

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: December 3, 2015**

<u>DEVELOPMENT NAME</u>	Mobile Festival Centre Subdivision, Resubdivision of Lot 9
<u>SUBDIVISION NAME</u>	Mobile Festival Centre Subdivision, Resubdivision of Lot 9
<u>LOCATION</u>	3725 Airport Boulevard (South side of Airport Boulevard, 260'+ West of Montlimar Drive)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>AREA OF PROPERTY</u>	3 Lots / 51.4 ± acres (Subdivision) 4 Lots / 50.4 ± acres (PUD)
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives, and Subdivision approval to create 3 lots.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not specified.
<u>ENGINEERING COMMENTS</u>	

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. Show and label each and every Right-Of-Way and easement.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.

- E. 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.
- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- H. Provide a copy of the Final Plat along with the original 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 its existing curb cuts, with 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. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building.

Revised for the January 7, 2016 meeting:

PUD site plan is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed lot 9C (excluded from the PUD) is denied access to Downtowner Loop North, and limited to no more than two curb cuts to Downtowner Boulevard, with 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 61-929 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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives, and Subdivision approval to create 3 lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create three lots so that one of the new lots can be excluded from the Planned Unit Development containing an existing shopping center. The lot to be excluded was developed to provide parking for the shopping center, however, due to demolition of a large portion of the shopping center, the additional parking area is (apparently) no longer required.

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 site is zoned B-3, Community Business District, thus the existing shopping center use is allowed by right.

The PUD was first approved by the Planning Commission in 1986, with subsequent amendments in 1991 and 2010. The site plan provided with the application depicts existing buildings, parking areas and various drainage, utility and access easements, but does not include any information about the number of parking spaces or the uses of the buildings.

The removal of the proposed Lot 9C from the PUD will cause the PUD to likely no longer be compliant with the tree and landscaping requirements of the Zoning Ordinance, due to a change in the perimeter of the PUD. Thus any new building or parking lot construction on proposed Lot 9B, or elsewhere within the PUD, should include documentation of the overall PUD's compliance with Zoning Ordinance requirements, and if deficient, include sufficient new tree planting and landscape area to comply.

The only proposed improvement depicted on the PUD site plan is the construction of a 50 foot wide drive to provide service vehicle and truck access to the rear of the Northern collection of buildings on the site: the Subdivision process should be completed prior to any request for land disturbance permits associated with the new drive. No other improvements appear to be proposed to separate the PUD site from the proposed Lot 9C, which has existing driveway connections to the PUD.

Regarding access, Lot 9C has only one existing curb-cut to a short stub of Downtowner Loop North. Traffic Engineering has stated that the site is limited to its existing curb-cuts, thus Lot 9C is limited to this one point of access. The overall PUD is also limited to its remaining existing access points, with the exclusion of Lot 9C. Any changes to curb-cuts must be approved by Traffic Engineering and comply with AASHTO standards.

Any new construction on Lot 9C will require full compliance with the requirements of the Zoning Ordinance. The removal of any existing trees on the site will additionally require tree removal permits. As part of the redevelopment of Lot 9C, any vehicular cross access to the abutting PUD must be blocked. Any redevelopment of Lot 9B should also include the blocking of vehicular cross access to the abutting Lot 9C.

RECOMMENDATION

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

- 1) Placement of a note on the final plat stating that Lot 9C is limited to its existing curb-cut to Downtowner Loop North, and that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the Final Plat;
- 3) Placement of a note on the Final Plat stating that cross access between Lot 9C and any abutting lots is prohibited;
- 4) 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. Show and label each and every Right-Of-Way and easement. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)

- 5) *Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with 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. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building.);*
- 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 61-929 and City Code Chapters 57 and 64).);*
- 7) *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));*
- 8) *Submission of a revised Planned Unit Development site plan; and*
- 9) *Completion of the Subdivision process prior to any request for land disturbance or building permits.*

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Placement of a note on the site plan stating that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the site plan;
- 3) Any new building or parking lot construction on proposed Lot 9B, or elsewhere within the PUD, should include documentation of the overall PUD's compliance with Zoning Ordinance requirements, and if deficient, include sufficient new tree planting and landscape area to comply;
- 4) Any redevelopment of Lot 9B should also include the blocking of vehicular cross access to the abutting Lot 9C;

- 5) 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.*)
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- 8) 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));*
- 9) Submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 10) Completion of the Subdivision process prior to any request for land disturbance or building permits.

