

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL
STAFF REPORT**

Date: April 1, 2021

APPLICANT NAME

Hillcrest Self Storage

DEVELOPMENT NAME

Hillcrest Self Storage

LOCATION

2258 & 2262 Hillcrest Road
(West side of Hillcrest Road, 365'± South of Charingwood
Boulevard).

**CITY COUNCIL
DISTRICT**

Council District 6

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1 Lot / 8.1± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval allow the expansion of self-storage facility in a B-2, Neighborhood Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Within one year of approval.

**ENGINEERING
COMMENTS**

Planned Unit Development:
drawing dated 2-26-21.

Retain NOTES #4 - #9, as shown on the MOBILE CITY PUD

Planning Approval: No comments.

**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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). 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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval allow the expansion of self-storage facility in a B-2, Neighborhood Business District.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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 subject site was last before the Commission in December, 2018, when it was made a legal lot of record via a one-lot Subdivision, received Planned Unit Development Approval to amend a previously approved Planned Unit Development, and a Planning Approval to amend a previously approved Planning Approval to allow the expansion of a self-storage facility to include a climate-controlled building. The applicant now proposes to construct a 25,000 square-foot single story climate-controlled storage building on the site; hence these applications to amend the previous approvals of the Planned Unit Development and Planning Approval. No further site area expansion is proposed.

The applicant states the following pertaining to the applications:

THIS SITE WAS DEVELOPED FOR MANY YEARS WITH 15 STORAGE BUILDINGS AND A DAYCARE CENTER FRONTING ON HILLCREST ROAD. IN APRIL OF 2020, THE DAYCARE WAS REMOVED AND A SINGLE STORY CLIMATE CONTROLLED STORAGE BUILDING WAS CONSTRUCTED.

WITH THIS APPLICATION, THE OWNER IS PROPOSING TO CONSTRUCT A 25,000 SF SINGLE STORY CLIMATE CONTROLLED STORAGE BUILDING WITH THE NECESSARY ASPHALT DRIVES TO ACCOMMODATE CUSTOMERS AND EMERGENCY VEHICLES. THE TOTAL BUILDING SITE COVERAGE OF ALL 17 BUILDINGS IS 24% OF THE LAND AREA.

THIS DEVELOPMENT IS A QUIET BUFFER BUSINESS BETWEEN THE RESIDENTIAL NEIGHBORHOOD TO THE NORTH AND THE SHOPPING CENTER TO THE SOUTH THAT IS ZONED B-3. THE NORTH SIDE OF THE NEW BUILDING WILL NOT HAVE ANY WINDOWS BUT AN EMERGENCY DOOR MAY BE REQUIRED.

THE REQUIRED FRONT LANDSCAPING WAS INSTALLED IN CONJUNCTION WITH THE NEW BUILDING THAT WAS CONSTRUCTED WITHIN THE LAST 12 MONTHS AND THERE IS 3.67 ACRES (160,012 SF) OF HEAVILY WOODED AREA WEST OF AND SOUTH OF THE PROPOSED BUILDING.

THE PLANNING APPROVAL APPLICATION IS FOR THIS MINI-WAREHOUSE FACILITY TO BE LOCATED WITHIN A B-2 ZONING CLASSIFICATION. SINCE THIS PROJECT IS AN EXPANSION OF AN EXISTING STORAGE FACILITY, THERE SHOULD NOT BE AN ADVERSE AFFECT ON THE NEIGHBORHOOD.

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.

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.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore, any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Furthermore, PUD approvals expire after one year if no permits are obtained.

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 hazards; and, to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The PUD addresses the multiple structures on the existing single lot. The site plan indicates the existing storage buildings and the proposed storage building. Access to the new building is proposed to be via an extension of the internal drive between the existing rows of storage buildings. The extended drive will wrap around the new building on all four sides. As the new building will not have any occupancy other than storage, no designated parking is required, nor is any proposed. The existing storage building at the front of the complex has 800 square feet of office space, and requires three parking spaces for such, and seven are provided. None of the other buildings on the site require dedicated parking.

A note on the site plan states that trash collection will be via curbside pick-up; therefore, no dumpster facilities would be required. This note should be retained on the site plan, if approved.

