

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: August 20, 2015****DEVELOPMENT NAME**

Joseph N. Asarisi, P.E.

**LOCATION**

North side of Airport Boulevard 212'± West of Mckeena Court.

**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1.1± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Not specified.

**ENGINEERING  
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE

PLAN:

1. 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.

**TRAFFIC ENGINEERING  
COMMENTS**

The proposed drive-thru on west side of building is not desirable as currently shown, as traffic in the middle has vehicles opposing it on both sides. An option is to make the circulation counterclockwise around the building, with 20' aisle and angled parking. Another alternative could be a striped separation, since the drive-thru lane can be as narrow as 9'. This option is/ could be feasible, depending upon the order station location, and anticipated queue length. If the queue space extends beyond the side of the building to the rear, the drive aisle is not wide enough to accommodate two circulation lanes and a drive-thru lane.

***Revised for the September 3<sup>rd</sup> meeting:***

*The driving aisles around the site have been designated for one-way traffic, and sufficient width has been provided for the driving aisle and drive-thru queue lane. With ninety-degree parking*

*and one-way designation, the arrows proposed in the travel aisle will need to be thermoplastic material (not paint), to extend the life of the markings.*

## **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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

### **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

Planned Unit Development (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. 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.

This site most recently appeared before the Planning Commission at its May 21, 2015 and April 16, 2015 meeting where the Commission approved amended PUD applications to allow a proposed carwash development on Lot 5 and a proposed restaurant on Lot 3. This site originally appeared before the Commission at its January 19, 2012 meeting where the Commission approved a 5-lot subdivision and PUD request to allow shared access and parking between five building sites. As PUD approval is site plan specific, a condition of approval required the applicant to submit new PUD applications to amend the existing PUD for any future development, hence the current application at hand.

The proposed development of Lot 4 will consist of a 6,745± sf building, to be comprised of 1 suite planned for a retail use and 3 suites proposed as restaurant uses, with a total 2,087± sf of sidewalk / outdoor dining area abutting the southern and eastern sides of the building. As proposed, the anticipated mix of uses will require 81 parking spaces. 83 new parking spaces are proposed, which exceeds the minimum requirements of the Zoning Ordinance for required onsite parking spaces; however, the site plan should be revised to reflect accurate parking calculations.

It should be pointed out that on-site traffic circulation is a concern due to a proposed drive-thru adjacent to Suite A, along the western side of the building. As no information was provided regarding the location of the order menu or service window, Staff is not able to determine if a sufficient number of queuing spaces will be provided. As such, the site layout should be revised to coincide with Traffic Engineering comments and illustrate full compliance with Section 64-4.F. of the Zoning Ordinance, regarding design standards for drive-thru businesses.

Parking lot lighting will be required as a result of the new development. Any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and photometric plans will be required at the time of permitting for land disturbance. These notes appear on the site plan and should be retained on any revised site plan.

In regards to trees and landscaping, compliant landscaping data is depicted on the site plan; however, the provision of frontage trees on the site plan is required along Airport Boulevard. As such, a compliant number of frontage trees should be illustrated on the revised site plan.

Dumpsters and notes are illustrated on the site in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, and should be retained on any revised site plan.

It should be noted that no information was provided regarding signage. Although PUD review can allow flexibility with the Sign Regulations of the Zoning Ordinance, each proposed business on Lot 4 will be permitted 1 wall sign by-right and 1 tenant panel on a freestanding sign. Any desired increase in the signage allowance will require an approved Sign Variance by the Board of Zoning Adjustment or a new PUD application.

### **RECOMMENDATION**

It is recommended that this application be heldover to the meeting of September 17<sup>th</sup> with revisions due by August 31<sup>st</sup> to allow the applicant to address the following:

- 1) Revision of the site layout to depict full compliance with Section 64-4.F. of the Zoning Ordinance regarding design standards for drive-thru businesses;
- 2) Revision of the site layout to depict compliance with Traffic Engineering comments (*The proposed drive-thru on west side of building is not desirable as currently shown, as traffic in the middle has vehicles opposing it on both sides. An option is to make the circulation counterclockwise around the building, with 20' aisle and angled parking. Another alternative could be a striped separation, since the drive-thru lane can be as narrow as 9'. This option is/ could be feasible, depending upon the order station location, and anticipated queue length. If the queue space extends beyond the side of the building to the rear, the drive aisle is not wide enough to accommodate two circulation lanes and a drive-thru lane.*);
- 3) Provision of compliant parking calculations on the revised site plan; and
- 4) Illustration of a compliant number of frontage trees along Airport Boulevard.

