

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 18, 2008****DEVELOPMENT NAME**

Renwick Burroughs Subdivision

SUBDIVISION NAME

Renwick Burroughs Subdivision

LOCATION2700 and 2702 Springhill Avenue
(Northwest corner of Springhill Avenue and Mobile Street)**CITY COUNCIL
DISTRICT**

Council District 1

**PRESENT
ZONING DISTRICT**

B-3, Community Business District

AREA OF PROPERTY

1 lot / 0.9± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow two buildings on a single building site, and Subdivision Approval to combine three legal lots of record and a vacated alley into one lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Given

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. No dimensions were given for the driveways or the circulation aisle from the fast food restaurant. Inspection at the site revealed that the driveways and aisle from Springhill Avenue are one-way drives. These drives should be signed and marked as one-way. If the site is redeveloped all the internal circulation and driveways should be redesigned and brought up to current city 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 seeking Planned Unit Development Approval to allow two buildings on a single building site, and Subdivision Approval to combine three legal lots of record and a vacated alley into one lot. The site is located in Council District 1, and according to the applicant is served by public water and sanitary sewer facilities.

The site fronts Springhill Avenue to the South, a major street with sufficient right-of-way. To the East, the site fronts Mobile Street, a major street with 50' of right-of-way. The Major Street Plan requires major streets to have a minimum 100' right-of-way; thus, the plat should be revised to provide a minimum 50' from the centerline of Mobile Street.

The site has approximately 234' of frontage along Mobile Street and 61' of frontage along Springhill Avenue. As illustrated on the plat/site plan, there are two existing curb cuts to Springhill Avenue, and one existing curb cut to Mobile Street. As a means of access management, a note should be placed on the final plat stating that the site is limited to the existing curb cuts to Springhill Avenue and Mobile Street.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet (in addition to acreage), or provide a table on the plat with the same information.

There appears to be a discrepancy within the legal description, specifically the point of commencement and a measurement along the Northern boundary of the site. This should be addressed prior to signing the final plat.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

Before staff can perform an adequate review of this site, important issues need to be addressed. First, after dedication for Mobile Street, the site plan will be greatly affected, as some landscaping, trees, parking, and portions of existing structures will be placed in the right-of-way. Second, a letter submitted with the application states the uses of the existing buildings (night club and fast food); however, no information is provided regarding the square footages. Without these measurements, staff is unable to determine the required amount of parking.

Other issues relating to this proposal include:

- 1) there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan and labeled, appropriately located and screened to comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations. If no dumpster is to be provided, a note should be placed on the site plan stating such. The dumpster pad illustrated on the site plan is not on the applicant's property, and thus, may not be counted toward compliance;
- 2) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties; and
- 3) as mentioned by Traffic Engineering, no dimensions were given for the driveways or the circulation aisle from the fast food restaurant. Inspection at the site revealed that the driveways and aisle from Springhill Avenue are one-way drives. These drives should be signed and marked as one-way. If the site is redeveloped all the internal circulation and driveways should be redesigned and brought up to current city standards.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that this application be held over to allow the applicant to address the following:

- 1) dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Mobile Street;
- 2) placement of a note on the final plat stating that the subdivision is limited to the existing curb cuts to Mobile Street and Springhill Avenue;
- 3) labeling of the lot with its size in square feet (in addition to acreage), or the provision a table on the plat with the same information;
- 4) provision of a buffer in accordance with section V.A.7 where the site abuts residentially zoned property;
- 5) revision of the legal description, specifically the point of commencement and a measurement along the Northern boundary of the site;
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and

- 7) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).*

Planned Unit Development: Based upon the preceding, it is recommended that this application be held over until the September 18th meeting to allow the applicant to address the following:

- 1) dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Mobile Street;
- 2) revision of the site plan to illustrate square footages of all existing and proposed buildings;
- 3) provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;
- 5) placement of appropriate signage at the Springhill Avenue curb cuts indicating that they are one-way in and one-way out;
- 6) placement of a note on the site plan stating that if the site is redeveloped, all the internal circulation and driveways will be redesigned and brought up to current city standards;
- 7) placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property);* and
- 9) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development by no later than September 4th.

