

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

Asian Square Subdivision

SUBDIVISION NAME

Asian Square Subdivision

LOCATION454 & 456 Azalea Road
(West side of Azalea Road, 400'± South of Cresthaven Road)**CITY COUNCIL****DISTRICT**

District 5

AREA OF PROPERTY

2 Lots / 0.5 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access and parking between multiple building sites, and Subdivision approval to create 2 lots.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediately upon approval.

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow shared access and parking between multiple building sites, and Subdivision approval to create 2 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 two lots from two existing parcels, and creating a PUD that allows shared access and parking across multiple building sites. The applicant proposes to convert an existing retail space into a restaurant, increasing the parking ratio requirements for the commercial site.

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 shares access and parking with properties to the North and South, neither of which are included as part of the application. A letter from one of the adjacent property owners is included with the application, stating their desire not to participate in the applications.

The applicant proposes to convert a portion of a 4280 square foot building into a restaurant (1,800 SF), with the remainder to be a warehouse area (2,480 SF). The abutting property participating in the application, with a 3,500 SF grocery store, will not change uses. The parking required for the two sites is 33 parking spaces, however, the applicant only proposes to provide a total of 19 spaces through modification of the site: applications to the Board of Zoning Adjustment are proposed to address the parking, tree, and landscaping issues, and shared access to non-participating properties.

The proposed modifications to the site include the elimination to two existing landscape areas in the parking lot to provide extra spaces, and a reorientation of angled parking spaces to 90-degree parking spaces to provide more parking. The proposed circulation pattern does not appear to meet standards in terms of access-aisle width, and would require the use of adjacent, non-participating properties, to move from one parking aisle to the next aisle. Additionally, the site itself does not have a curb-cut onto the adjacent public street, and thus is entirely dependent upon access across adjacent, non-participating properties.

As stated earlier in the report, “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 this case, it would appear that PUD as currently proposed does not meet the spirit or intent of the PUD section of the Zoning Ordinance.

Finally, it should also be pointed out that the applicant failed to obtain written authorization from one of the participating property owners, thus staff and the Planning Commission cannot consider the applications.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Denial for the following reason:

- 1) Written authorization was not obtained from one of the property owners participating in the proposed Subdivision application.

Planned Unit Development: Based upon the preceding, this application is recommended for Denial for the following reasons:

- 1) Written authorization was not obtained from one of the property owners participating in the proposed Planned Unit Development application; and
- 2) The proposed PUD would not provide for adequate circulation nor, generally, comply with the basic requirements of the Zoning Ordinance, as variances will be required to address parking, landscape, and shared access issues.

Revised for the October 6 meeting:

The applications were held over from the September 1 meeting at the applicant’s request. The applicant provided a copy of the authorization from the second property owner to participate in the applications under consideration. Staff is still of the opinion that all sites with shared parking and access should be party to the PUD application under consideration, thus the PUD aspect of this application should be denied.

It should be noted that an Administrative Appeal case is under consideration by the Board of Zoning Adjustment for this site, to be heard at the October 3rd meeting. The Administrative Appeal regards the staff’s decision that a PUD application is required. Approval of the Administrative Appeal would negate the need for a PUD.

Regarding the Subdivision, each lot will be less than 60-feet in width, and will exceed the width to depth ratio. Proposed Lot 2 will only be 41-feet wide, which is an insufficient width to provide code-compliant single-loaded 90-degree parking with a two-way access aisle. Approval of the Subdivision would create commercial lots that would likely require variances to redevelop, or as in this case, address a change in occupancy that increases parking requirements.

