

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 1, 2011****DEVELOPMENT NAME**

Persons Development

LOCATION4474 & 4480 Halls Mill Road
(North side of Halls Mill Road at the Northern terminus of Laughlin Drive).**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY3 Lots / 3.7 \pm Acres**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site and shared access between three building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not given.

*Revised: Immediate upon approvals.***ENGINEERING
COMMENTS**

Engineer needs to confirm that detention is provided for all impervious area added since 1984 and shall also certify that the existing detention pond is adequately sized, functional and stable prior to approval of any building permit. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

Revised for the October 6, 2011, meeting

If a building or facility is planned on this site, then an approved turn-a-round per appendix D of the 2009 IFC (96 foot cul-de-sac) is required.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site and shared access between three building sites.

The original PUD was approved by the Planning Commission on March 1, 2007, with updates approved August 2, 2007, January 17, 2008, and October 16, 2008. The applicant now wishes to construct a 2,400 square-foot addition to an existing building and a new 14,000 square-foot building.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site plan provided by the applicant is incomplete as it does not show all of the improvements on the site, including all parking lots and dumpsters and enclosures. The site plan does not provide parking calculations and building use breakdowns for all structures on the site. The site plan should be modified to depict all improvements on the site and give a detailed breakdown of all structures on the site, existing and proposed, with all parking available, existing and proposed. The applicant also failed to provide a required time schedule for development, and a revised narrative should be submitted.

Additionally, it should be noted that the current cul-de-sac at the end of the private common driveway does not meet fire code requirements of a 96-foot diameter turnaround. The cul-de-sac should be modified to depict compliance with this requirement. Further, the new parking area for one of the proposed building will reduce the required frontage landscaping. As such, landscaping area totals should be shown for the entire site.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the October 6, 2011, meeting, with revisions due to the Planning Section of Urban Development by September 13, 2011, to address the following:

- 1) modification of the site plan to depict ALL improvements on the site including all parking lots and dumpsters and enclosures;
- 2) modification of the site plan to depict a cul-de-sac with a 96-foot diameter cul-de-sac;
- 3) depiction of landscaping area totals for the entire site;
- 4) submittal of detailed parking calculations and building use breakdowns for all structures on the site, existing and proposed; and
- 5) submittal of a revised narrative indicating the required time schedule for development

Revised for the October 6, 2011, meeting

The applicant submitted a revised site plan. The revised site plan indicates that the site will comply with the parking requirements of the zoning ordinance, as well as the landscaping area requirements of the ordinance.

The site plan also indicates a limestone laydown yard and temporary storage of construction containers. There is no variance on file for the limestone laydown yard, as this type of surfacing is not allowed in a B-3 zoning district. As such, a variance from the Board of Zoning Adjustment would be necessary for the laydown yard to remain.

The site does not meet the front landscaping area requirements. The plan depicts a shortage of 5,323 square feet, which is about the size of the southernmost parking lot on Lot C. Removal of this parking lot from its current location and placement of the parking elsewhere on the site would allow compliance with the frontage landscaping requirements.

Regarding the turnaround, the Fire Department has advised that a 96-foot diameter turnaround will be necessary. The existing turnaround does not meet this requirement, and, as such, the plan should be revised to indicate this.

This application should be heldover to allow the applicant to revise the plans to reflect the above mentioned deficiencies.

