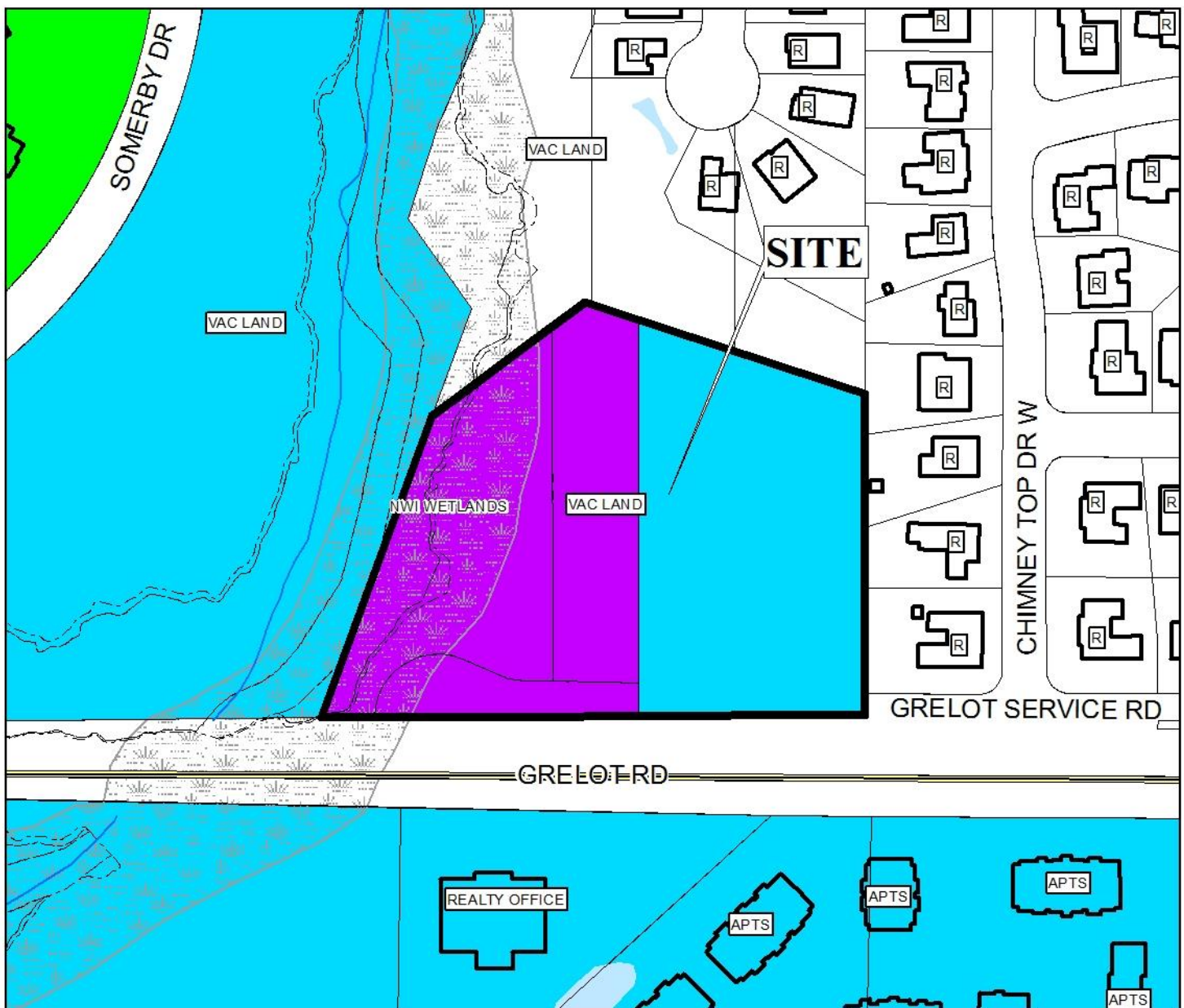
APPLICATION NUMBER 3 DATE October 17, 2019