RECOMMENDATION

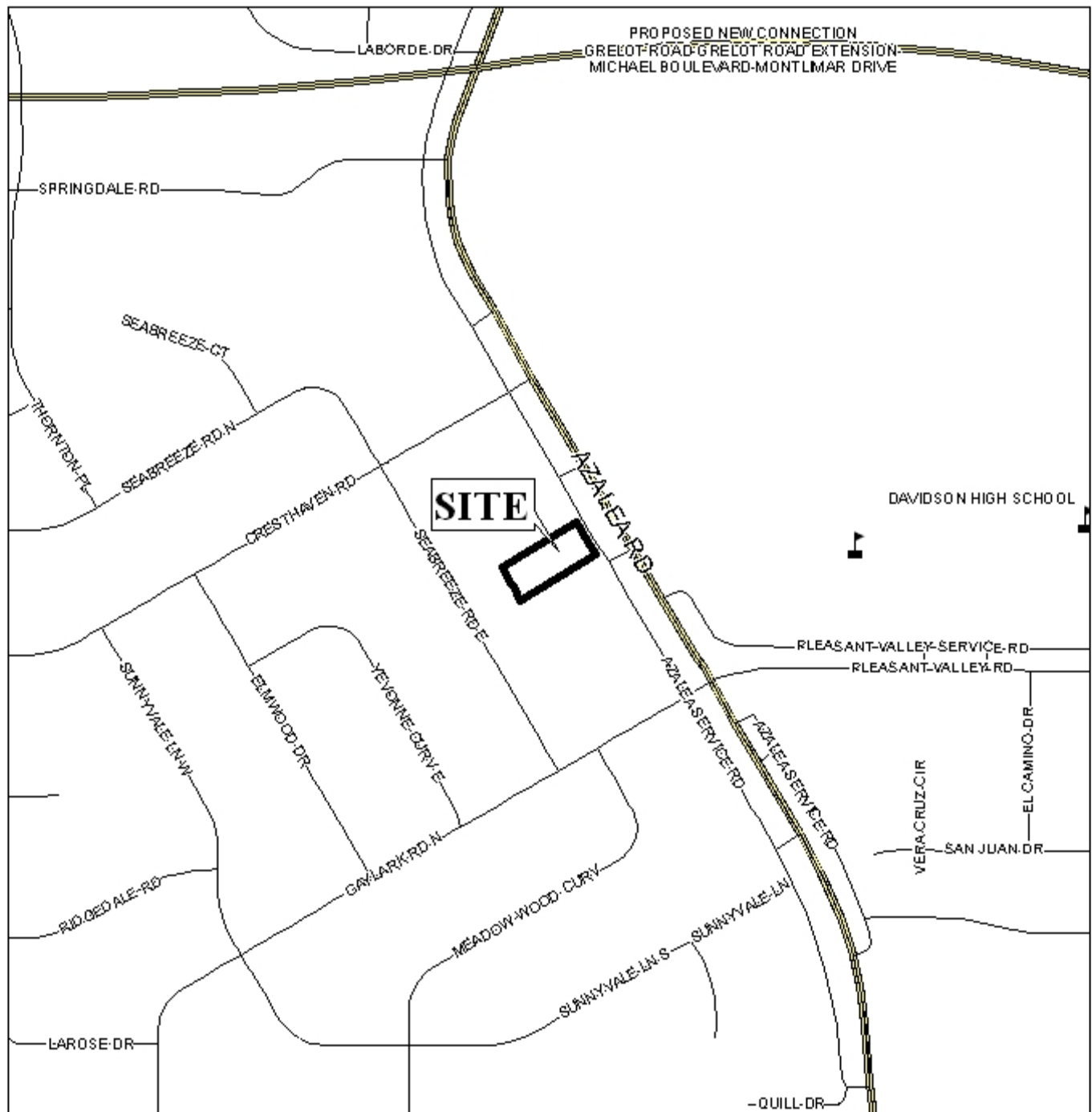
Subdivision: Based upon the preceding, this application is recommended for Denial for the following reasons:

- 1) *The lots will not comply with Section V.D.2. regarding lot width;*
- 2) *The lots will not comply with Section V.D.3. regarding maximum depth to width ratio; and*
- 3) *Without an accompanying Planned Unit Development, the proposed subdivision will not comply with Section I.B.1. regarding orderly development.*

Planned Unit Development: Based upon the preceding, this application is recommended for Denial for the following reason:

- 1) *The proposed PUD would not provide for adequate circulation nor, generally, comply with the basic requirements of the Zoning Ordinance, as variances will be required to address parking, landscape, and shared access issues.*

LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE October 6, 2011
APPLICANT Asian Square Subdivision
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is located to the north and south of the site. Residential land use is located to the west of the site.

