

**PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT
STAFF REPORT**

Date: June 6, 2019

<u>NAME</u>	Lafayette Land Acquisitions, II, LLC
<u>LOCATION</u>	2407 Old Shell Road (South side of Old Shell Road, 130'± East of Kirby Street).
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District
<u>PROPOSED ZONING</u>	B-2, Neighborhood Business District
<u>REASON FOR REZONING</u>	To allow commercial use.
<u>AREA OF PROPERTY</u>	2 Lots / 0.45± Acres
<u>CONTEMPLATED USE</u>	<p>Planned Unit Development approval to allow multiple buildings on a single building site along with shared access and parking, and Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	Label the PUD Site Plan. The drawing submitted contained no Title Block information.

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 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

Both driveways illustrated are substandard for one-way driveways. The driveways should be measured perpendicular to the aisle and not parallel to the road. As illustrated, the driveways are only 12'-13' and should be 14'-16' for one way commercial access. Additional aisle width is also needed for vehicles to appropriately maneuver into and out of parking spaces (14' rear of the angled spaces and 20' rear of the perpendicular spaces). A van accessible aisle is not illustrated on the site plan and may impact parking calculations when added to the site. Owner/developer is responsible for ensuring appropriate number of accessible spaces are included since the site is proposed as mixed use.

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 will 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. As presented the residential units at the rear of the Ashland Place Fire Station Project do not

meet fire code requirements for approved fire apparatus access and for the required fire sprinklers protection. The change of occupancy of the fire station may present additional requirements.

REMARKS The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site along with shared access and parking, and Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

The subject site is bordered on the East by LB-2, Limited Business District, used as light retail; to the South by R-1 used as single-family residential; to the West by B-1, Buffer Business District used as offices; and to the North, across Old Shell Road, by R-1 used as single-family residential.

The site has been given a Traditional Center land use designation, per the adopted Future Land Use Plan and Map. 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 land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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.

PUD 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 / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site consists of two legal lots of record and was used since the 1930's as the Ashland Place Fire Station until its closing recently by the City. The applicant proposes to re-purpose the existing building as retail shops and also construct a two-story, four-unit apartment building in the rear area of the site. As there would be multiple buildings on the site, a PUD is required, and as the site is currently zoned R-1, rezoning to B-2 is proposed for the retail sales. B-2 would also allow for the apartments on the site. Hence, these two applications.

The applicant states the following pertaining to application questions:

4. Legal Description:

Lots four (4) and five (5) in Block three (3) of Homer Place, according to the map recorded in deed Book 116 N.S., Page 241 of the record in the office of the judge of probate of Mobile County, Alabama.

7. In conforming with the ever-growing trend of modern revitalizations of midtown and downtowns across the United States, and taking note from such inspirations as Jeff Speck, (author "Walkable Cities") whose recent Mobile presentation highlighted the importance of walkable communities, and mixed use developments, we propose to Historically Restore the existing 1930's Ashland Place Fire Station No. 12 to a

Neighborhood Gem, turn it into Neighborhood Retail and develop several up-scale residential units to support the development. These will have large front porches and appeal to the architecture and demographics of the neighborhood.

We see this as in keeping with the City's stated goals of creating a continuous stretch of commercial and multi-use activity along Old Shell Road, complementing the new developments and the trend of neighborhood retail and walkability.

Our development plans for this project include restoring the existing Historic structure, the Ashland Place Fire Station No. 12, into a neighborhood retail. In the rear of the property, as per the included Concept Site Plan, upscale apartments in a style conforming with the existing building and neighborhood will be developed. Focus would be given to the visual sight lines from the street, to ensure the focal point of the development remains the existing historic structure. We currently plan for B-2 Zoning for this development, however we are open to suggestions on Zoning from the City's Planning and Zoning Department.