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REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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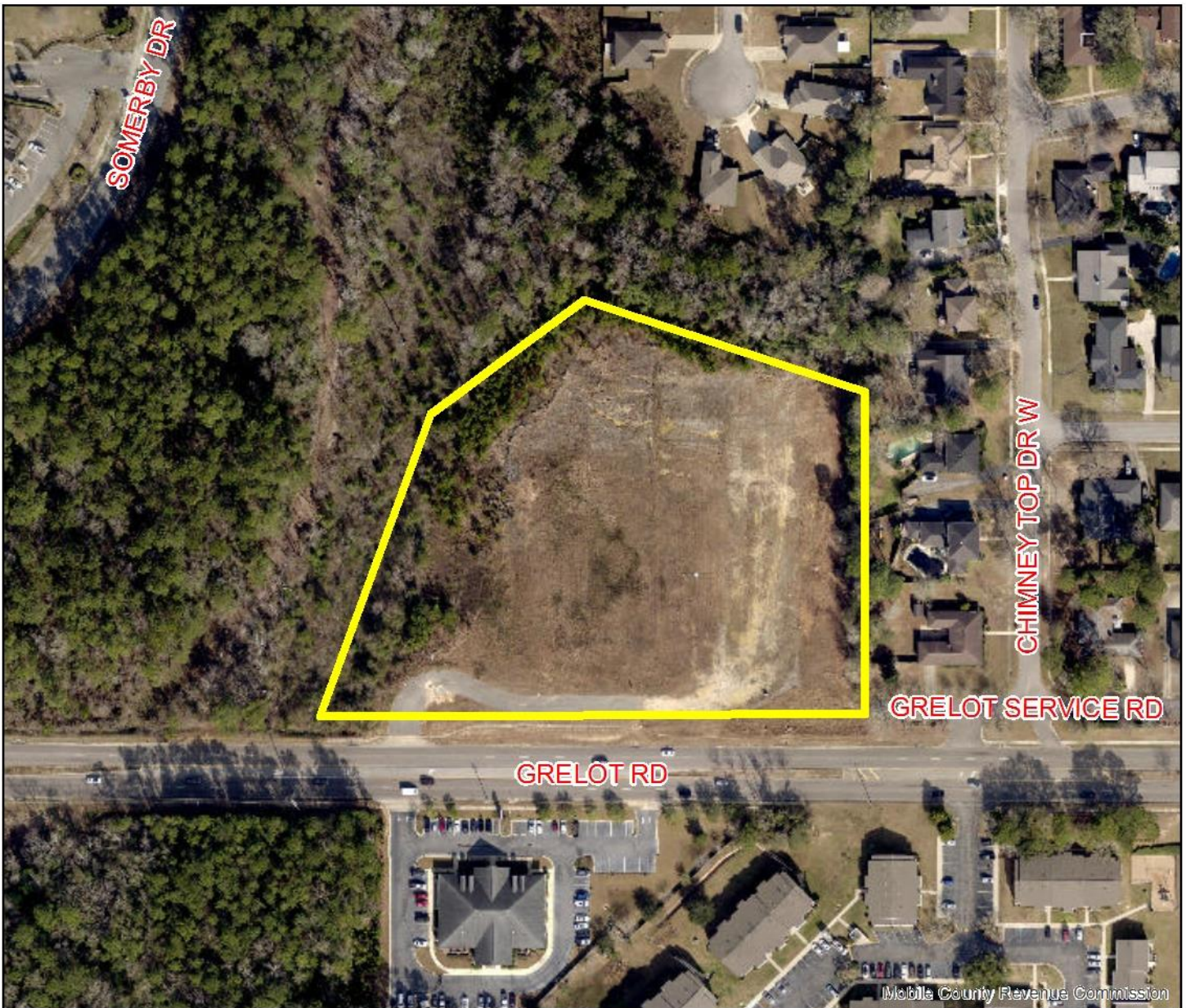
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REQUEST Planned Unit Development

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 ZONING



The site is surrounded by residential units.

