

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: July 7, 2016**

<b><u>DEVELOPMENT NAME</u></b>	Holcombe Avenue Subdivision, Mosley's Addition to
<b><u>SUBDIVISION NAME</u></b>	Holcombe Avenue Subdivision, Mosley's Addition to
<b><u>LOCATION</u></b>	608, 610, 612, and 614 Holcombe Avenue (West side of Holcombe Avenue, 150' ± South of Senator Street).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 5
<b><u>AREA OF PROPERTY</u></b>	1 Lot/0.9 ± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site and Subdivision Approval to create 1 legal lot of record from several existing legal lots.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.

**ENGINEERING  
COMMENTS****Subdivision**

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Move the label of Glenwood St. in the vicinity map from behind the heavy line.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.

- G. Add a note to the Plat stating that 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.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.

### **Planned Unit Development**

#### **ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

- 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, paving, and all above ground structures, 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. 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.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

### **TRAFFIC ENGINEERING**

#### **COMMENTS**

Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. Required 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).

**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 allow multiple buildings on a single building site and Subdivision Approval to create 1 legal lot of record from several existing legal lots.

The site is located on Holcombe Avenue which is indicated as a Traditional Corridor and Traditional Neighborhood on the Map for Mobile Development Framework Maps. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather within a Traditional Corridor and Traditional Neighborhood, the intent for development in this area should represent the following:

**TRADITIONAL CORRIDOR**

- Emphasize retaining historic buildings and creating appropriate, denser infill development;
- Encourage mixed housing types including small multi-family structures along the corridor;
- Retail and neighborhood services at intersections;
- Combine and close driveways to create a continuous pedestrian friendly environment;
- Auto, bicycle, transit and pedestrian traffic are accommodated; and
- More dense mixed-use development to include neighborhood services and residential above retail.

**TRADITIONAL NEIGHBORHOOD**

- Better connectivity to neighborhood centers with accessibility to retail and services;
- Appropriately scaled and designed infill development, including housing in a variety of configurations;
- More sidewalks and streetscaping;
- Protections for historic properties; and
- Increased protections for existing traditional development.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification.

The applicant has removed 3 of the 4 dwelling units/ businesses on the site and proposes to keep an existing metal warehouse/ storage building and a small shed on the property. The applicant plans to bring the site into compliance and lease the existing buildings. The existing shed and

warehouse do not meet the minimum setback requirements; however, these structures are considered nonconforming and as such may remain in the current locations, unless removed.

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 / Subdivision plat will require approval by the Planning Commission.

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.

The purpose of the subdivision request for this site is to create 1 legal lot of record from several existing legal lots.

The preliminary plat illustrates the proposed 0.9 ± acre subdivision which is located at the West side of Holcombe Avenue, 150' ± South of Senator Street. The site is located in Council District 4, and the applicant states that the subdivision is served by city water and sanitary sewer.

In accordance to the Subdivision Regulations, the lot appears to exceed the minimum size requirements. The lot size in square feet and acres is illustrated on both the site plan and preliminary plat and should be retained on the Final Plat, as well as site plan, if approved.

The site fronts Holcombe Avenue, a minor street with curb and gutter with a compliant 60' right-of-way.

As a means of access management, the site should be limited to one curb-cut to Holcombe Avenue with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. It should be noted all other the remaining curb-cuts should be closed, and replaced with curb, gutter, and landscape material.

The 25-foot minimum building setback line, required in Section V.D.9., is shown for the subdivision, but is not depicted on the site plan. The site plan should be revised to depict the 25' minimum building setback line.

In regards to tree and landscaping, the site must be brought into full tree and landscaping compliance. There is a note on the site plan stating "*frontage trees and perimeter trees will be provided per the tree ordinance*"; however the site plan should be revised to illustrate full compliance with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements.

The parking spaces provided on the site plan meet the minimum requirements for the office building, but do not reflect an adequate number of parking spaces to accommodate the requirements for the warehouse. The site plan should be revised to provide the number of warehouse employees and illustrate the minimum parking requirements compliant with Section 64-6. of the Zoning Ordinance.

The site plan depicts some existing asphalt on the site and what appears to be an unpaved and undeveloped area for the remaining portion of the lot. There is no indication of what that area would be used for nor is it indicated to be paved, thus raising some concern for staff. The property is zoned B-3 with existing office and warehouse space which would allow a contractor/commercial storage yard. Staff would like the applicant provide a narrative of what the unpaved and undeveloped area would be used for to verify that the parking of automobiles and storage use on the unpaved area would not occur, or revise to depict a compliant surface.