Revised for the September 18th meeting:

This application was held over at the August 21st meeting to allow the applicant to address several issues, most importantly the right-of-way dedication, as it would greatly affect the proposed site plan.

As of September 5, the applicant has submitted a revised site plan addressing the issues regarding right-of-way and building square footages.

The current plan for widening Mobile Street is for one additional lane (three lanes total) and does not require any property from the site in question, according to Alabama's Department of Transportation; but, this does not exempt the site from the requirements of the Major Street

Plan; and since this is a commercial site, dedication is typically required. However, this case is significant in that the right-of-way dedication, if required, would place an existing building into the right-of-way of Mobile Street. While the Commission has the authority to require the dedication and demolition of the structure, it has been suggested by the City's legal department that a setback would be more appropriate, given the fact that the applicant has no plans of developing/redeveloping the site and that there are no current plans of widening Mobile Street further.

It appears that there is a continuous curb cut along Mobile Street, which has not yet been mentioned. If approved, the applicant should eliminate the continuous curb cut. Any new curb cut shall be approved by Traffic Engineering and conform to AASHTO standards.

The applicant also provided building square footages: sports bar - 2,744 sq ft and take-out only restaurant - 511 sq ft. As illustrated on the site plan, 32 spaces are provided (only 30 required), which is compliant with Section 64-6 of the Zoning Ordinance.

There is a new structure on the site plan located just North of the sports bar. It appears to be a dumpster; however it is not labeled as such. Furthermore, the structure is located within the 50' minimum building setback from Mobile Street. Section 64-D.9. of the Zoning Ordinance prohibits dumpsters from being placed within a front yard. Therefore, the applicant should revise the site plan to label the dumpster and comply with Section 64-4.D.9. of the Zoning Ordinance.

All structures illustrated on the site plan are existing, with the exception of the proposed dumpster. As no new development is proposed, the applicant does not need to provide any additional trees and landscaping.

RECOMMENDATION

Subdivision: *Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:*

- 1) elimination of the continuous curb cut along Mobile Street;*
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Mobile Street, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 3) placement of a note on the final plat stating that the subdivision is limited to the existing curb cuts to Mobile Street and Springhill Avenue;*
- 4) labeling of the lot with its size in square feet (in addition to acreage), or the provision a table on the plat with the same information;*
- 5) provision of a buffer in accordance with section V.A.7 where the site abuts residentially zoned property;*
- 6) revision of the legal description, specifically the point of commencement and a measurement along the Northern boundary of the site;*

- 7) *placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and*
- 8) *subject to Engineering comments: (Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property); and*
- 9) *provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the final plat.*

Planned Unit Development:

- 1) *elimination of the continuous curb cut along Mobile Street;*
- 2) *placement of a note on the site plan stating that the subdivision is limited to one curb cut to Mobile Street, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 3) *placement of a note on the site plan stating that the subdivision is limited to the existing curb cuts to Mobile Street and Springhill Avenue;*
- 4) *revision of the site plan to label the proposed dumpster and to comply with Section 64-4.D.9. of the Zoning Ordinance;*
- 5) *provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;*
- 6) *placement of appropriate signage at the Springhill Avenue curb cuts indicating that they are one-way in and one-way out;*
- 7) *placement of a note on the site plan stating that if the site is redeveloped, all the internal circulation and driveways will be redesigned and brought up to current city standards;*
- 8) *placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 9) *subject to Engineering comments: (Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property); and*
- 10) *provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development.*