The Ashland Fire Station is a gorgeous building and its architectural style is unique and must and shall be preserved and cherished. We recognize the importance of this project to the neighborhood and to the Citizens of Mobile. We currently have over a dozen historical renovations underway and have completed dozens more throughout Mobile and New Orleans. We are currently working on the saving of an 1820's Creole Cottage in Mobile, perhaps the second oldest structure in the City. We are very familiar with the requirements of historical restorations and plan to have the Ashland Place Fire Station No. 12 added to the National Register of Historic Places and perhaps included in one of the adjacent historic districts, if the neighborhoods agree.

8. Ashland Fire Station is currently zoned Municipal but is being used in a public life safety capacity. Included with this narrative is an aerial excerpt from the map for Mobile: Framework for Growth. We believe our request for B-2 zoning is wholly consistent with the layout along Old Shell Road.

We interpret our property as being a continuation of the commercial retail development occurring at the intersection of Florida Street and Old Shell Road. Approaching the Ashland Fire Station from the west, nearly every lot is zoning B-2, with minimal exceptions. This commercial trend is consistent with the MAP OF MOBILE. Included with this application is a aerial view of our site overlaid with the MAP OF MOBILE. Note, this site along with the corridor locations to the east, all share the same notation: Neighborhood Center: Traditional.

We have considered B-2 Zoning as it serves our development intent and design and is consistent with the intent of the neighborhood, corridor users and the development trend of the surrounding area.

10. PUD Statements

These agreements have not been considered wholly and the development of these agreements are contingent on the approval of the rezoning application. However, it is our intent to have shared ownership in the development. This would include shared driveways, common area space, tax payments, utilities, etc. We will follow the rules as stated in regard to our PUD, if approved.

A review of the site plans submitted reveals several items which must be addressed and revisions which must be made in order to be approved. As PUD's are site plan-specific, the site plan submitted for project permitting must match that approved by the Commission. Specifically, the following must be addressed by the applicant:

- The access aisle on the West side does not allow for adequate fire truck access width of 20'.
- The one-way drives are too narrow for commercial traffic.
- Handicap van accessibility is not provided.
- The 90-degree parking along the one-way West access aisle is not allowed under the Zoning Ordinance and should be reconfigured to be angled.
- The site plan only gives a frontage landscaping calculation and no total site landscaping calculation, and total site landscaping appears to be noncompliant.
- Tree planting calculations do not account for the required perimeter over-story trees and no species is given for any trees indicated on the site plan other than the 24" Pine tree for credit.
- The site plan does not indicate a compliant dumpster or indicate any other refuse collection.
- The site plan does not indicate any provision for a residential buffer.

In addition, the applicant has not demonstrated any of the four prevailing conditions which would justify the approval of the Rezoning: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable. Additionally, An LB-2, Limited Neighborhood Business District, may be more appropriate for the location.

Although the site is not located within a historic district, the existing fire station building is considered historic. It should also be noted that if the applicant is planning on using historic tax credit funds through state or federal programs to rehabilitate, the work would have to be done according to the Secretary of Interior's Standards. The Standards encourage repair work rather than replacement of material. Additions may be approved for tax credit projects, however typically a hyphen or something to distinguish the addition from the original is encouraged

As the applicant never requested a pre-development meeting prior to the submission of applications, it is strongly suggested that such be arranged in order for all entities which review Planning Commission applications to meet with the applicant to coordinate allowances and requirements for site plan compliance. In order to allow sufficient time to hold a pre-development meeting and site plan revisions to be submitted to Planning and Zoning, it is

recommended that these applications be heldover to the July 18th meeting. Revisions should be submitted to Planning and Zoning no later than June 26th.