A sidewalk is depicted on the site plan and should be retained on any future site plans.

A note is depicted on the site plan indicating garbage will be collected via curb side. However, should a dumpster be required for future tenants the dumpster(s) must comply with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance.

The applicant should keep in mind that as PUDs are site plan specific, the PUD site plan should be revised to depict the location of any proposed freestanding sign structure and comply with Section 64-11. of the Zoning Ordinance at the time of permitting.

The site plan depicts what appears to be an existing privacy fence along majority of the property and an 8' block wall around the remaining portion. It should be pointed out that the portion of the existing privacy fence along the rear of the site as well as the 8' block wall is located within the alley and not on private property. Both the privacy fence and wall should be removed and relocated on private property. Due to the fact the site abuts residential zoned property a protection buffer compliant with Section 64-4.D of the Zoning Ordinance will be required where the site abuts residential zoned property. The site plan should be revised to reflect these requirements.

### **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Holdover until the August 4, 2016 meeting, with revisions due by Tuesday July 19, 2016 to be heard in conjunction with the associated Planned Unit Development.

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the August 4, 2016 meeting, with revisions due by Tuesday July 19, 2016 to address the following:

- 1) revision of the site plan to depict the 25' minimum setback line;
- 2) revision of the site plan to depict full compliance of Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
- 3) revision of the site plan to eliminate all unused existing curb cuts;

- 4) revision of the site plan to depict the minimum parking requirements compliant with the number of warehouse employees and Section 64-6. of the Zoning Ordinance for the office building and warehouse;
- 5) provision of a narrative and revised site plan to depict what the unpaved and undeveloped area will be used for;
- 6) revision of the site plan and preliminary plat to remove and or relocate the existing privacy fence along the rear of the site and the 8' block wall that is located within the alley;
- 7) revision of the site plan to depict a protection buffer compliant with Section 64-4.D of the Zoning Ordinance where the site abuts residential zoned property;
- 8) compliance with Traffic Engineering Comments and placement of a note on the site plan stating: compliance with Engineering Comments: *"ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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, paving, and all above ground structures, 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters"*.
- 9) compliance with Traffic Engineering comments: *"Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*;
- 10) compliance with 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)."*; and
- 11) compliance with Fire 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).*

***Revised for the August 4<sup>th</sup> meeting:***

*The previous applications were heldover from the July 7<sup>th</sup> meeting to allow the applicant to provide a revised narrative and revised site plan. Staff had some concerns regarding the remaining portion of the lot that would be left undeveloped and the applicant's intent and proposed use of the remainder of the site. The revised site plan depicts the space as green space. The revised narrative states that the "unpaved/ undeveloped green areas will be considered for any future development. At that time, all plans and revised PUD application will be submitted to the Land Use Department for approval". The site is indeed a part of a PUD, thus the site is site plan specific, therefore any changes to the site plan / Subdivision plat will require approval by the Planning Commission.*

*The site plan depicts an adequate number of frontage trees and total/ frontage landscape requirements. The site plan does not depict perimeter trees; however there is a note on the site plan stating "frontage trees are shown but there are many other existing trees that can be used for tree credits for the perimeter trees and parking lot trees. Complete compliance with Section 64-4.E of the Zoning Ordinance regarding tree and landscaping will be shown on the engineering site plan for construction of paved areas". It should be noted the site plan must depict full tree and landscaping compliance at the time of submission for land disturbance.*

*The 25' minimum building setback line is depicted on the site plan as well the elimination of all unused existing curb-cuts. The site plan also appears to depict an adequate amount of parking spaces with bumper stops.*

*A protection buffer as required by Section 64-4.D of the Zoning Ordinance is depicted on the site plan where the site abuts residential zoned property; and the 8' block wall that was located within the alley will be removed.*

**RECOMMENDATION      Subdivision:** *Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:*

- 1. retention of the 25' minimum building setback line;*
- 2. retention of the right-of-way width of Holcombe Avenue;*
- 3. compliance with Engineering comments: "The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Move the label of Glenwood St. in the vicinity map from behind the heavy line. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. G. Add a note to the Plat stating that 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.”;

4. compliance with Traffic Engineering comments: “Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;
5. 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).”;
- and
6. compliance with Fire 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).”.

