

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 9, 2020****DEVELOPMENT NAME**

David Kirby

LOCATION

7960 Old Government Street
(North side of Old Government Street Road, 555'± East of Dawes Road, extending to the South side of Glider Avenue).

**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

2.1± Acres

CONTEMPLATED USE

Planned Unit Development to allow multiple buildings on a single building site, and shared access between two lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PROPOSED

SITE PLAN (Plan Sheet No. C3):

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. 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.

5. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The PUD site plan illustrates the front setback on Glider Avenue as all asphalt surface; this should be corrected to reflect the proper landscaping and paved areas. The driveway radius cannot extend across adjacent property frontage (Glider Ave) unless written consent is provided from the adjacent property owner as part of the permit.

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 may 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 to allow multiple buildings on a single building site, and shared access between two lots.

The site is comprised of one tax parcel, thus a Subdivision application is required. The applicant wishes to build a commercial storage facility for RVs, boats, automobiles, etc. The site is zoned appropriately for the use, but the applicant is proposing a configuration consisting of five separate buildings with access across the lots, making the current Planned Unit Development (PUD) application necessary.

The site has been given a Low Density Residential (LDR) 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

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.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The site is entirely surrounded by properties zoned B-3, Community Business District.

The applicant states:

The existing site is 2.08 acres in size and is zoned B3. The site has been cleared and grubbed except for three remaining oaks.

The project will consist of constructing five commercial storage facilities and the infrastructure to support those facilities. The intended use of the facility is to store RV's, boats, automobiles, and etc. The facility will not contain any office space.

Phase I will consist of constructing the two southern most buildings on the proposed site plan. Water, sewer, and drainage for the entire site will be installed during this phase. We anticipate starting the project upon receiving the construction permit and taking four months to complete.

Phase II consists of constructing the remaining three buildings, any remaining asphalt, and providing permanent vegetation. Phase II will commence upon completion of Phase I and is anticipated to take six months to complete.

The site plan depicts five buildings ranging in size from 5,040 square feet to 7,200 square feet, for a total of 28,411 square feet. There is also a dumpster to have an enclosure with sanitary sewer connection, and gated entries along both street frontages. It should be noted that both gates will provide approximately 25' of queuing space, which would typically be sufficient for passenger vehicles; however, due to the nature of the proposed business, increased queuing space should be provided to allow full-size RVs and vehicles with trailers can pull out of the right-of-way while opening the gates.

It should be noted that there is to be no office space in the proposed development. With no office space, there is no parking requirement, and the site plan does not depict any parking spaces. The site plan does indicate sidewalks along both street frontages, which should be retained on the site plan, if approved.

B-3, Community Business Districts allow for a 0' side yard setback, which the applicant is proposing for four of the structures. It should be noted that there are Building and Fire Code requirements that must be observed for structures less than 5' from an adjacent property line.

As this will be the first commercial development of this property, full compliance with tree planting is required. The site plan states that the site will have a compliant amount of overall landscaped area, but will be short approximately 3,976 square feet of front landscape area. The site plan does provide tree planting calculations, acknowledging what the requirements are, but does not depict them on the site plan, making it difficult for staff to determine if there is sufficient landscaped area to support all required trees. Given the size of the property, it seems as if the site plan could be redesigned in such a way as to comply with landscape area requirements.

The site plan does show compliant 24' wide access for two-way traffic throughout the majority of the site. However, there is a live oak tree that is proposed to remain next to Building 5, which