RECOMMENDATION

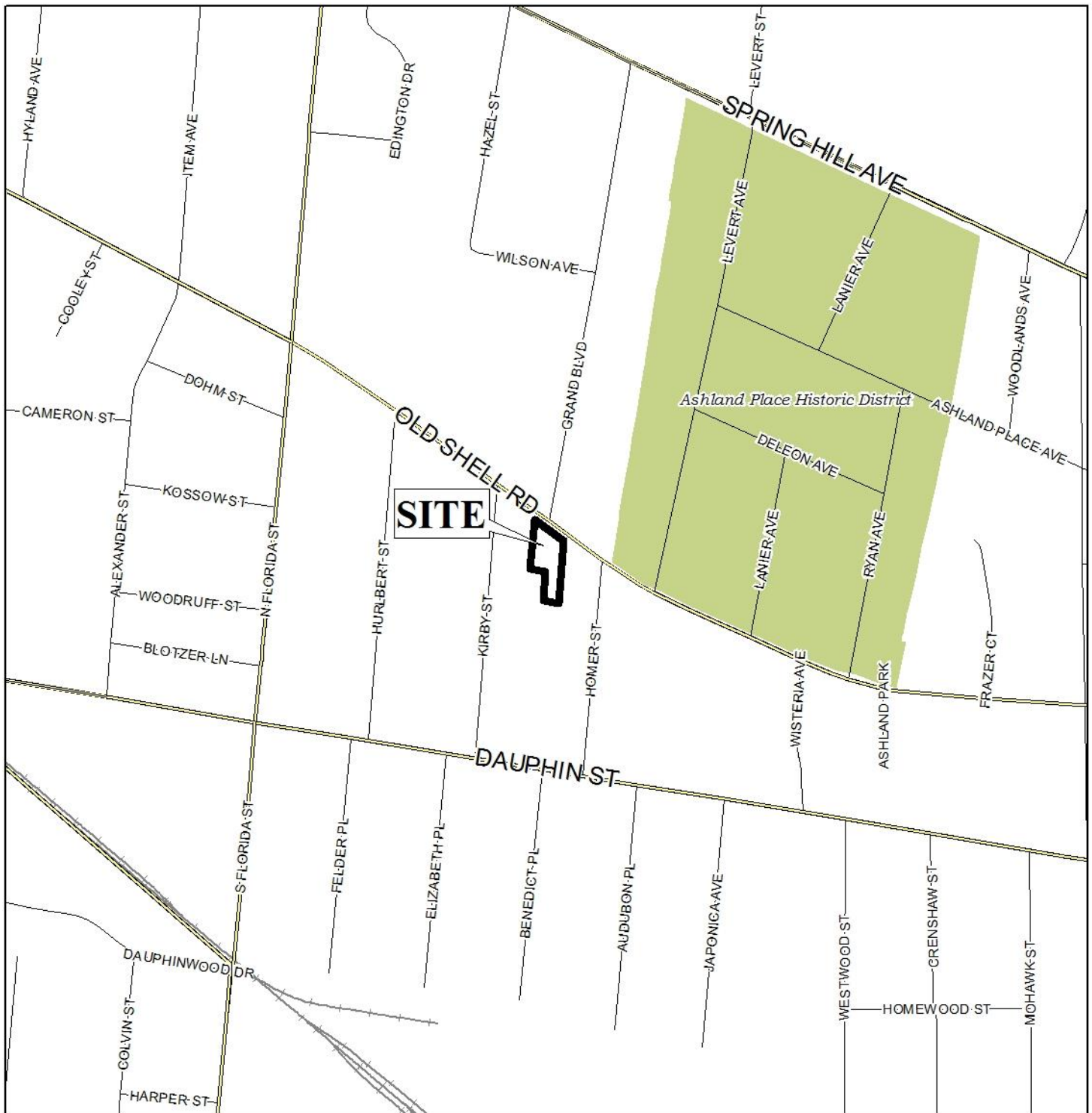
Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the July 18th meeting to allow the applicant to address the following:

- 1) arrange a pre-development meeting to coordinate allowances and requirements for site plan compliance;
- 2) revision of the site plan to allow sufficient fire truck access into the site;
- 3) revision of the site plan to provide 14' to 16' wide drives for one-way traffic;
- 4) revision of the site plan to provide handicap van accessibility;
- 5) revision of the site plan to eliminate 90-degree parking along the one-way West access drive, and reconfigure to angled parking;
- 6) revision of the site plan to provide landscaping calculations for the entire site and to provide compliant landscaping area on the site plan;
- 7) revision of the site plan to provide tree planting calculations to account for required frontage, perimeter and parking trees, and to indicate tree species on the site plan;
- 8) revision of the site plan to provide a compliant dumpster, or the placement of a note on the site plan stating what other type of refuse collection will be utilized; and
- 9) revision of the site plan to indicate a compliant residential buffer along all adjacent residential properties.