The proposed building meets setback requirements. However, as it is proposed to be directly behind existing residential sites, a buffer separation in the form of a six-foot wooden privacy fence should be provided along the North property line adjacent to the residential properties. Based on the site plan provided and aerial photographs of the site, it appears that the undeveloped rear portion of the site is sufficiently dense with vegetation that a buffer fence may not be required beyond the proposed new building. The proposed expansion on the site would not result in an increased footprint of more than 50%, therefore tree planting and landscape area compliance is not required at this time.

As per the Traffic Engineering comments, the lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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

placed on a revised PUD site plan and a revised Planning Approval site plan stating these comments.

The site plan indicates a drainage and utility easement within the front portion of the site. Therefore, if approved, a note should be required on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder. The 25' minimum building setback line along the front of the site should be retained on the site plan.

With regard to the Planning Approval, as the storage building is to be a new structure on the existing site, it must receive Planning Approval as an expansion of a self-storage facility in a B-2, Neighborhood Business District. The proposed expansion would appear to be in harmony with the orderly and appropriate development of the district, especially in light of the fact that the site was originally developed many years ago specifically for its current use.

RECOMMENDATION

Planned Unit Development: 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 site development), because it will allow an additional support facility in an undeveloped portion of the site;
- 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 is providing new storage resources beyond those already existing;
- 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 a relatively small amount of space in relation to the over-all site will actually be required for the proposed expansion;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as a large area of the site will remain densely wooded;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;
- f. 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 that is already served with public infrastructure.

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

- 1) retention of the note on the site plan stating that trash collection will be via curbside pick-up;

- 2) revision of the site plan to provide a six-foot wooden privacy fence along the North property line within the area cleared for the proposed expansion and adjacent to residential properties;
- 3) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 4) retention of the 25-foot minimum building setback line along the front of the property;
- 5) compliance with the Engineering comments: *(Retain NOTES #4 - #9, as shown on the MOBILE CITY PUD drawing dated 2-26-21.);*
- 6) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 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.);*
- 8) compliance with Fire Department comments and placement of a note: *(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.);*
- 9) submission to and approval by Planning and Zoning of a revised Planned Unit Development site plan prior to the issuance of permits; and
- 10) full compliance with all other municipal codes and ordinances.

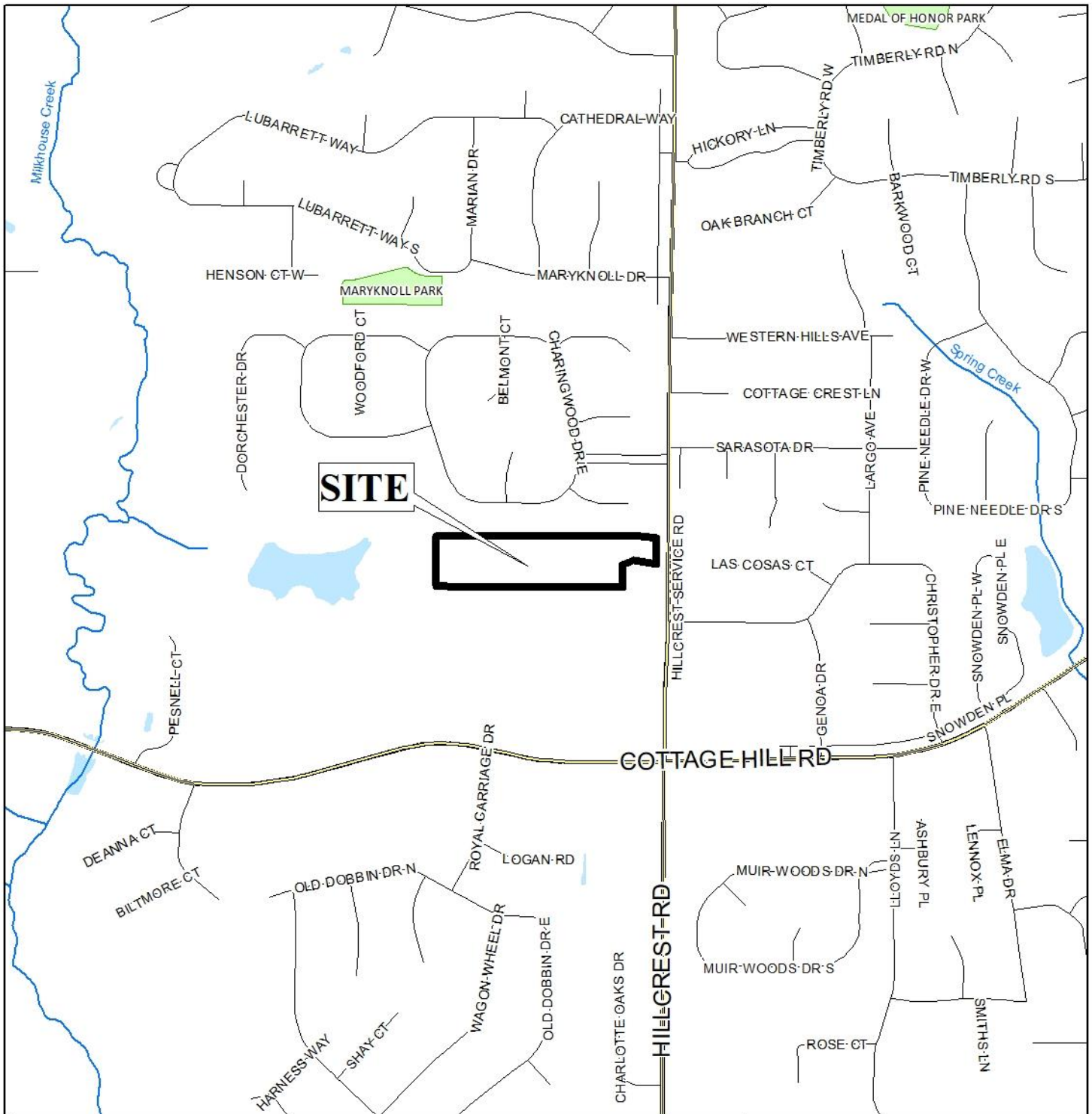
Planning Approval: Staff recommends the following Findings of Fact for Approval for the Planning Approval:

1. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
2. The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed structure is located out of any traffic lanes; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the overall site, and will be associated with the established functioning of the site as a self-storage facility.

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

- 1) retention of the note on the site plan stating that trash collection will be via curbside pick-up;
- 2) revision of the site plan to provide a six-foot wooden privacy fence along the North property line within the area cleared for the proposed expansion and adjacent to residential properties;
- 3) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 4) retention of the 25-foot minimum building setback line along the front of the property;
- 5) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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 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.);*
- 7) compliance with Fire Department comments and placement of a note: *(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.);*
- 8) submission to and approval by Planning and Zoning of a revised Planning Approval site plan prior to the issuance of permits; and
- 9) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 4 DATE April 1, 2021

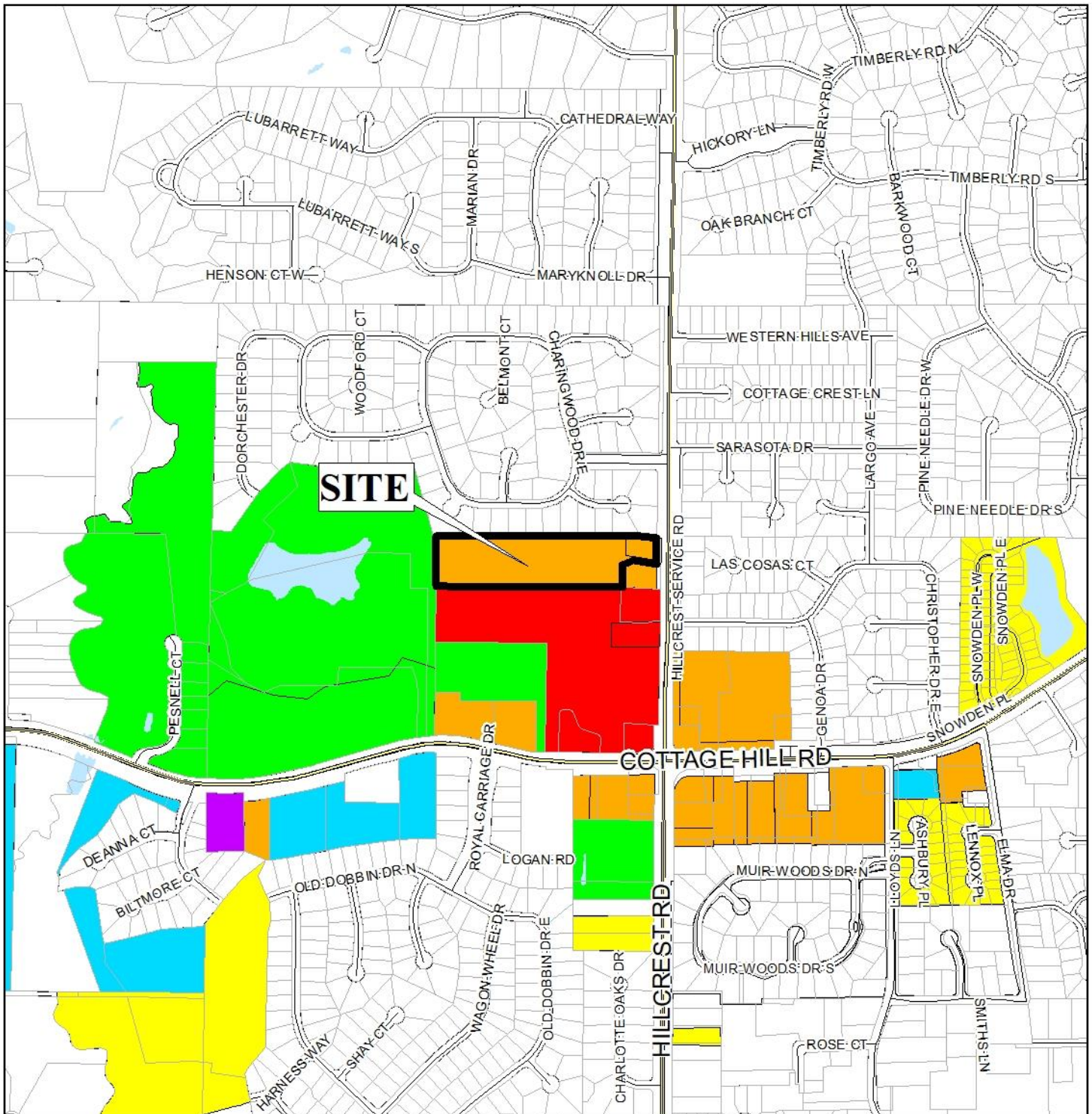
APPLICANT Hillcrest Self Storage

REQUEST Planning Approval, Planned Unit Development



NTS

LOCATOR ZONING MAP



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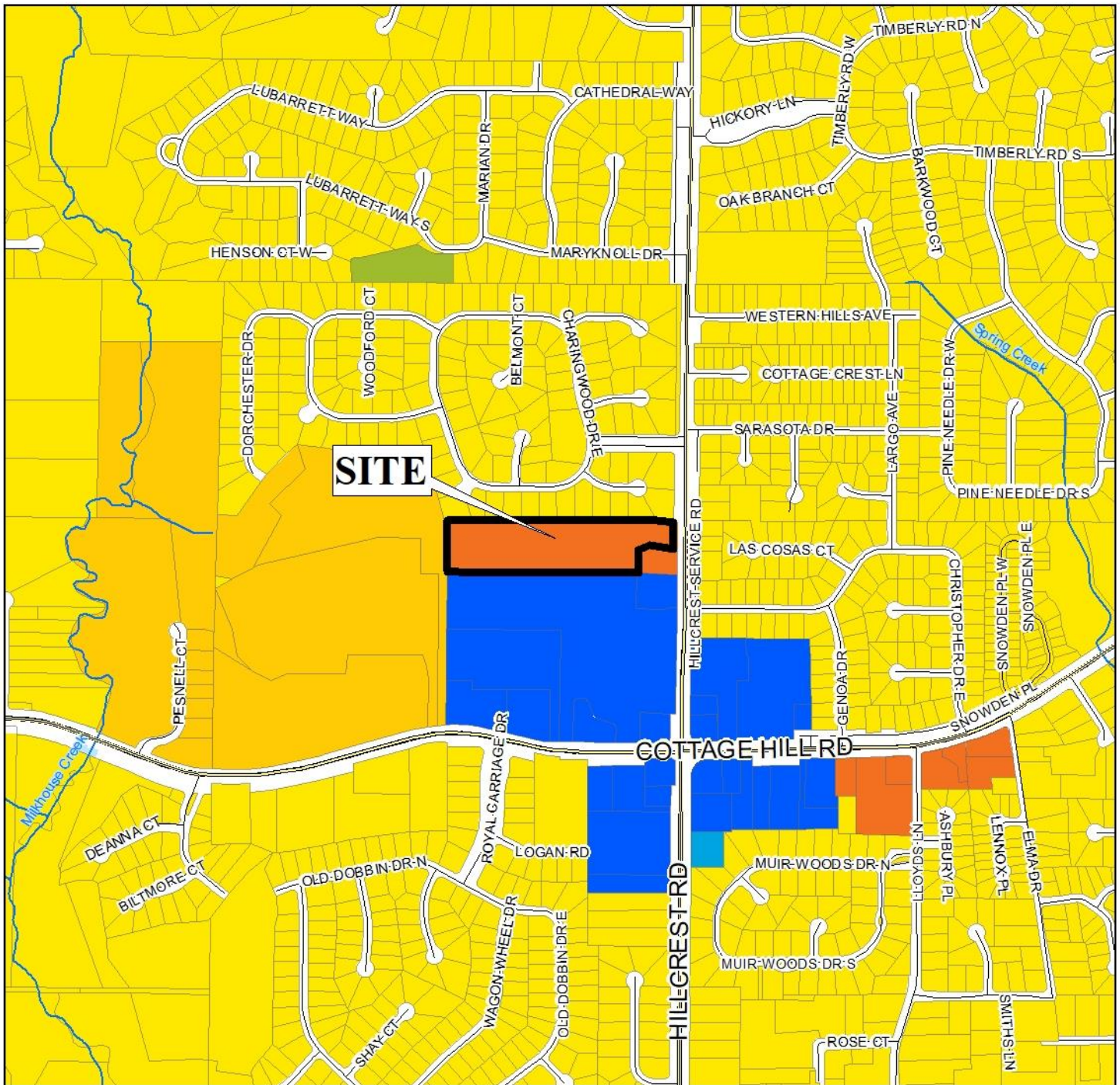
APPLICANT Hillcrest Self Storage