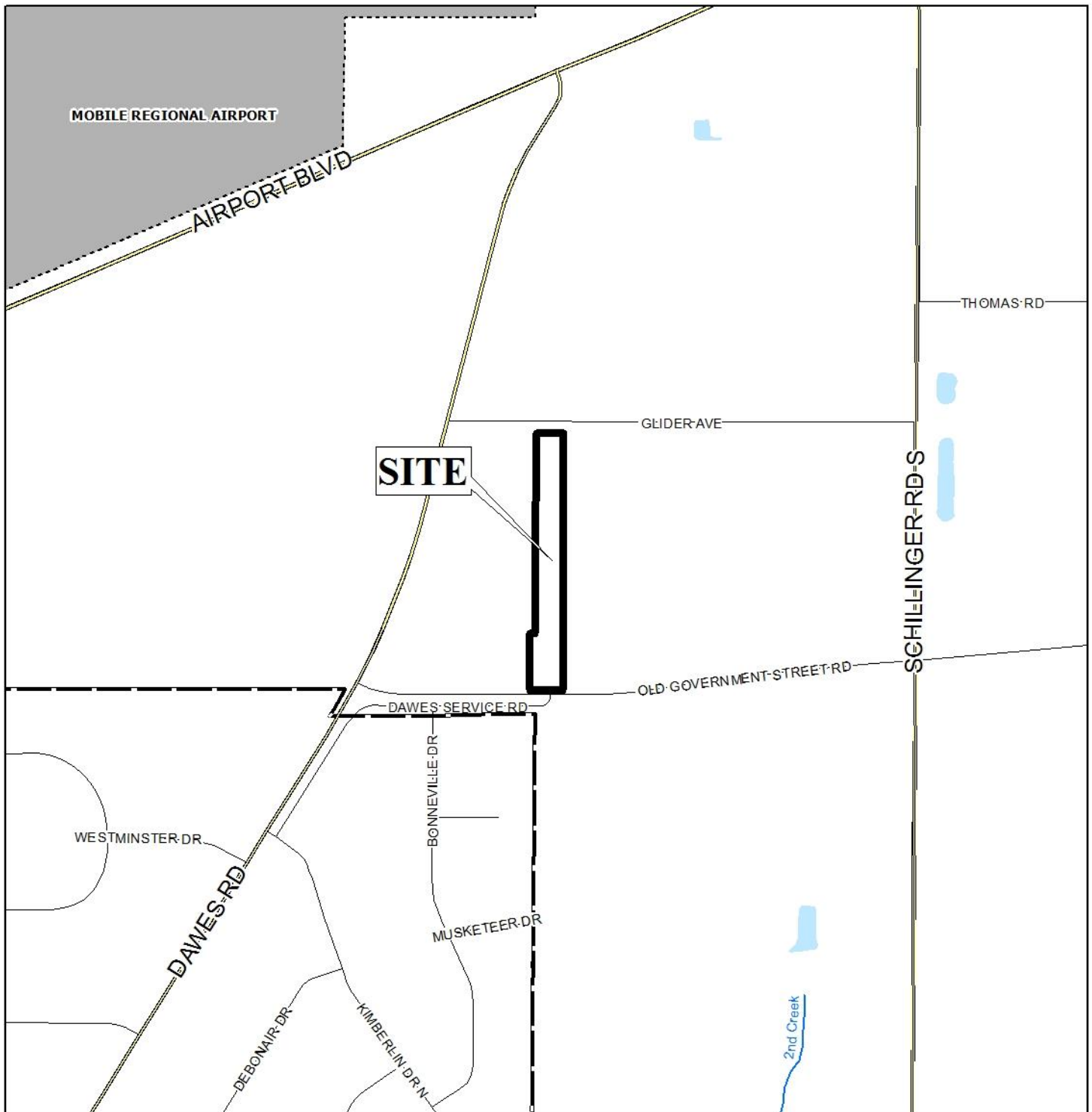
reduces the access aisle width to 16' wide. Furthermore, there may not be sufficient landscape area around the tree to insure it continues to thrive. Right Tree Right Place (RTRP) provides guidance on landscape area that should be made available to trees to remain on the site. RTRP states that live oaks should have a minimum of 204 square feet of landscaped area, which is at least 15' wide. The applicant should coordinate with Urban Forestry staff to make sure any trees to remain on the site will thrive.

RECOMMENDATION

Planned Unit Development: Staff recommends the application be Heldover to the February 20, 2020, with revisions due by January 21st to address the following:

- 1) Submittal of a 1-lot Subdivision application;
- 2) Revision of the site plan to provide full compliance with total and front landscape area requirements;
- 3) Revision of the site plan to provide sufficient queuing space to allow full-size RVs and vehicles with trailers can pull out of the right-of-way;
- 4) Revision of the site plan to illustrate compliant tree plantings;
- 5) Coordination with Urban Forestry to provide sufficient minimum area for any trees to remain on site, and revision of the site plan to reflect this; and
- 6) Revision of the site plan to provide a compliant 24' wide access aisle for two-way traffic throughout the site.