Rezoning: Based upon the preceding, this application is recommended for holdover to the July 18th meeting to allow the applicant to address the following:

- 1) demonstration of any of the four prevailing conditions which would justify the approval of the Rezoning: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable;
- 2) consideration of LB-2, Limited Neighborhood Business District; and
- 3) revision of the site plan to match that revised for the Planned Unit Development.

LOCATOR MAP



APPLICATION NUMBER 5 DATE June 6, 2019

APPLICANT Lafayette Land Acquisitions, II, LLC

REQUEST PUD, Rezoning from R-1 to B-2



LOCATOR ZONING MAP



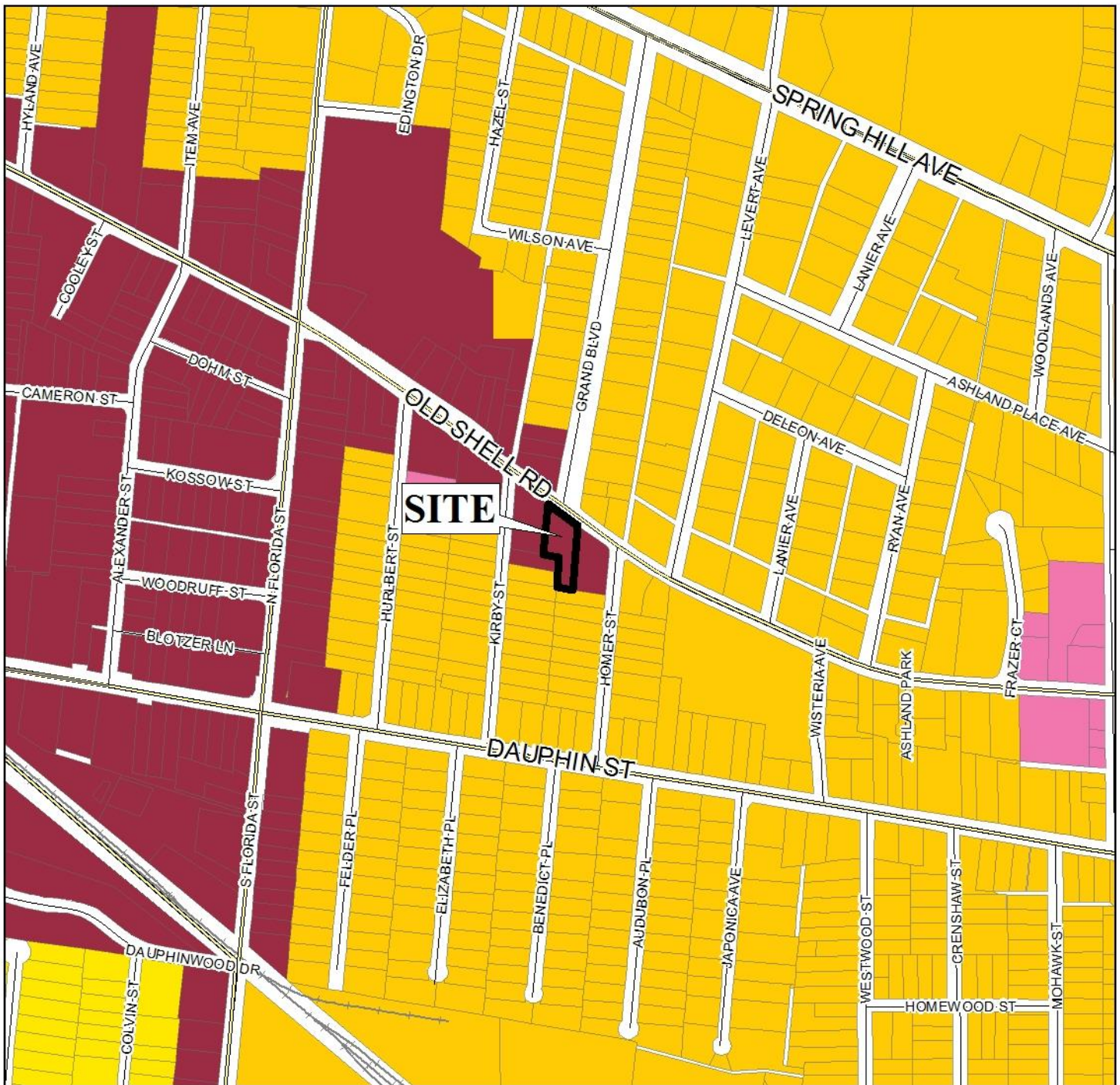
APPLICATION NUMBER 5 DATE June 6, 2019

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REQUEST PUD, Rezoning from R-1 to B-2



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE June 6, 2019

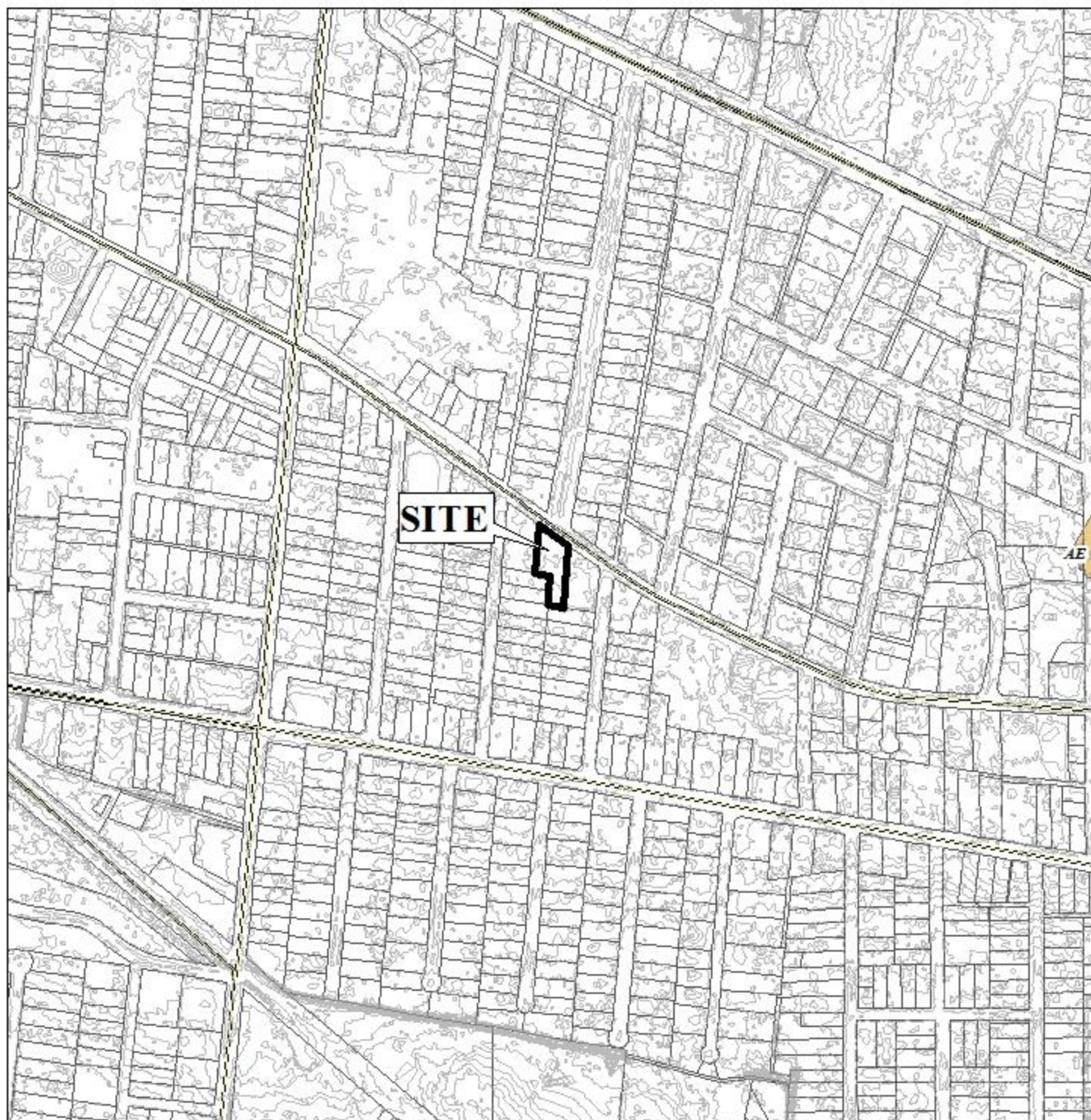
APPLICANT Lafayette Land Acquisitions, II, LLC