Revised for the December 17th meeting:

This application was heldover until the December 17, 2015 meeting at the applicant's request.

No additional information has been provided by the applicant, thus the previous recommendations are still applicable.

RECOMMENDATION

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

- 1) Placement of a note on the final plat stating that Lot 9C is limited to its existing curb-cut to Downtowner Loop North, and that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the Final Plat;
- 3) Placement of a note on the Final Plat stating that cross access between Lot 9C and any abutting lots is prohibited;
- 4) 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. Show and label each and every Right-Of-Way and easement. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*)
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- 8) Submission of a revised Planned Unit Development site plan; and
- 9) Completion of the Subdivision process prior to any request for land disturbance or building permits.

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Placement of a note on the site plan stating that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the site plan;
- 3) Any new building or parking lot construction on proposed Lot 9B, or elsewhere within the PUD, should include documentation of the overall PUD's compliance with Zoning Ordinance requirements, and if deficient, include sufficient new tree planting and landscape area to comply;
- 4) Any redevelopment of Lot 9B should also include the blocking of vehicular cross access to the abutting Lot 9C;
- 5) 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.*)
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- 10) Completion of the Subdivision process prior to any request for land disturbance or building permits.

Revised for the January 7, 2016 meeting:

This application was heldover from the December 17, 2015 meeting at the applicant's request.

No additional information has been provided by the applicant, however, Traffic Engineering has revised its comments. Therefore, the recommendations for approval have been revised to reflect Traffic Engineering's new comments.

RECOMMENDATION

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

- 1) Placement of a note on the final plat stating that Lot 9C is limited to two curb-cuts to Downtowner Boulevard and denied access to Downtowner Loop North (existing curb-cut to be removed), and that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the Final Plat;
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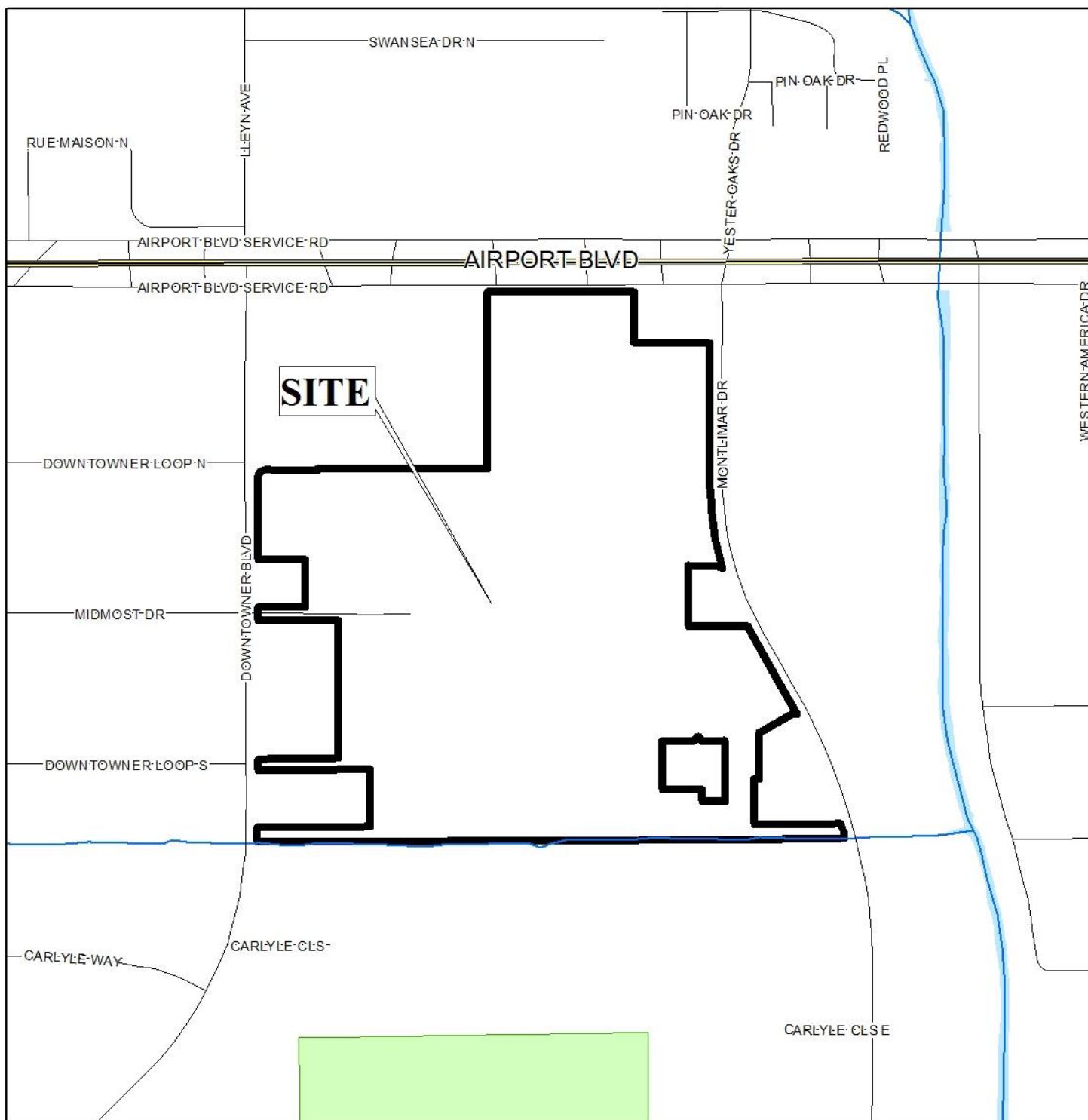
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- 1) *Placement of a note on the site plan stating that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;*
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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.)