***Revised for the September 3<sup>rd</sup> meeting:***

*The application was heldover from the August 20<sup>th</sup> meeting to allow staff to review the revised submittal and meet with the applicant's representative. The revised site layout depicts full compliance with Section 64-4.F. of the Zoning Ordinance regarding design standards for drive-thru businesses. The applicant has also updated the tenant mix for the proposed suites and now desires only 2 suites to be occupied by restaurant uses and the other 2 set aside for retail. The applicant has also revised the proposed outdoor seating areas. As currently proposed, a total of 63 parking spaces are required – 54 for the restaurant and outdoor seating areas and 9 spaces for retail. The applicant is proposing 76 on-site parking spaces, which exceeds the minimum requirements.*

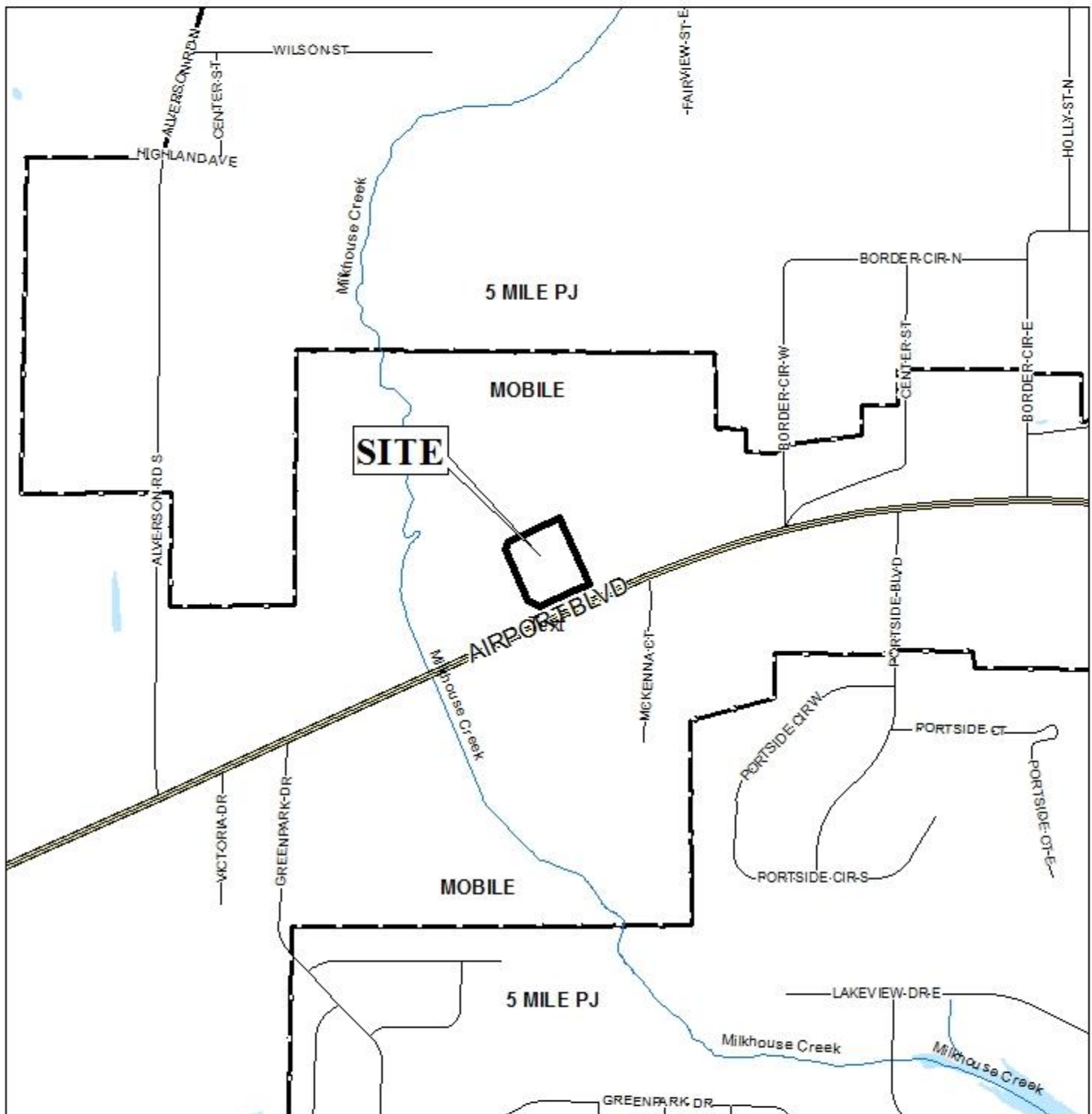
*It should be pointed out that landscape data is illustrated on the site plan; however, the depiction of frontage trees along Airport Boulevard should be illustrated on the revised site plan.*