LOCATOR MAP



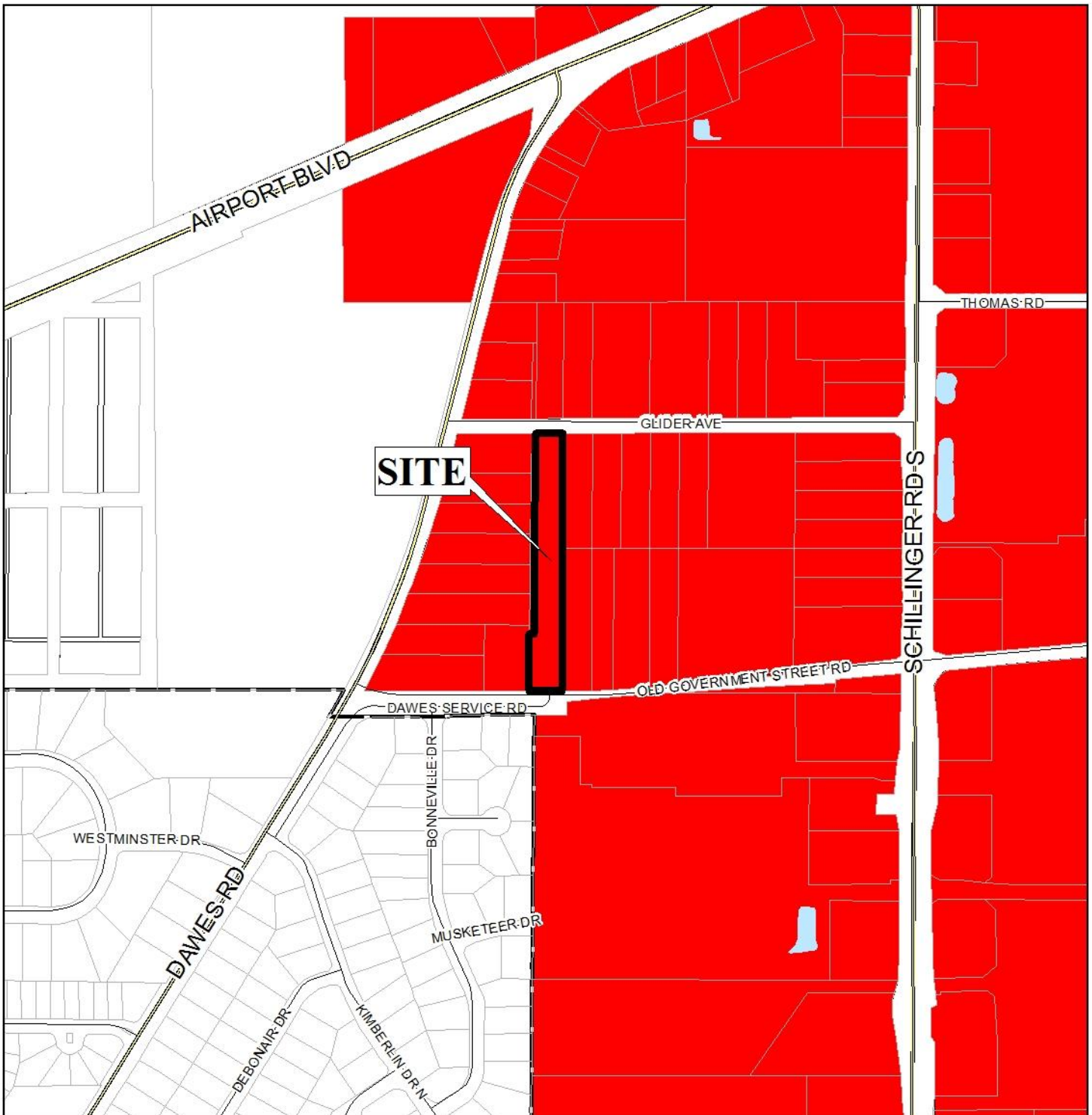
APPLICATION NUMBER 4 DATE January 9, 2020

