

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 5, 2008****DEVELOPMENT NAME** ZPM**SUBDIVISION NAME** ZPM Subdivision**LOCATION** South side of Grelot Road, 520'± East of Knollwood Drive.**CITY COUNCIL  
DISTRICT** District 6**AREA OF PROPERTY** 5 lots / 3± acres**CONTEMPLATED USE** Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision, and Subdivision Approval to create 5 lots.**TIME SCHEDULE  
FOR DEVELOPMENT** Immediate**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 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.

**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. Shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision, and Subdivision Approval to create 5 lots. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

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 any changes to the site plan must be approved by the Planning Commission.

The site is located on Grelot Road, a major street with an existing 100' right-of-way, in compliance with the Major Street Plan; therefore, no dedication or additional setback is required. However, as with all major streets, access management is a concern. If approved, the site should be limited to the private road access to Grelot Road, and a note placed on the final plat stating that Lots 4 and 5 are denied curb cuts or direct access to Grelot Road.

In this instance, in addition to the multiple buildings, the PUD is required to allow the private road commercial subdivision. While it is not uncommon for commercial developments/subdivisions to have private or internal circulation roads, the applicant submitted no justification with the application for consideration as a private road subdivision.

The plat illustrates an existing 40' service road right-of-way, which is noted as "to be vacated". This right-of-way must be vacated prior to recording of the final plat, if approved. As there are no existing service roads on this side of Grelot Road in this vicinity, and there is limited service road right-of-way, vacation may not be too difficult.

While the plat illustrates the required 25' setback(s), it does not provide a setback radius at the proposed intersection.

The plan illustrates the footprint of the building and several detached storage buildings. However, no information is given relating to the height of the building or storage units, nor is there any information provided as to the scope of use of those storage units, access, etc.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, this application is recommended for Holdover until the July 10 meeting to allow the applicant to:

- 1) submit justification for consideration as a private road subdivision;

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the July 10 meeting to allow the applicant to:

- 1) submit justification for consideration as a private road subdivision;
- 2) provide additional information relating to building height(s), scope of use, access, etc.

All additional information to be provided no later than June 20.

### ***Revised for the July 24<sup>th</sup> Meeting***

The applicant has submitted documentation as requested.

The rationale for consideration as a private street subdivision is that the circulation pattern of lot 1 allows vehicles (and fire trucks) to travel around the building in lieu of construction of a cul de sac, as would be required if this were a public street. Additionally, the applicant references the Subdivision Regulations Section VIII.C which state that private streets are appropriate for innovative subdivisions, and that business parks may be considered as one example of an innovative subdivision.

Other information provided states that all buildings will be less than 35' in height; the proposed storage buildings will be used to store documents; and that the storage buildings will be accessed from the parking facilities.

The plan does not depict any detention facilities. If such facilities are required, they should be illustrated as common area/detention facilities, and a note placed on the final plat stating that maintenance of the common area/detention facilities shall be maintained by the property owners association.

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.

**Subdivision:** Based on the preceding, it is recommended that this application be approved subject to the following conditions:

1. full compliance with Section VIII.E.2 (Standards);
2. placement of a note on the final plat stating that Lots 3 and 4 are denied direct access to Grelot Road;

3. any required detention facilities be illustrated on the final plat as common area/detention facilities, and a note placed on the final plat stating that maintenance of the common area/detention facilities shall be maintained by the property owners association.
4. Placement of a note on the Final Plat stating that 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:** Based on the preceding, it is recommended that this application be approved subject to the following conditions:

1. the private street be constructed in full compliance with Section VIII.E.2 (Standards);
2. submission of a revised PUD plan illustrating compliance with conditions of these approvals;
3. placement of a note on the revised PUD plan stating that Lots 3 and 4 are denied direct access to Grelot Road;
4. any required detention facilities be illustrated on the revised PUD plan as common area/detention facilities, and a note placed on the final plat stating that maintenance of the common area/detention facilities shall be maintained by the property owners association.
5. Placement of a note on the revised PUD plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.
6. Placement of a note on the revised PUD plan stating that development of Lots 2-5 shall require new PUD Approval(s).