**RECOMMENDATION**

*The application is recommended for approval, subject to the following conditions:*

- 1) Depiction of frontage trees along Airport Boulevard on the revised site plan;*
- 2) Retention of landscaping illustrations and notes on the revised site plan;*
- 3) Retention of lighting notes on the revised site plan;*
- 4) Retention of all dumpsters and associated notes on the revised site plan;*
- 5) Compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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) Compliance with Traffic Engineering comments (The driving aisles around the site have been designated for one-way traffic, and sufficient width has been provided for the driving aisle and drive-thru queue lane. With ninety-degree parking and one-way designation, the arrows proposed in the travel aisle will need to be thermoplastic material (not paint), to extend the life of the markings.);*
- 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 61-929 and City Code Chapters 57 and 64).);*
- 8) Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*
- 9) Any desired increase in the signage allowance will require an approved Sign Variance by the Board of Zoning Adjustment or a new PUD application.*

# LOCATOR MAP



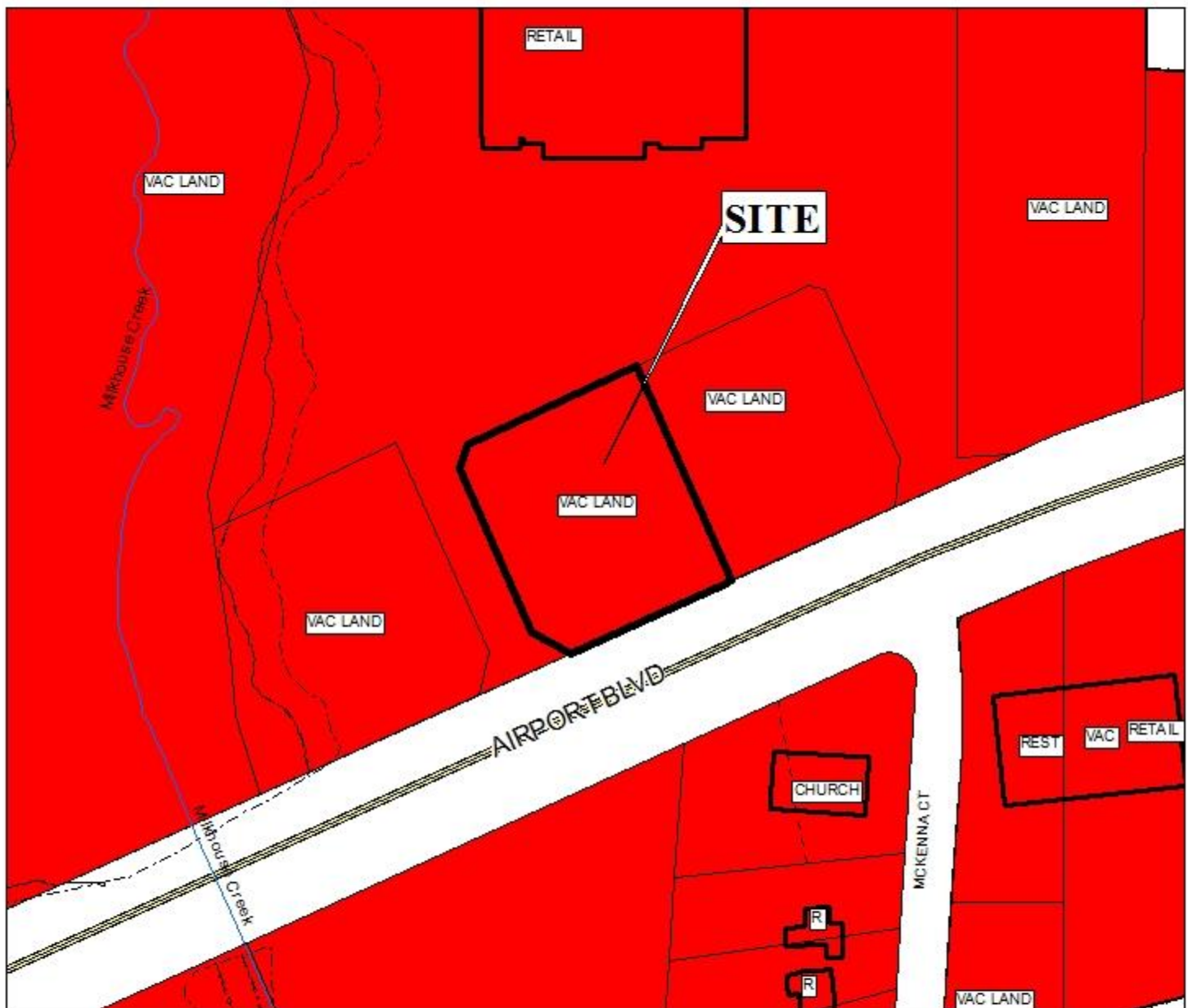
APPLICATION NUMBER 3 DATE September 3, 2015