LOCATOR MAP



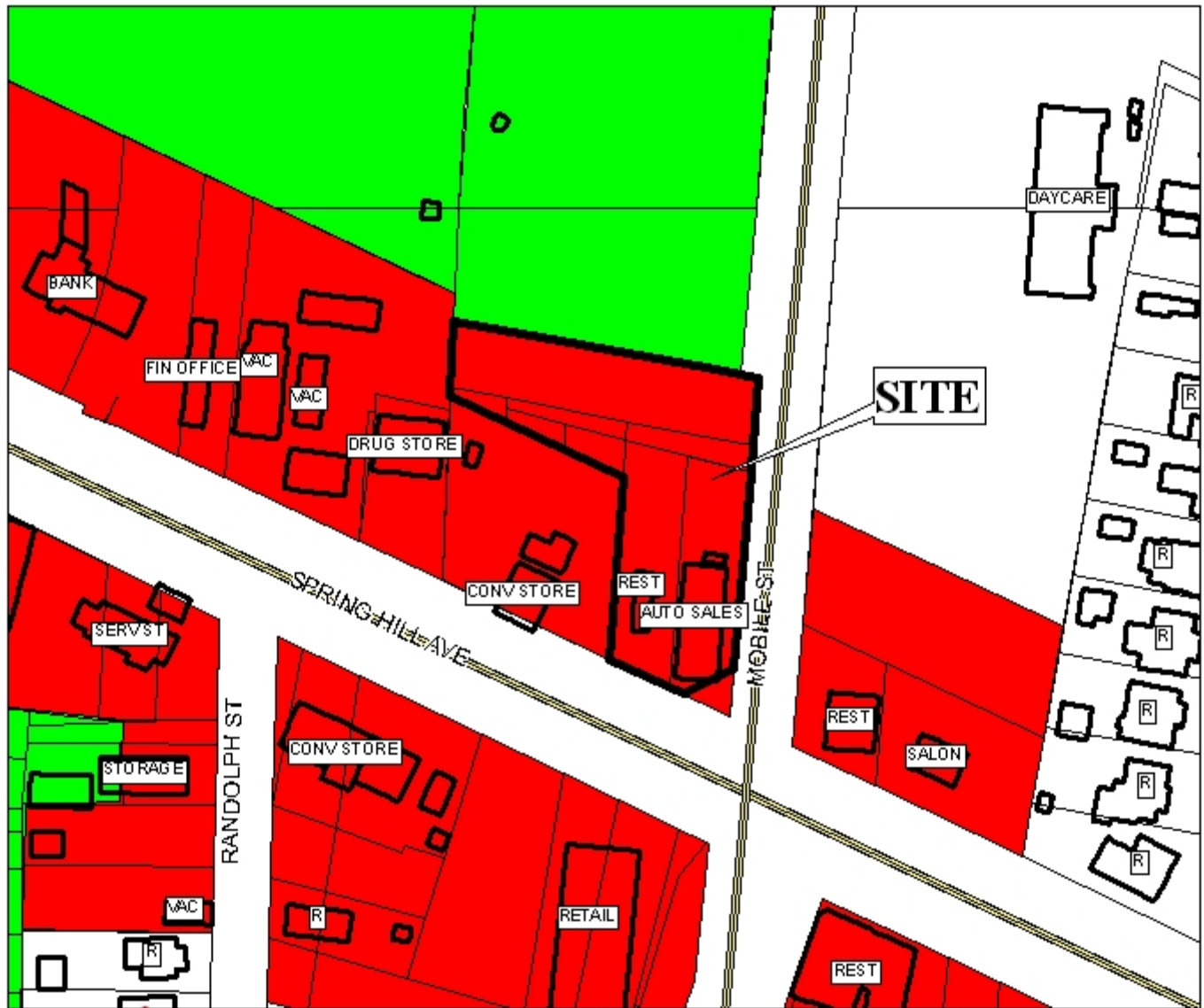
APPLICATION NUMBER 4 & 5 DATE September 18, 2008

APPLICANT Renwick Burroughs Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 4 & 5 DATE September 18, 2008