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

1. retention of the 25’ minimum building setback line;
2. full compliance with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
3. retention of the frontage trees;
4. retention of the 6’ privacy fence where the site abuts residentially zoned property;
5. retention of the parking spaces and bumper stops;
6. compliance with Engineering comments: “ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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, paving, and all above ground structures, 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters”;*
- 7. compliance with Traffic Engineering comments: “Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
  - 8. 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).”; and*
  - 9. compliance with Fire 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).*

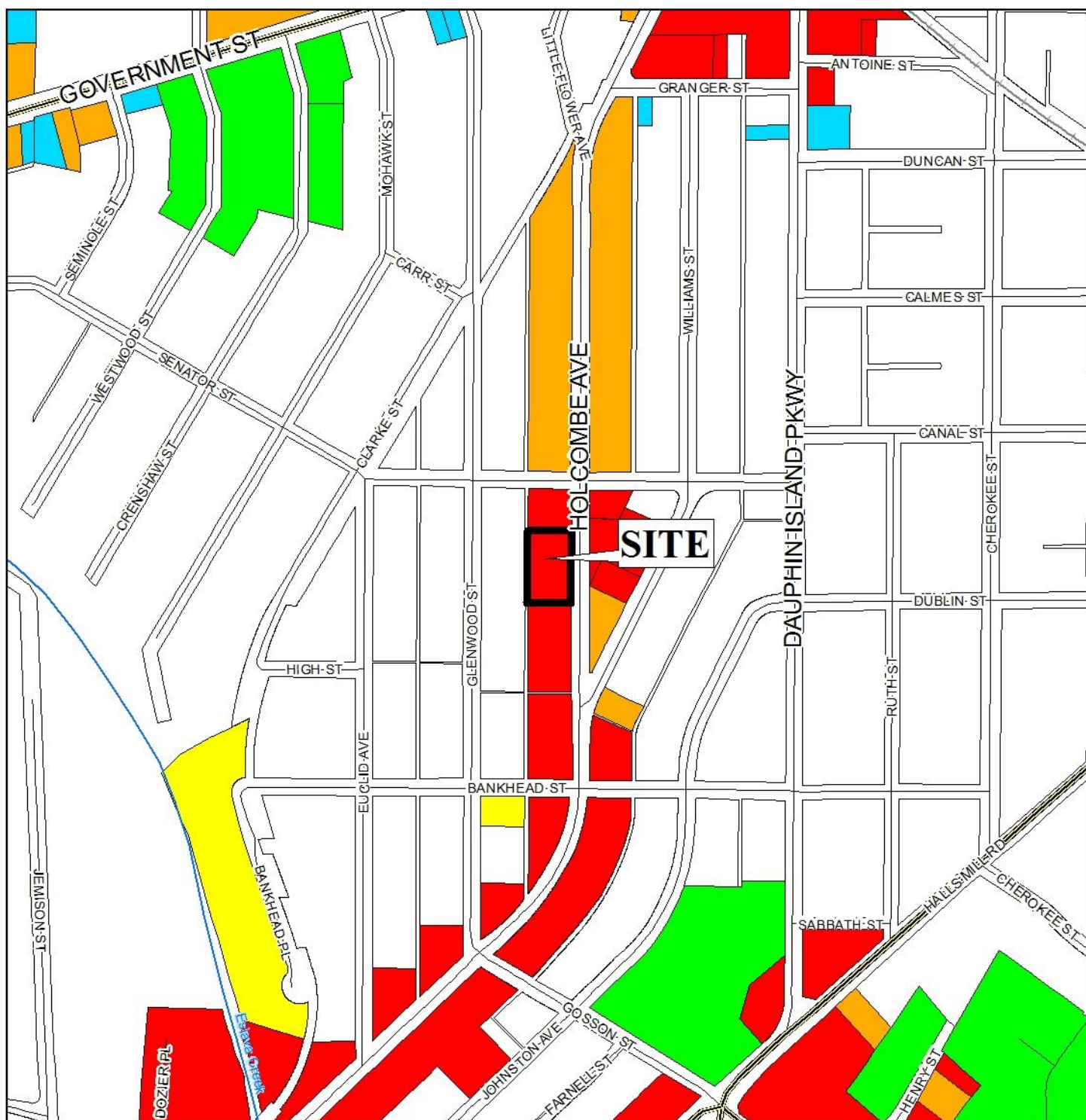
# LOCATOR MAP



APPLICATION NUMBER 4 DATE August 4, 2016  
APPLICANT Holcombe Avenue Subdivision, Mosley's Addition to  
REQUEST Subdivision, Planned Unit Development



# LOCATOR MAP



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APPLICANT Holcombe Avenue Subdivision, Mosley's Addition to  
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units. Single family residences lie to west of the site.