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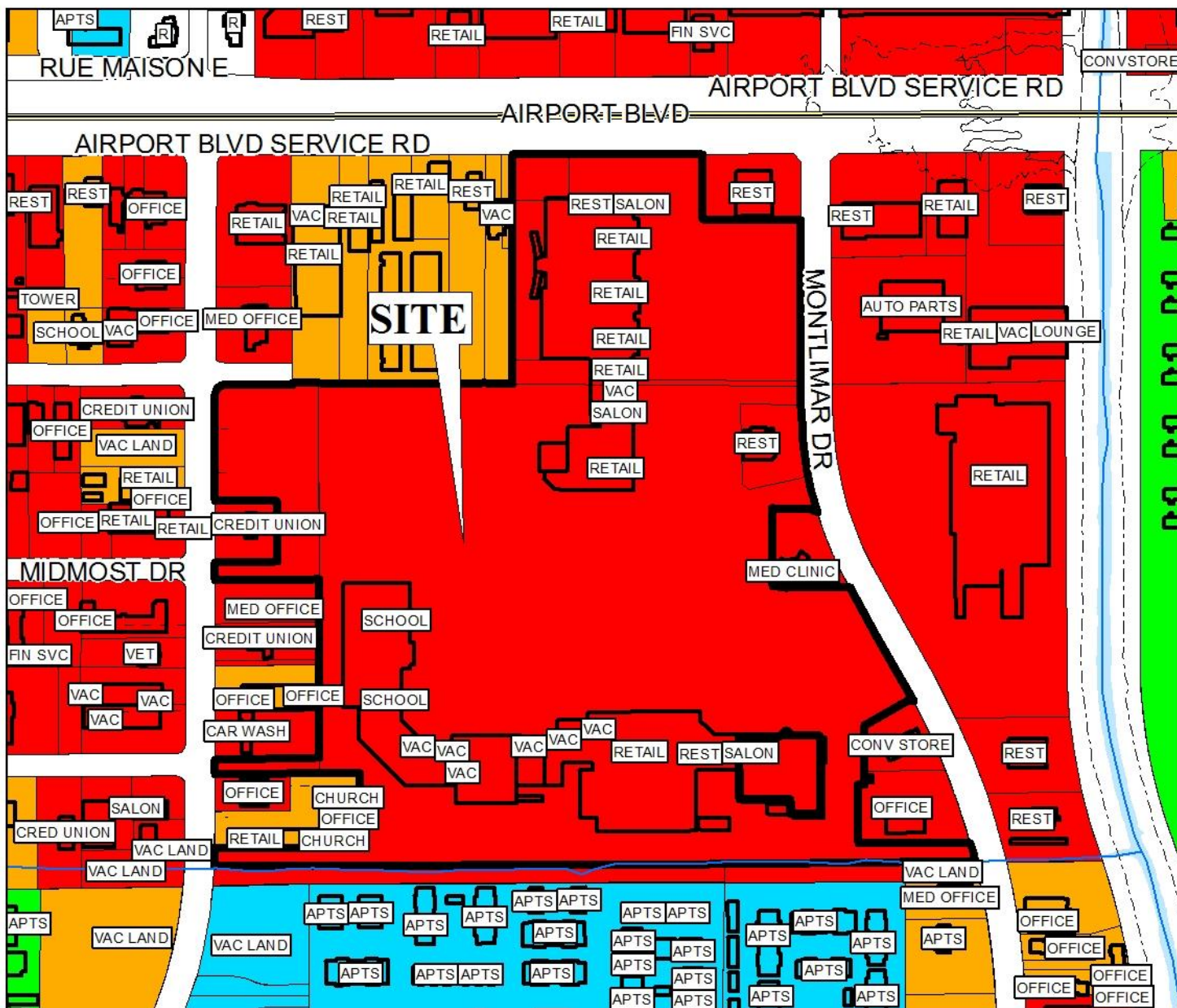
LOCATOR MAP