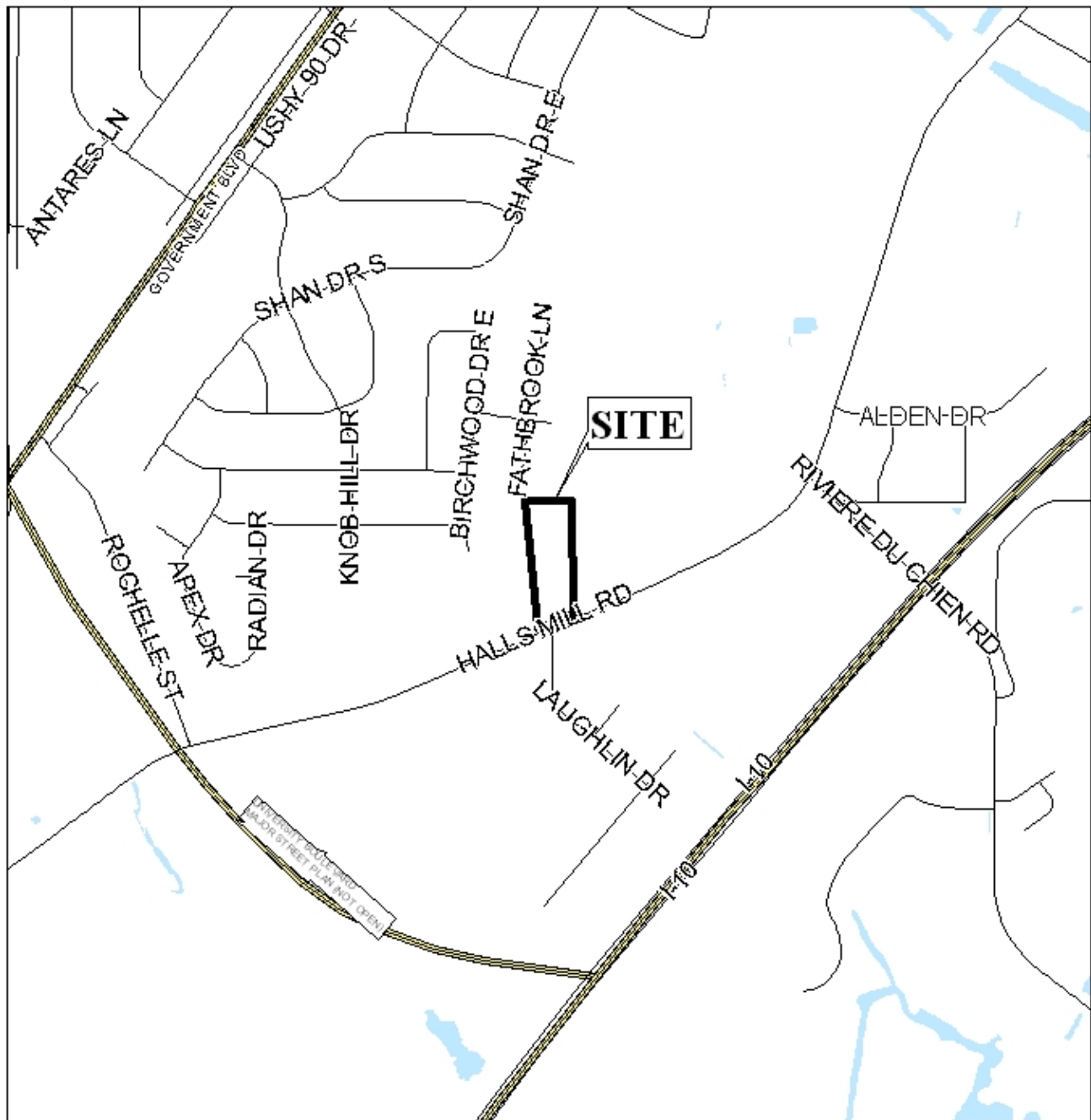
RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the November 3, 2011, meeting, with revisions due by October 21, 2011, to address the following:

- 1) submittal of a variance from the Board of Zoning Adjustment for the limestone laydown yard;
- 2) modification of the site plan to depict a cul-de-sac with a 96-foot diameter cul-de-sac, and construction of said cul-de-sac;

- 3) modification of the site plan to obtain compliance with the Tree Planting and Landscaping Area requirements;
- 4) compliance with Engineering comments: *“Engineer needs to confirm that detention is provided for all impervious area added since 1984 and shall also certify that the existing detention pond is adequately sized, functional and stable prior to approval of any building permit. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”* and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