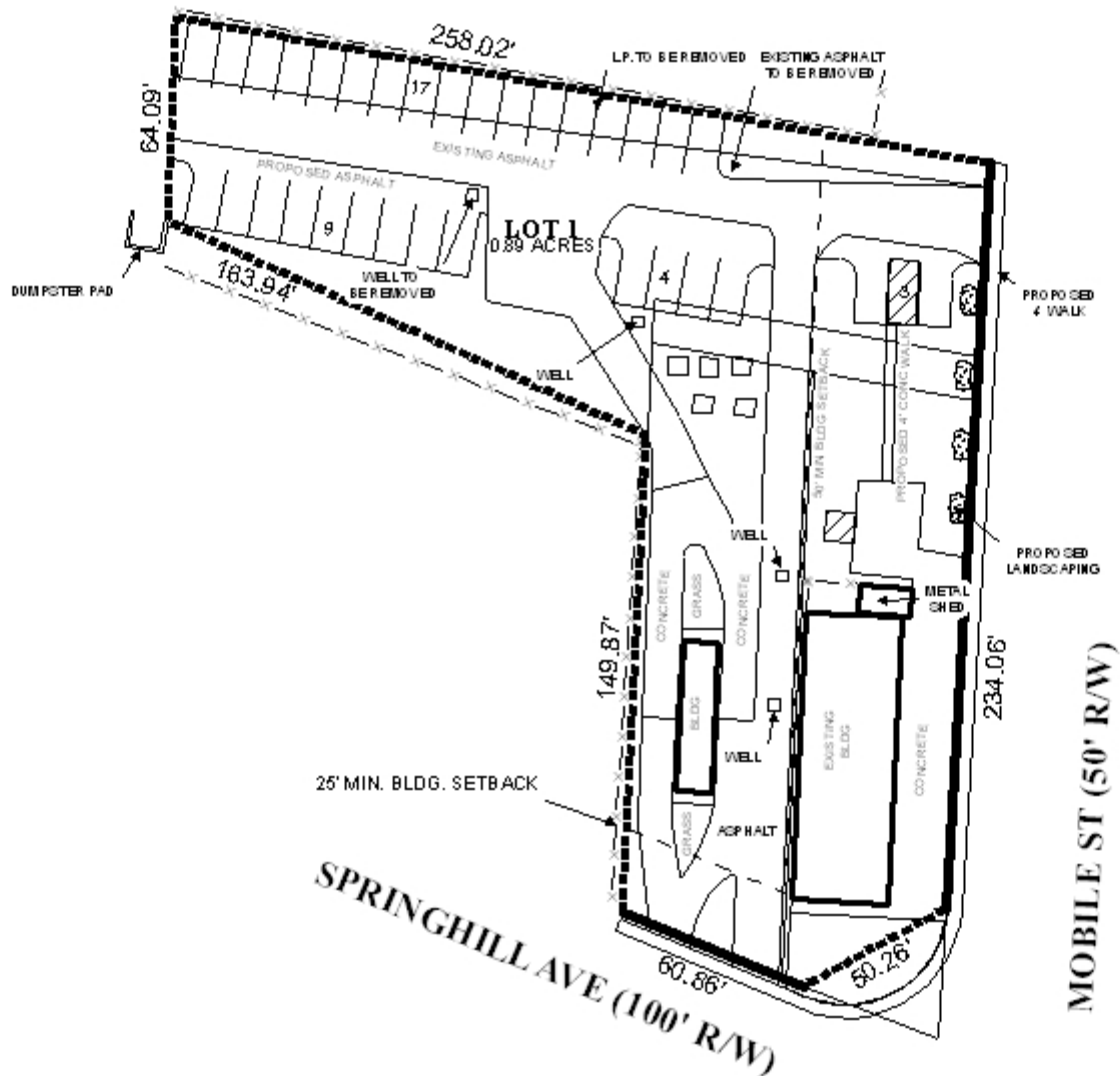
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LEGEND

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	NTS
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SITE PLAN



This site plan illustrates existing structures and proposed lot configuration.

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 NTS

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N
NTS