APPLICATION NUMBER 5 & 6 DATE October 6, 2011

APPLICANT Asian Square Subdivision

REQUEST Subdivision, 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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

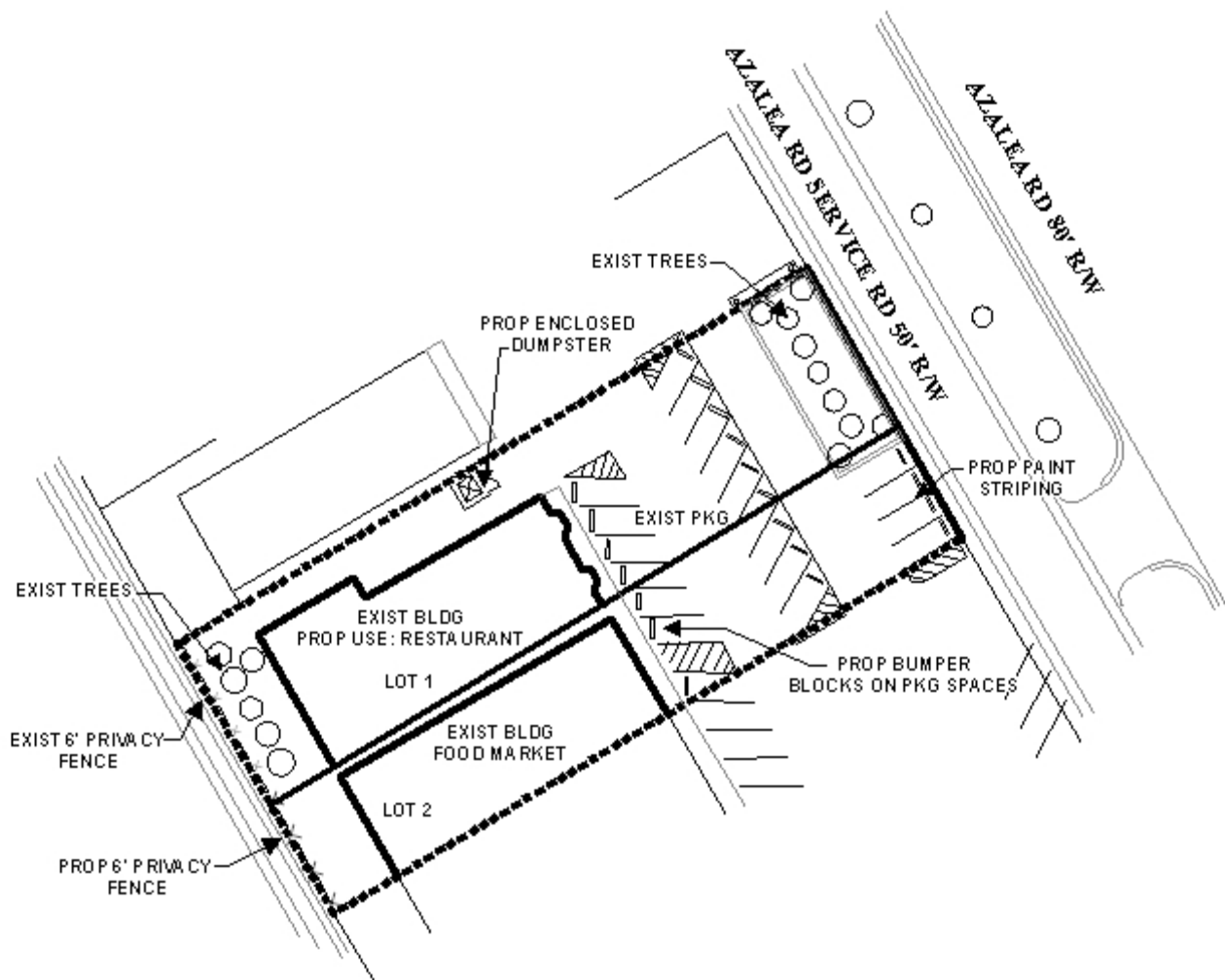


Commercial land use is located to the north and south of the site. Residential land use is located to the west of the site.

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SITE PLAN



The site plan illustrates the existing development with proposed improvements.

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