REQUEST Planning Approval, Planned Unit Development



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FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE April 1, 2021

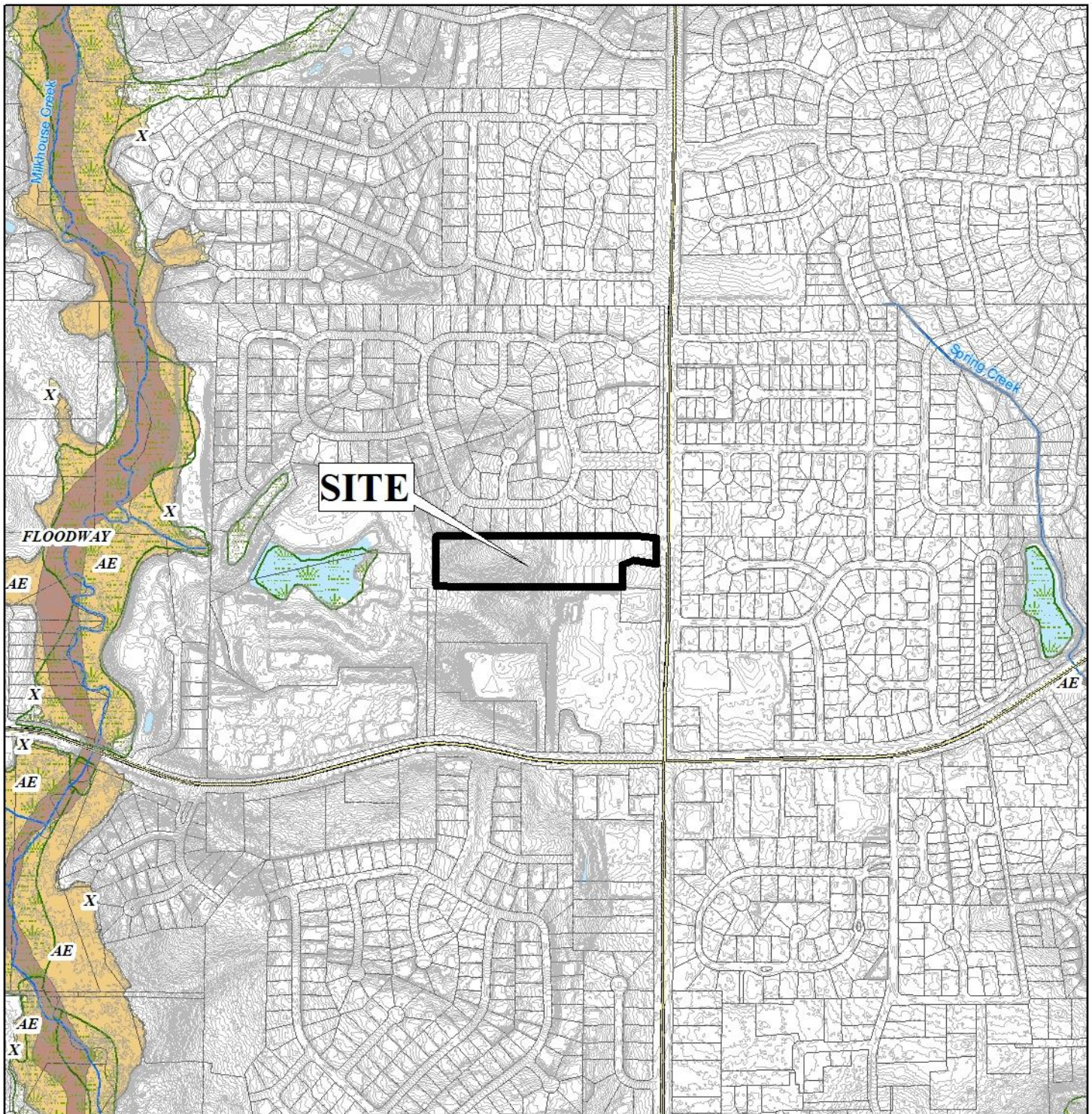
APPLICANT Hillcrest Self Storage

REQUEST Planning Approval, 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