REQUEST PUD, Rezoning from R-1 to B-2

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



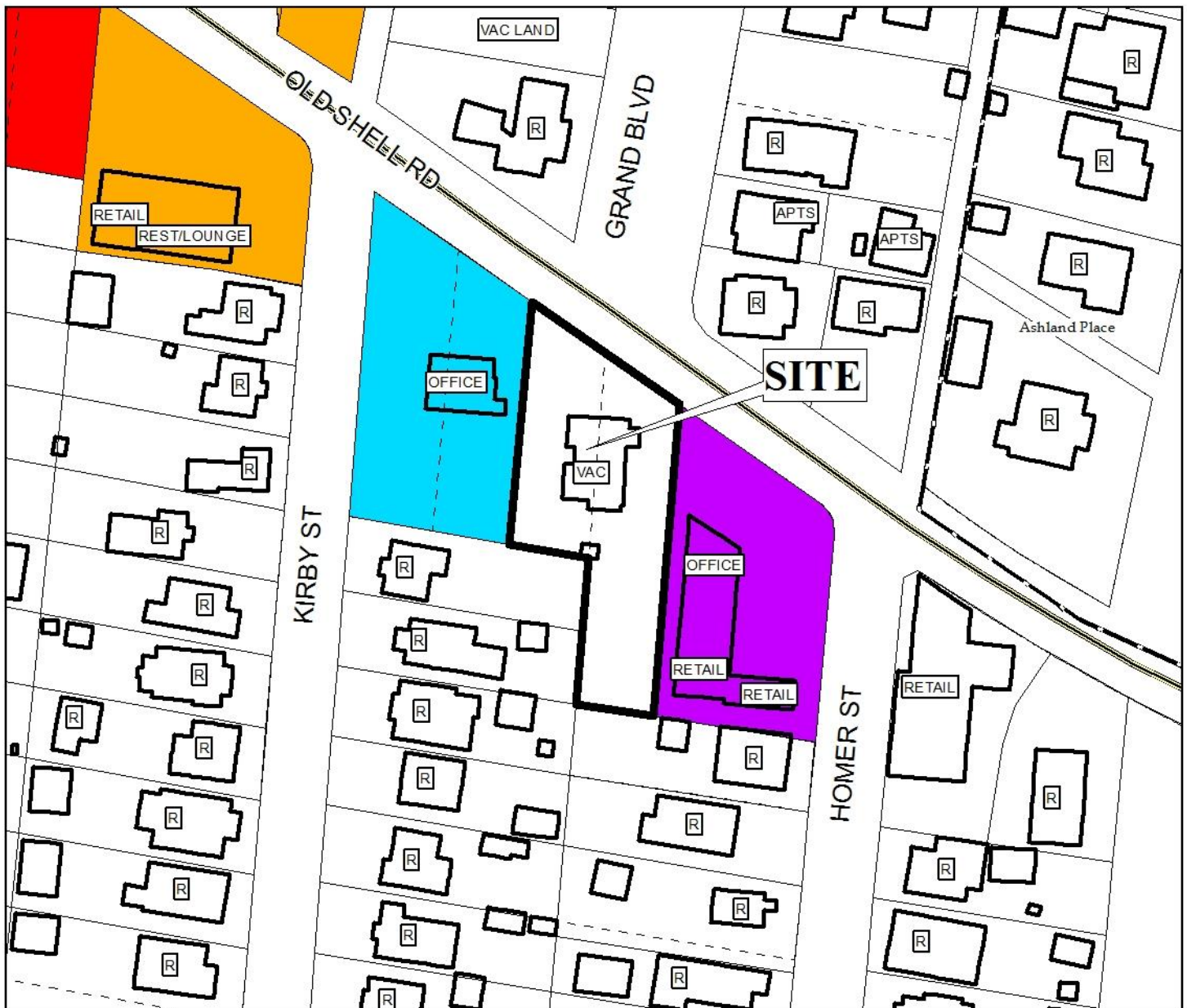
APPLICATION NUMBER 5 DATE June 6, 2019

APPLICANT Lafayette Land Acquisitions II, LLC