APPLICANT David Kriby

REQUEST PUD



LOCATOR ZONING MAP



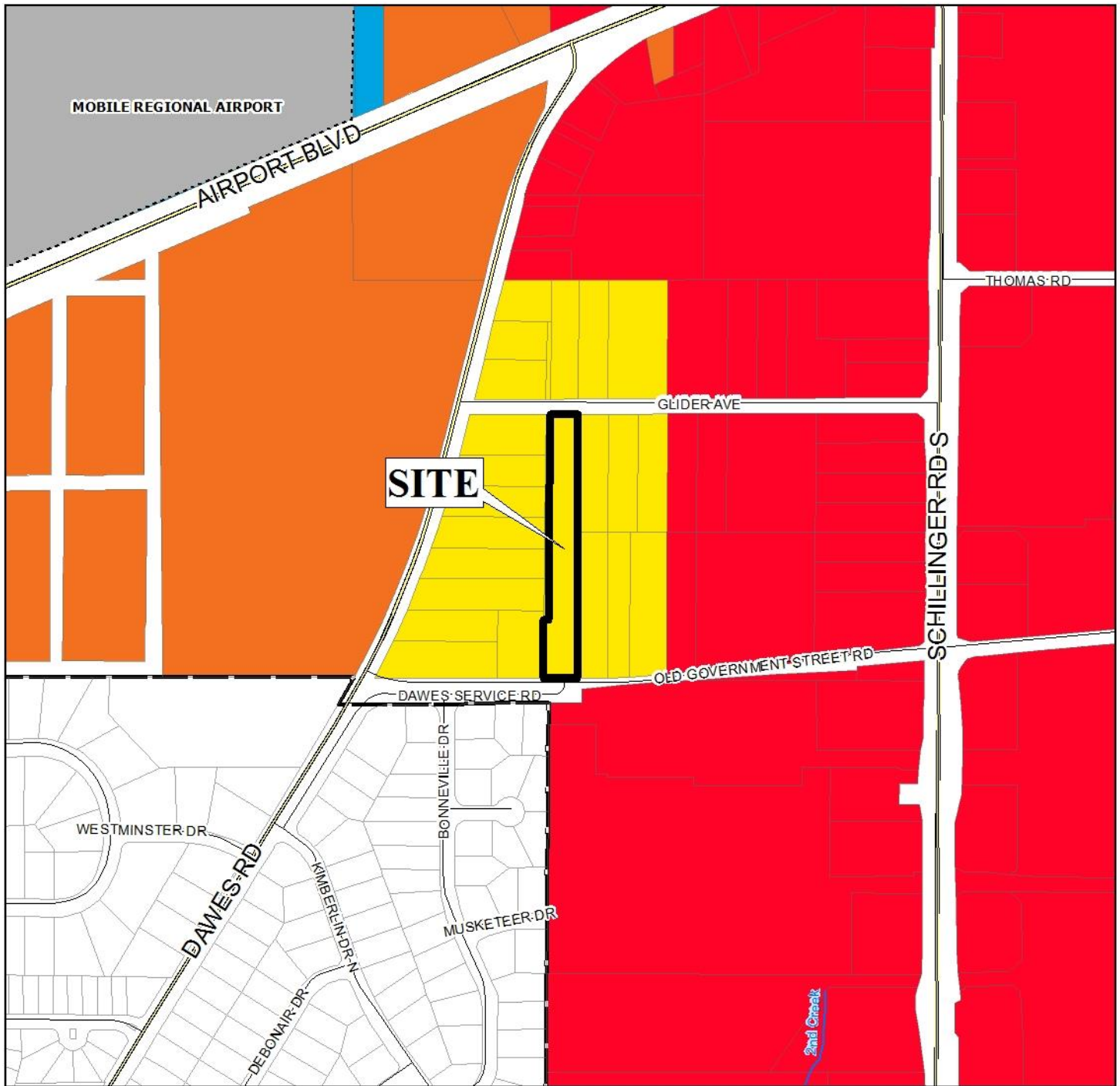
APPLICATION NUMBER 4 DATE January 9, 2020