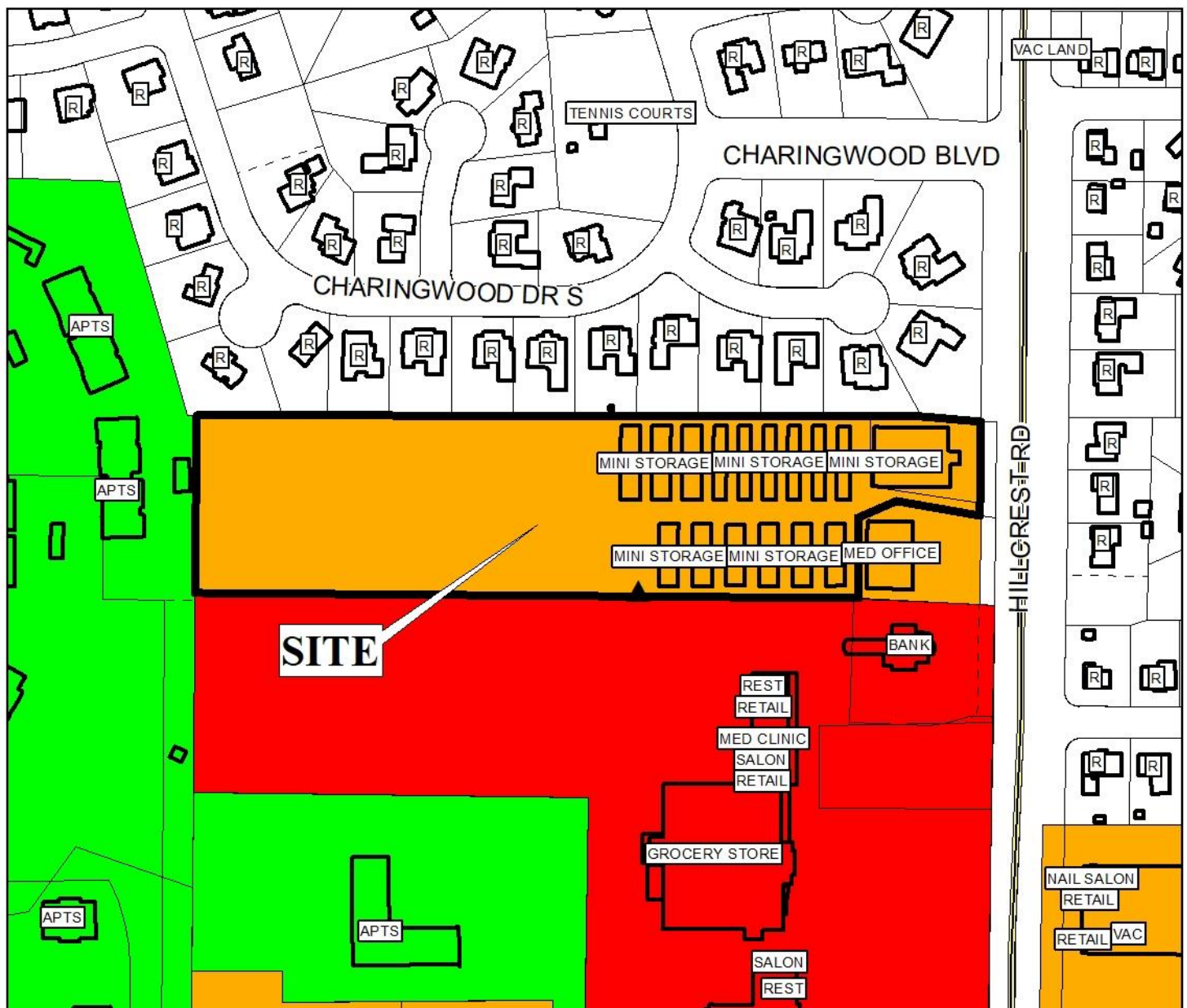
APPLICATION NUMBER 4 DATE April 1, 2021

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units, commerical units, apartments, and vacant land.

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|-----|-----|------|-----|-----|------|-------|------|
| 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 single family