APPLICANT Joseph N. Asarisi, P.E.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER 3 DATE September 3, 2015

APPLICANT Joseph N. Asarisi, P.E.

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 commercial units and residential units to the south.

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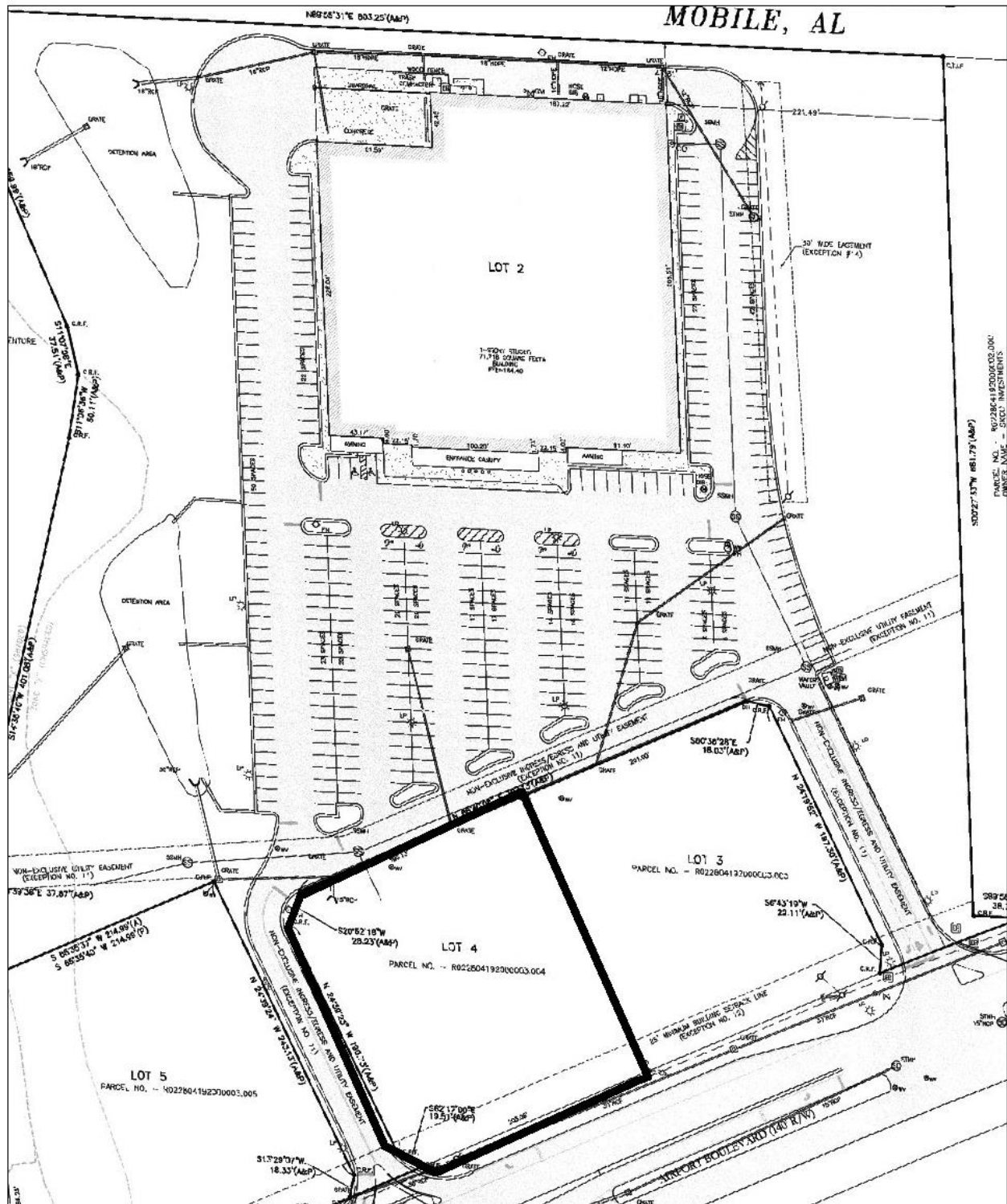
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# EXIST SITE PLAN



The site plan illustrates existing site and the surrounding lots.