APPLICANT David Kriby

REQUEST PUD



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE January 9, 2020

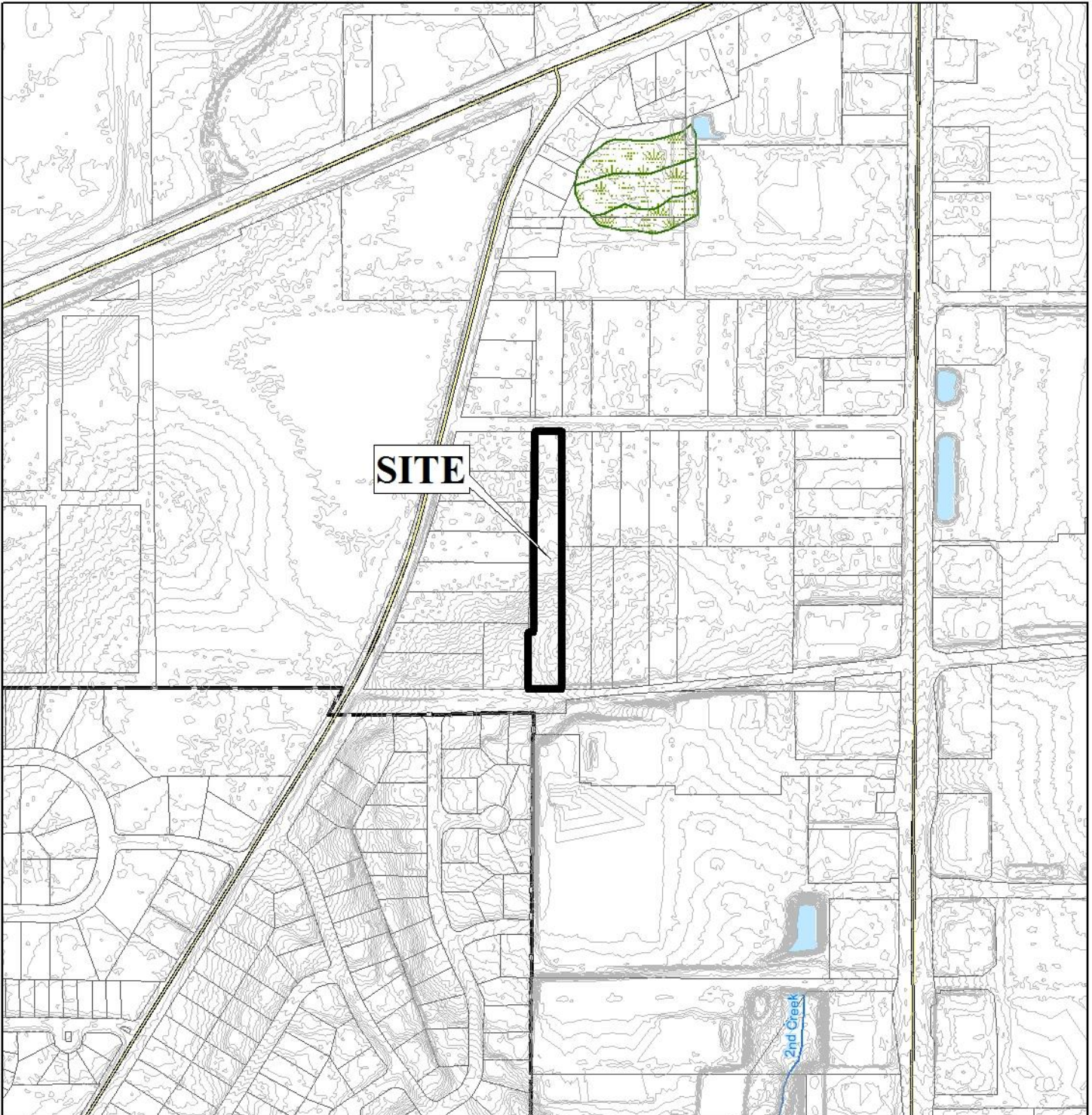
APPLICANT David Kriby

REQUEST PUD

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 | |



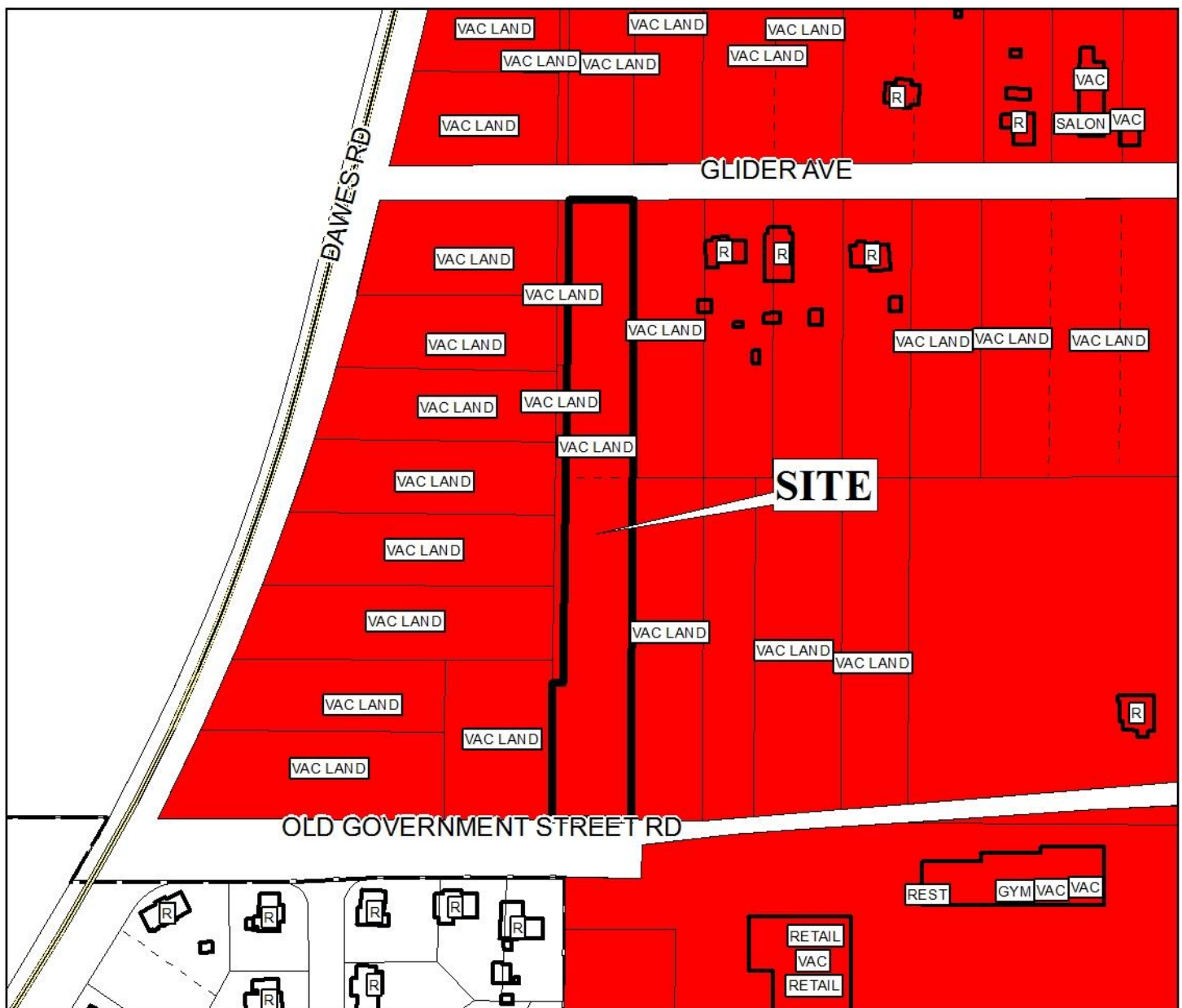
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE January 9, 2020
APPLICANT David Kriby
REQUEST PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 4 DATE January 9, 2020