## LOCATOR MAP



APPLICATION NUMBER 4 & 5 DATE July 24, 2008

APPLICANT ZPM Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous landuse.

APPLICATION NUMBER 4 & 5 DATE July 24, 2008

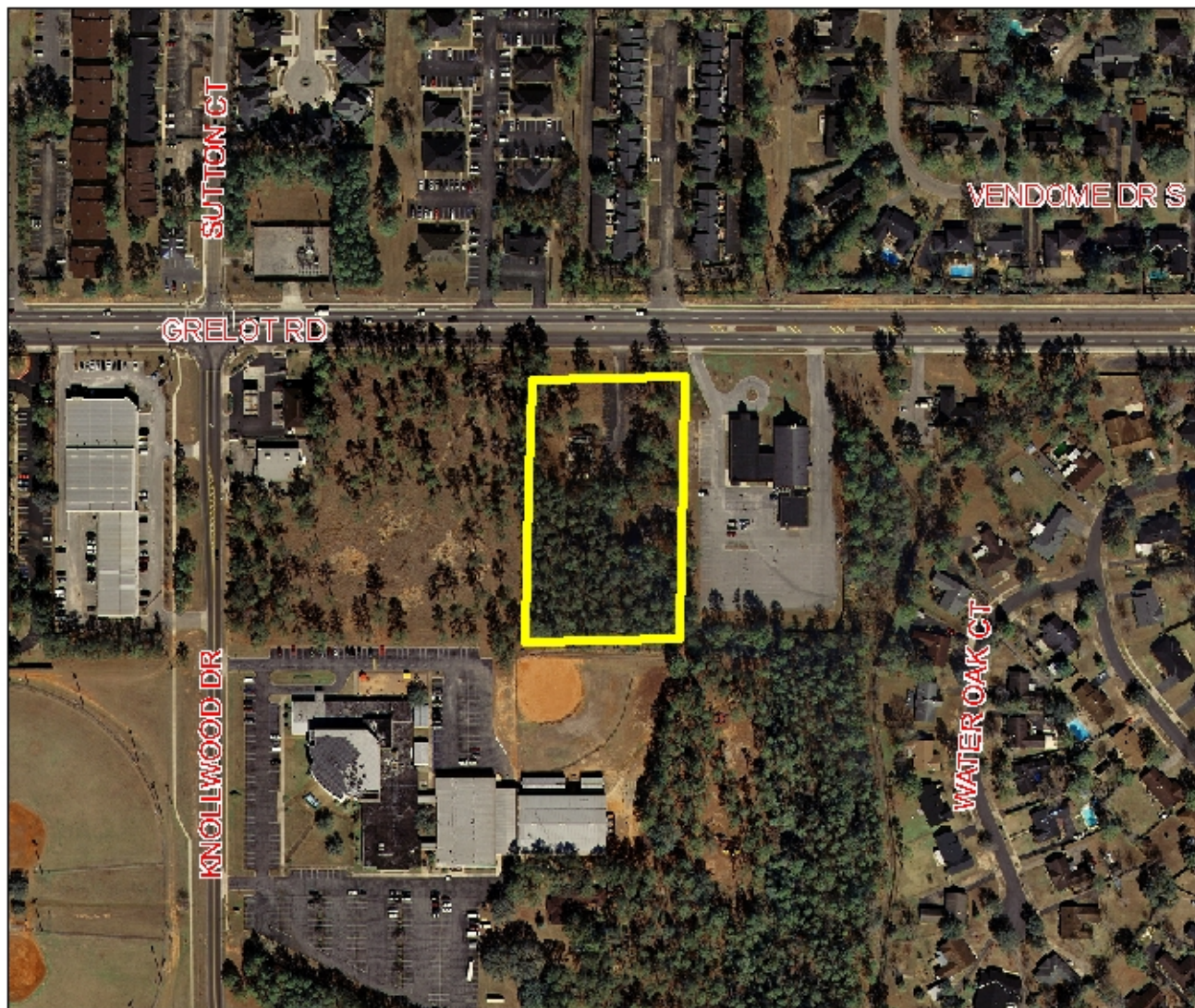
APPLICANT ZPM Subdivision

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LEGEND NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