REQUEST PUD, Rezoning from R-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 5 DATE June 6, 2019

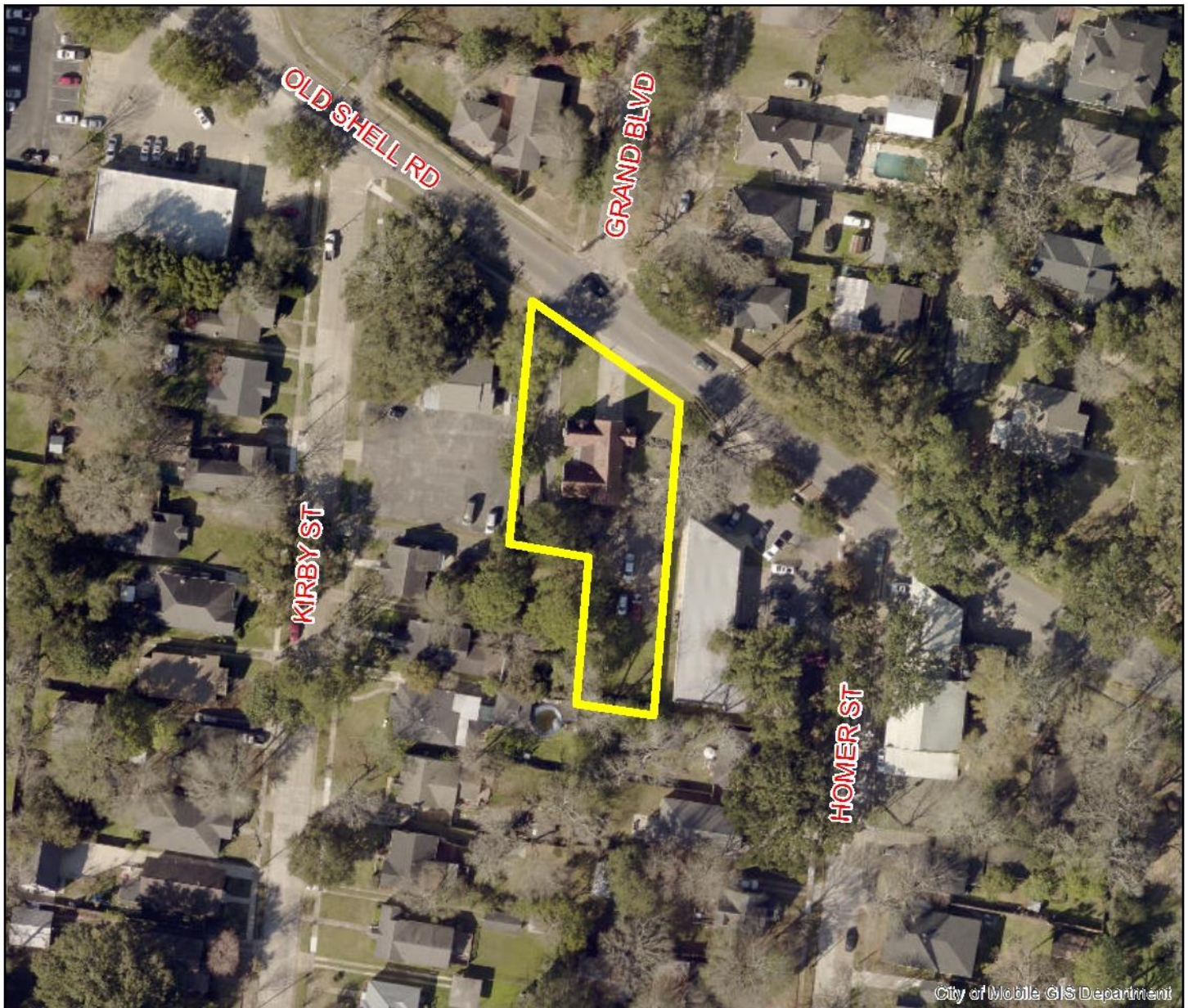
APPLICANT Lafayette Land Acquisitions, II, LLC