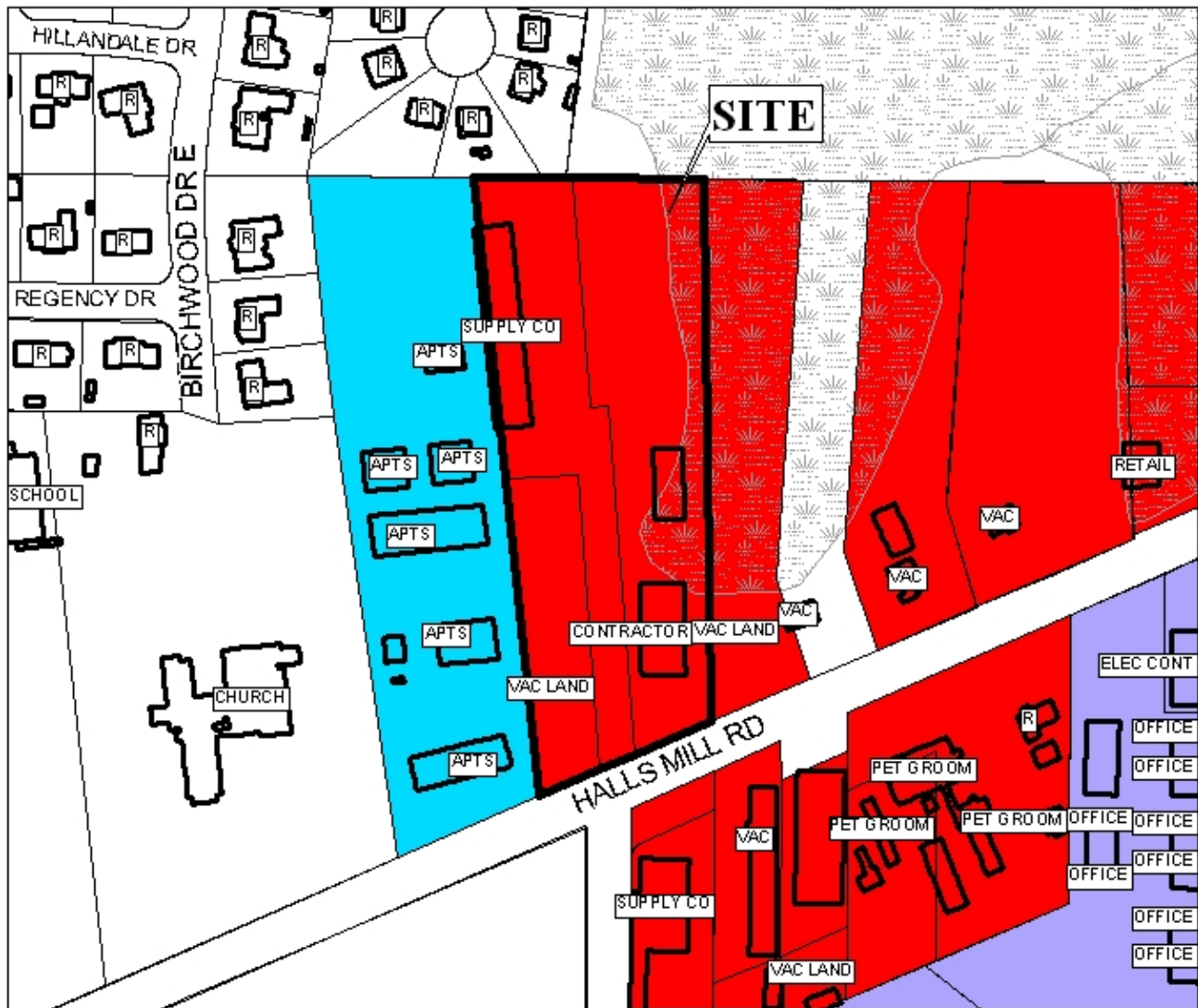
APPLICATION NUMBER 4 DATE October 6, 2011

APPLICANT Persons Development / Paul Persons

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use and multi-unit residential structures.