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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

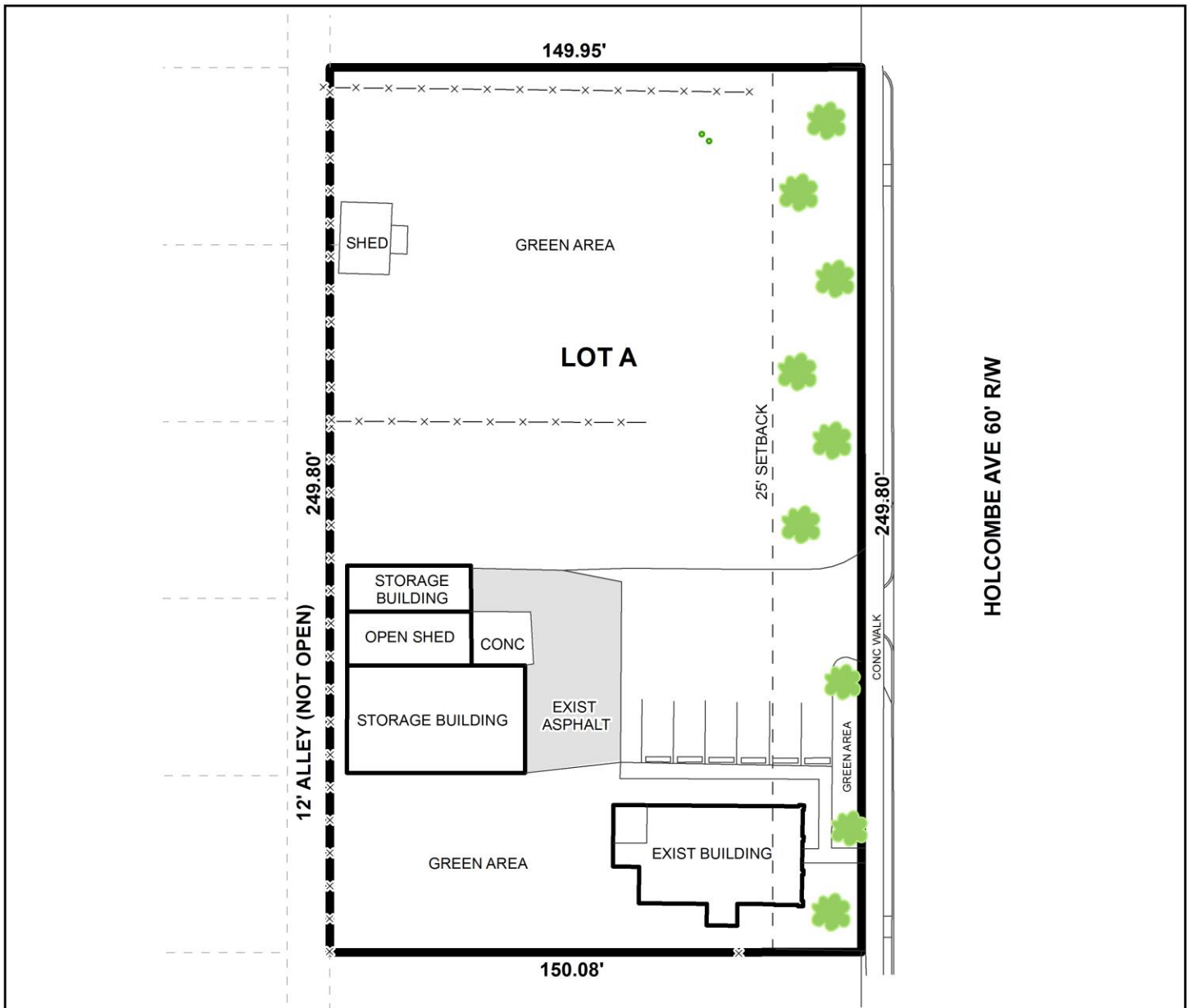


The site is surrounded by residential and commercial units. Single family residences lie to west of the site.

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# SITE PLAN



The site plan illustrates the existing buildings, parking, setback, and fences.

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