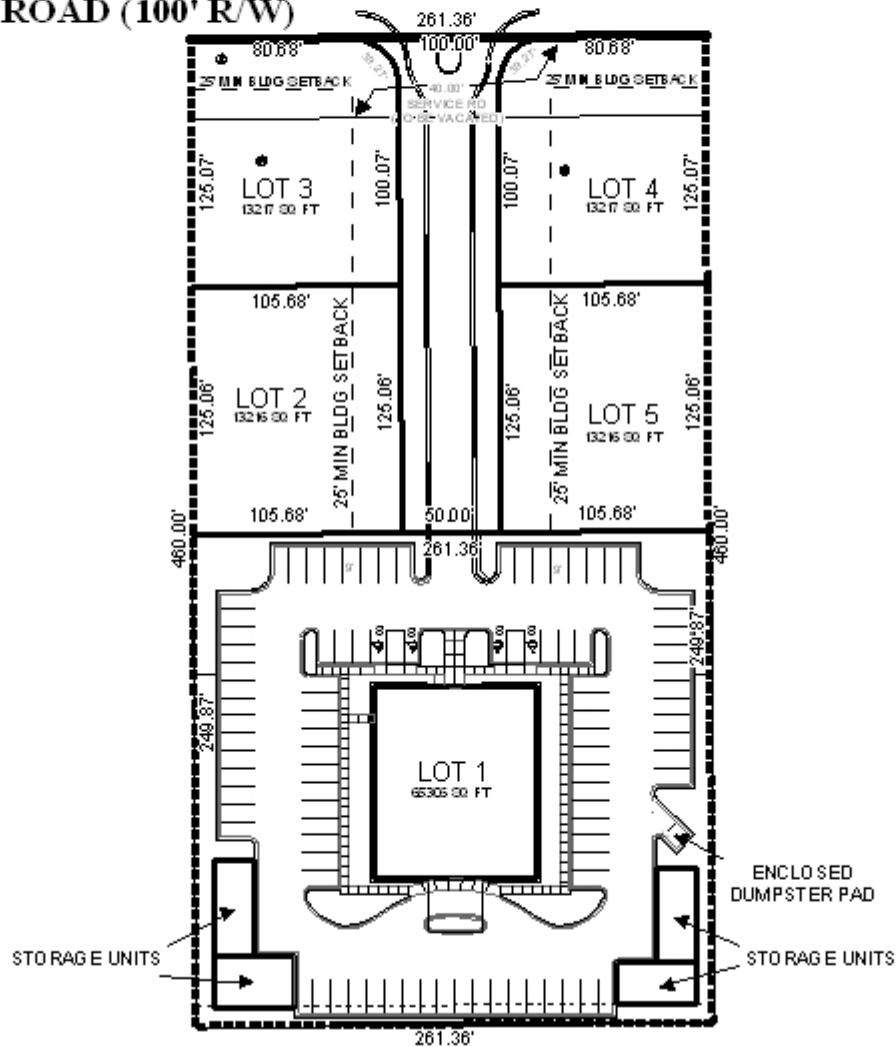
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# SITE PLAN

**GRELOT ROAD (100' R/W)**



Lot 1 will be an office building with multiple storage buildings. Lots 2-5 will be office buildings. Lots 1-5 will have access to Grelot Road via the proposed private drive.

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NTS