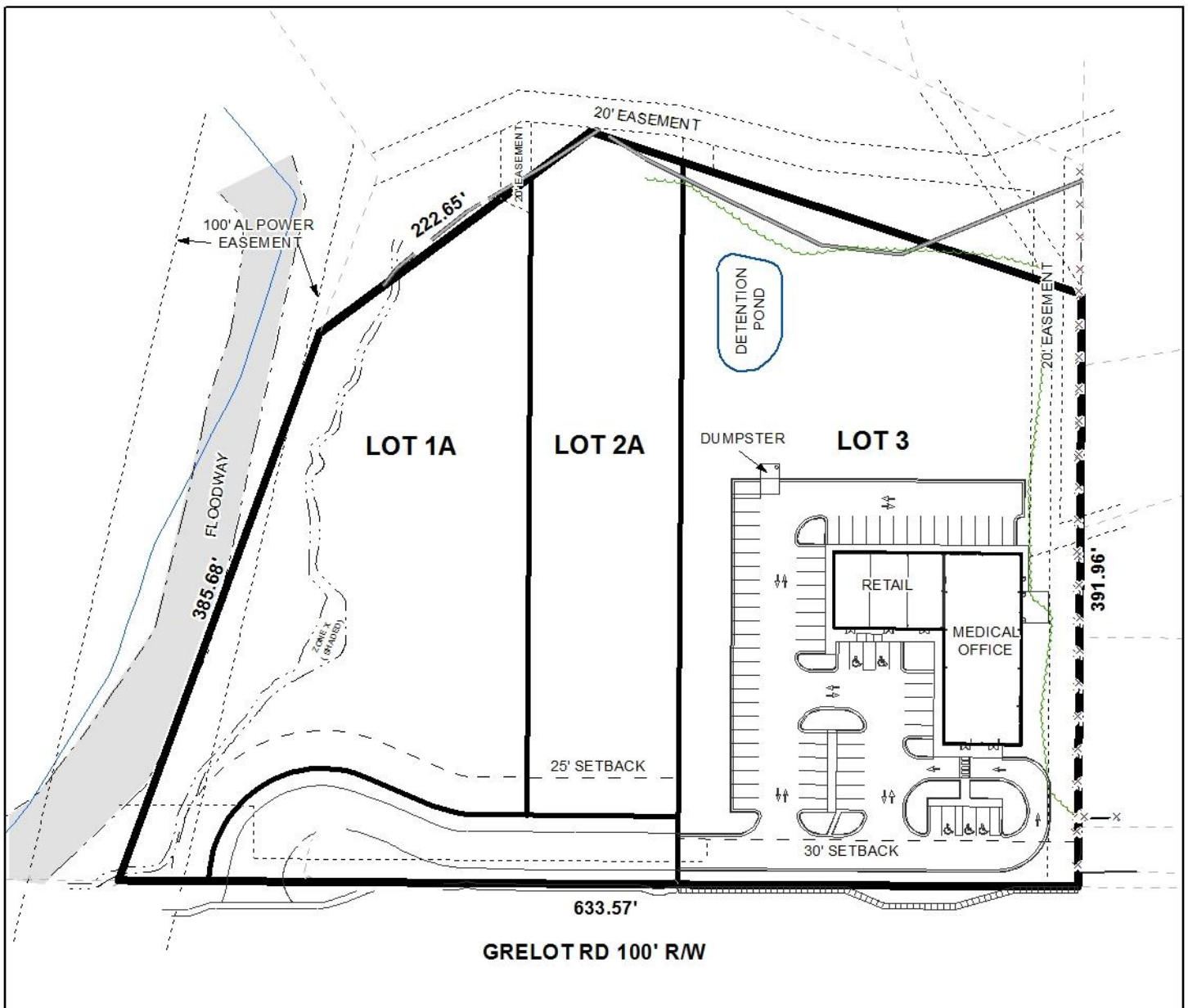
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REQUEST Planned Unit Development



SITE PLAN



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

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