APPLICATION NUMBER 4 DATE January 7, 2016
 APPLICANT Mobile Festival Centre Subdivision, Resubdivision of Lot 9
 REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



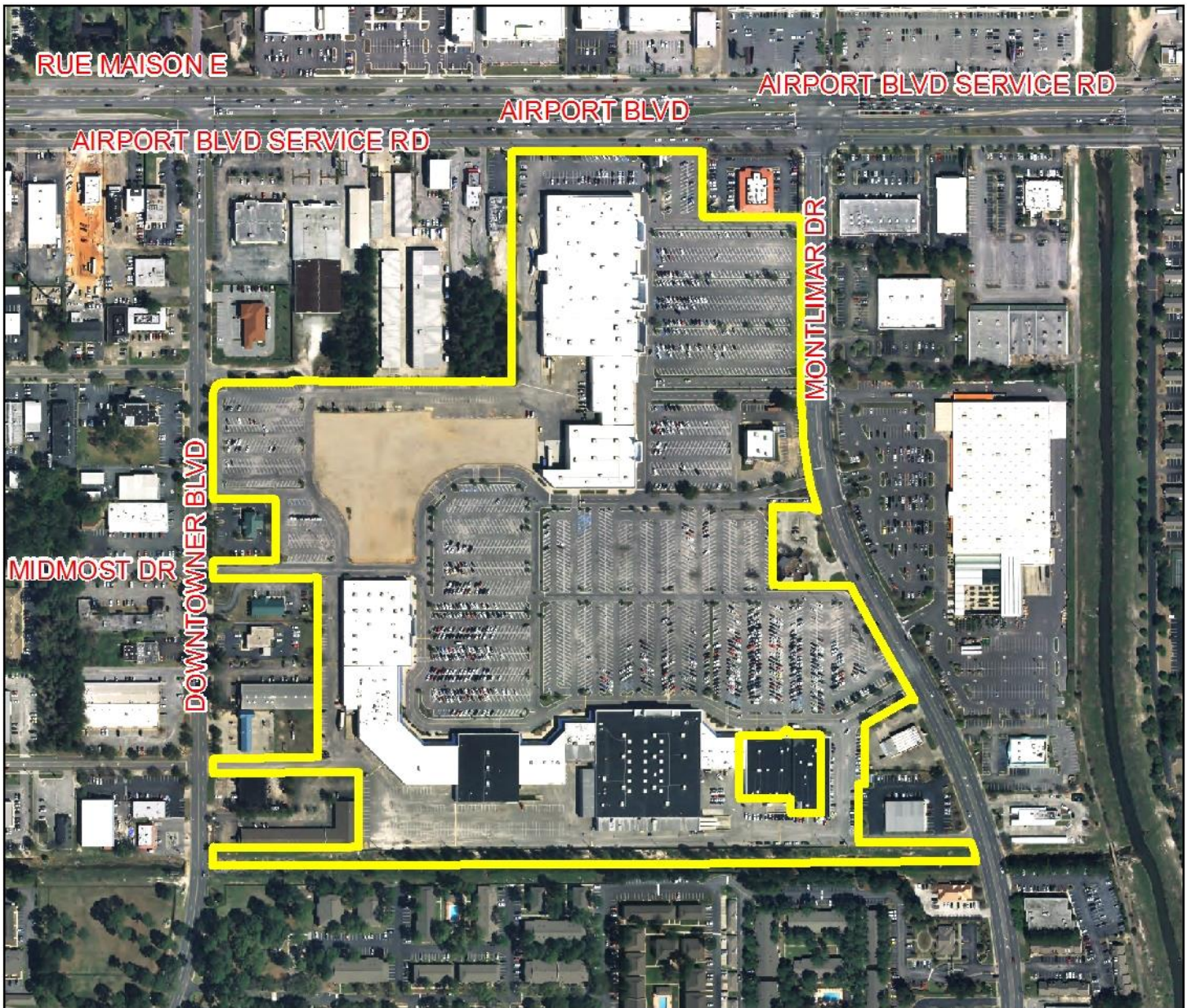
The site is surrounded by miscellaneous land uses.