APPLICANT David Kriby

REQUEST PUD

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

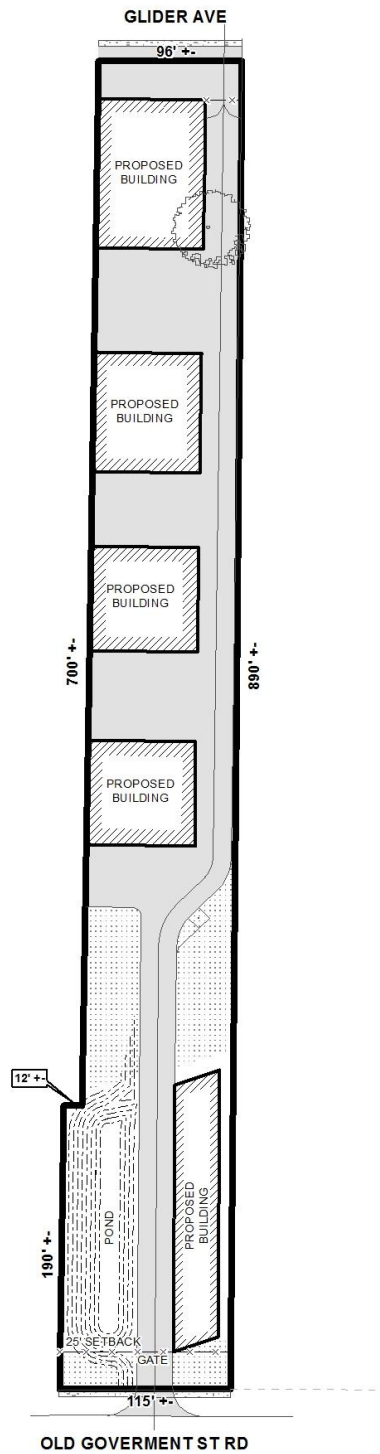


The site is surrounded by residential and commercial units.

APPLICATION NUMBER 4 DATE January 9, 2020
 APPLICANT David Kriby
 REQUEST PUD



SITE PLAN



The site plan illustrates the proposed buildings, pond and setback.

APPLICATION NUMBER 4 DATE January 9, 2020
APPLICANT David Kriby
REQUEST PUD



NTS