REQUEST PUD, Rezoning from R-1 to B-2

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.

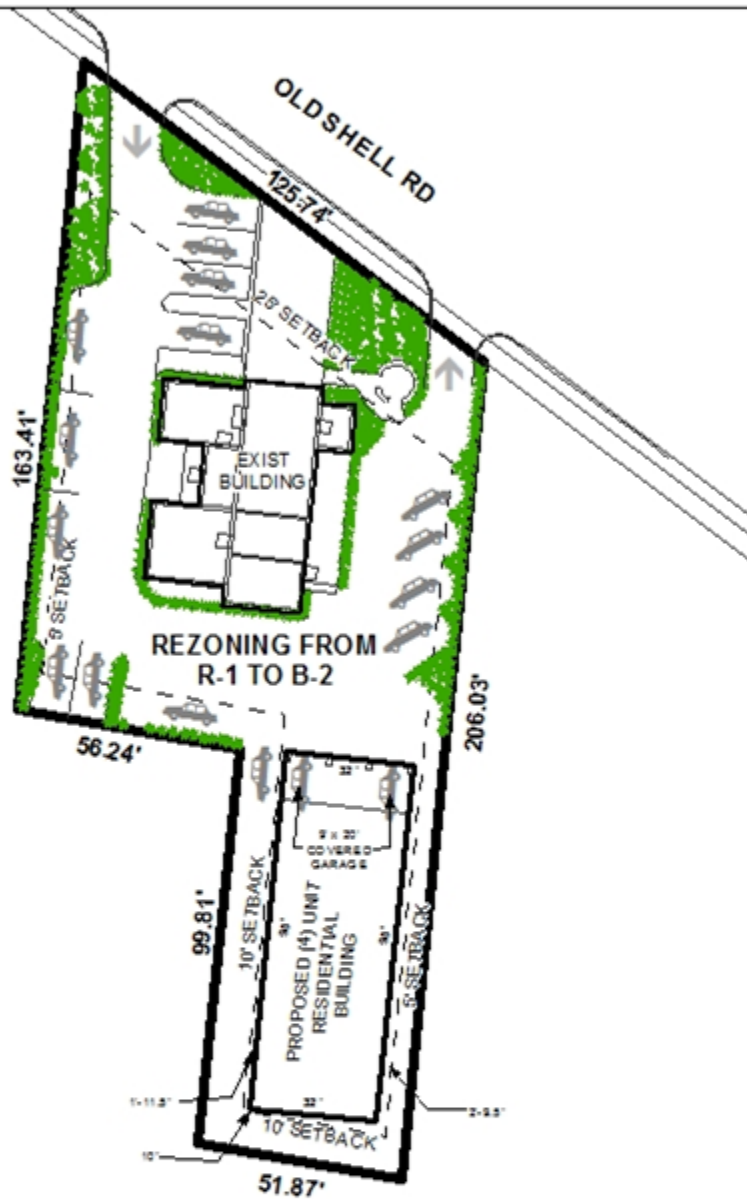
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REQUEST PUD, Rezoning from R-1 to B-2



SITE PLAN



The site plan illustrates the existing building, the proposed residential building, parking and setbacks.

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REQUEST PUD, Rezoning from R-1 to B-2