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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 ZONING

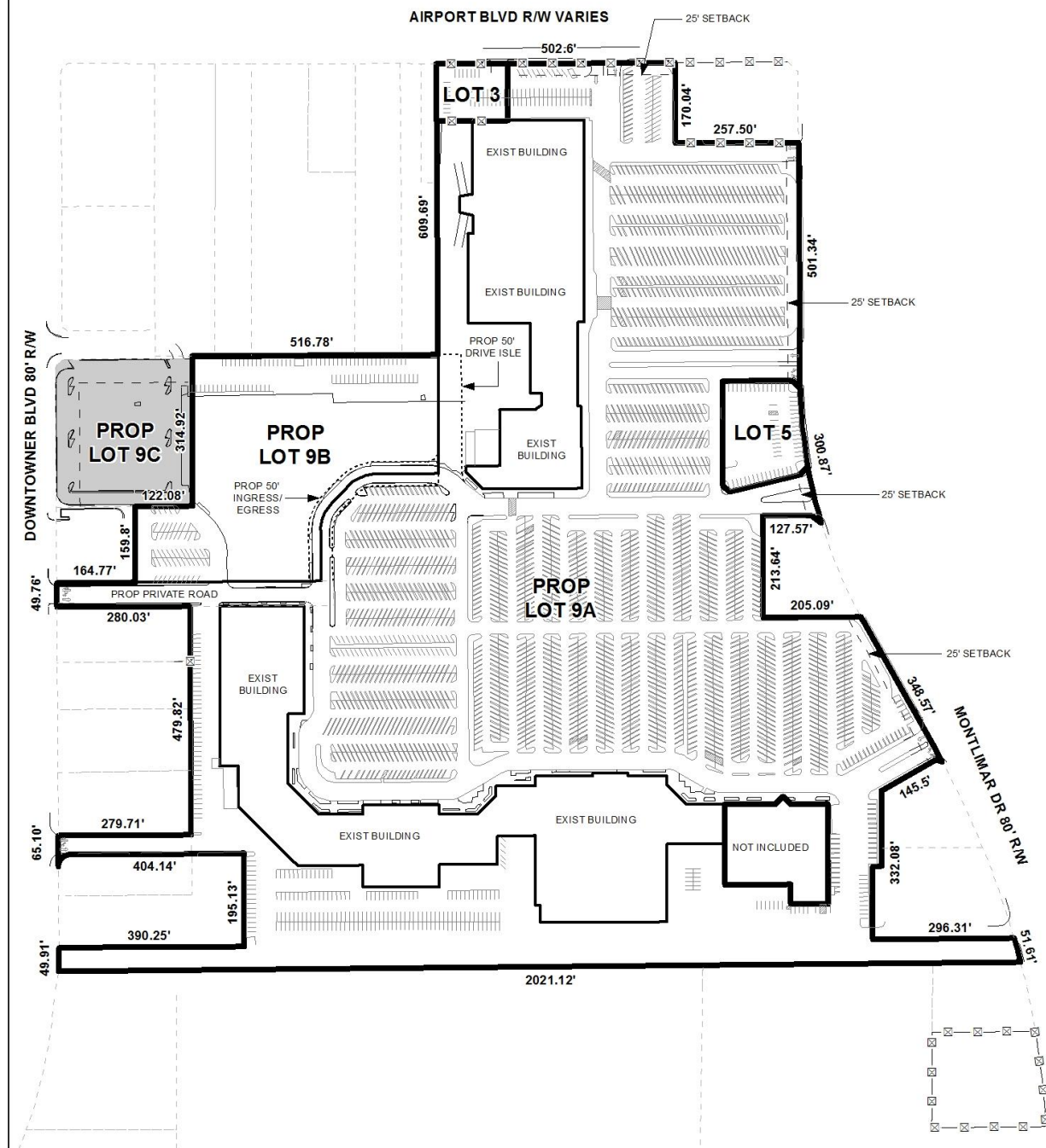


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SITE PLAN



The site plan illustrates the proposed lots, proposed private drive, proposed reciprocal ingress/egress, proposed drive isle, and setbacks.

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NTS