APPLICATION NUMBER 4 DATE October 6, 2011

APPLICANT Persons Development / Paul Persons

REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use and multi-unit residential structures.

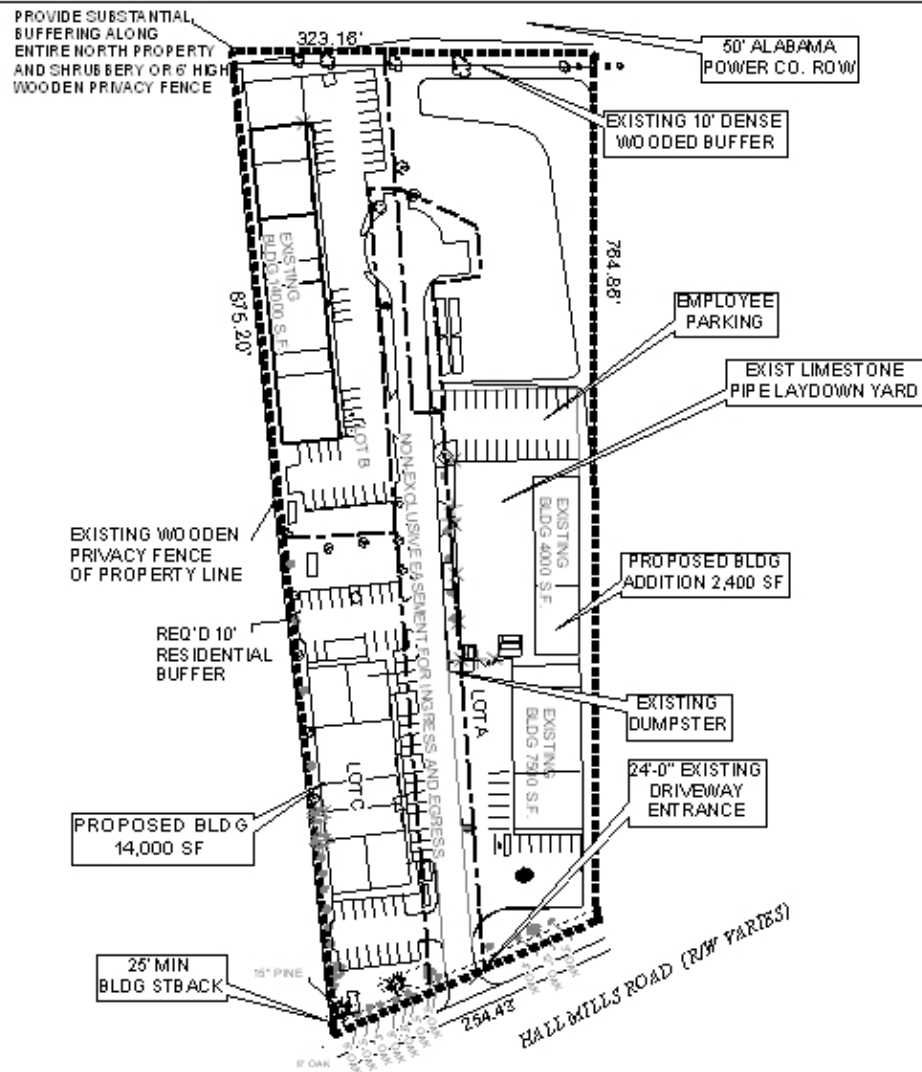
APPLICATION NUMBER 4 DATE October 6, 2011

APPLICANT Persons Development / Paul Persons

REQUEST Planned Unit Development



SITE PLAN



The site specifies the location of the proposed building and addition, the existing driveway, easements, and parking.

APPLICATION NUMBER 4 DATE October 6, 2011

APPLICANT Persons Development / Paul Persons

REQUEST Planned Unit Development