residential units, commerical units, apartments, and vacant land.

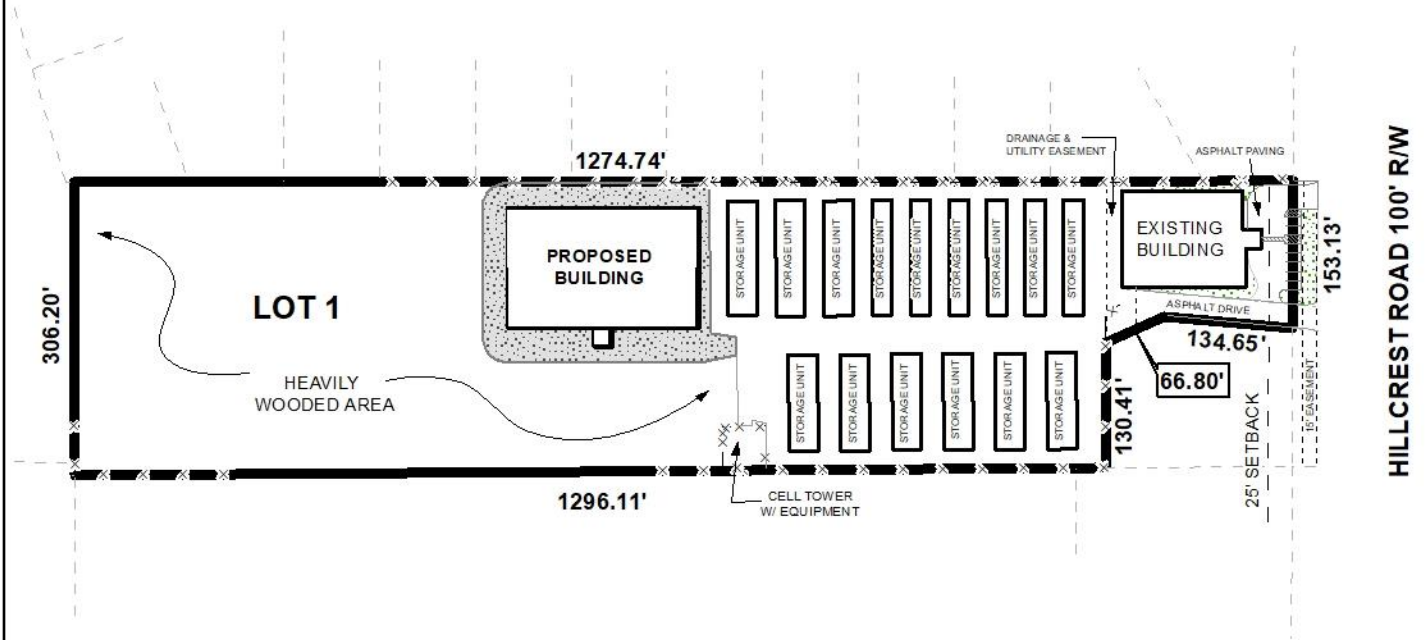
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SITE PLAN



The site plan illustrates existing building, storage units, setback and easements. As well as a proposed building and paving.

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