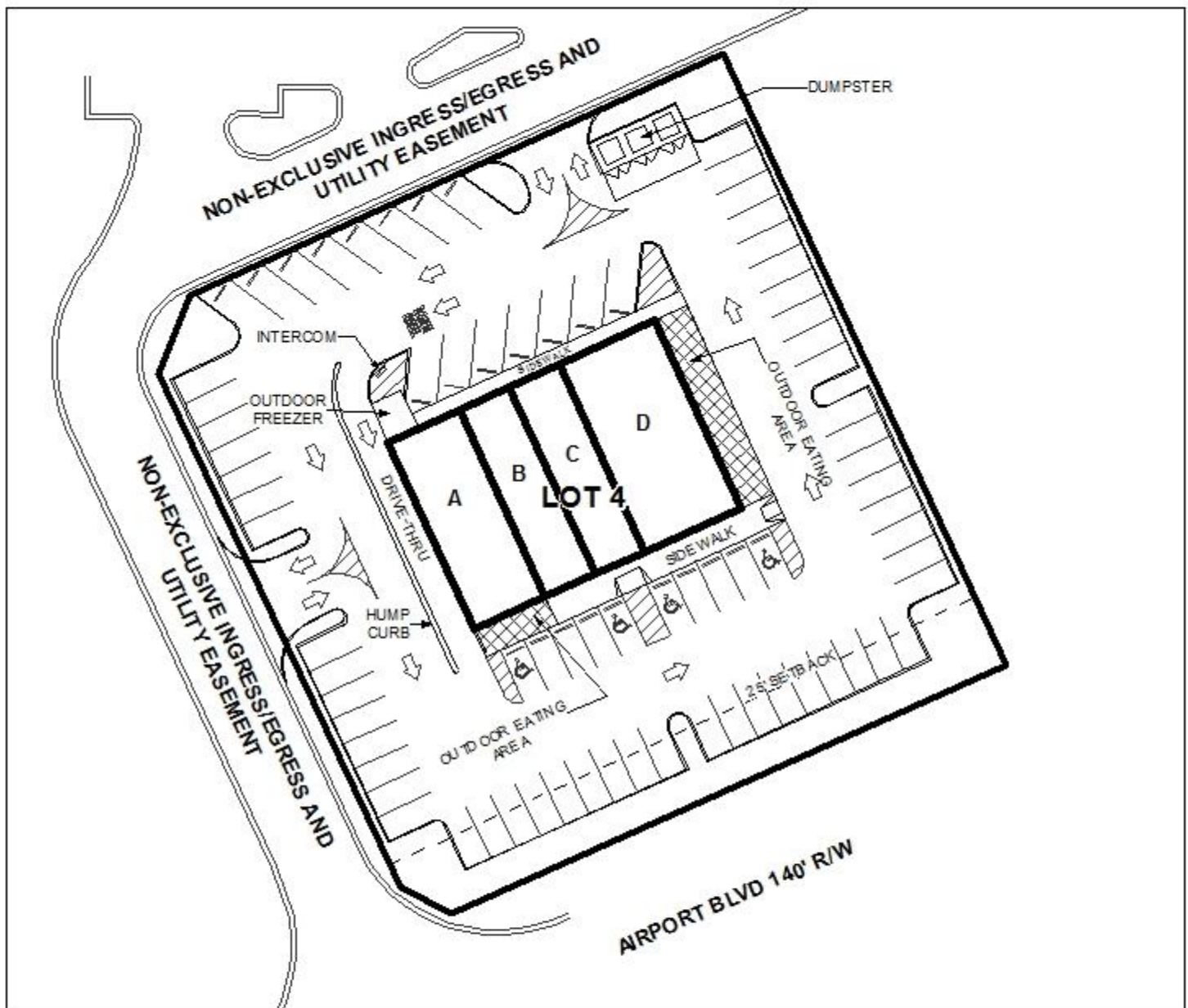
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NTS



# PROP SITE PLAN



The site plan illustrates the proposed parking facility and proposed building.

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