

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 5, 2021****DEVELOPMENT NAME**

Magnolia Business Park Subdivision

LOCATION1550 South University Boulevard
(Northwest corner of South University Boulevard and Aurelia Street).**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1.2± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access between multiple building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

Retain NOTES #3 - #8, as shown on the PUD FOR MAGNOLIA BUSINESS PARK drawing by Byrd Surveying dated July 2, 2021.

**TRAFFIC ENGINEERING
COMMENTS**

Site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential

buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS The applicant is requesting Planned Unit Development Approval to allow shared access between multiple building sites.

The site was the subject of a two-lot Subdivision approved by the Planning Commission at its April 3, 2008 meeting, and subsequently recorded in Probate Court. Conditions of approval for that subdivision limited both lots to a shared curb cut, and required Planned Unit Development approval prior to the development of Lot 2. The applicant is proposing to develop Lot 2, hence this application.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the recently 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 case the designation of 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 the 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.

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.

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 will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The applicant states:

THIS APPLICATION IS FOR THE DEVELOPMENT OF LOT 2, MAGNOLIA BUSINESS PARK AS REQUIRED BY NOTE 2 ON THE RECORDED SUBDIVISION PLAT. LOT 2 WILL UTILIZE THE EXISTING DRIVE ON LOT 1 FOR THEIR ACCESS TO THE UNIVERSITY BOULEVARD SERVICE ROAD.

LOT 1 DOES NOT PLAN ANY CONSTRUCTION TO THEIR BUILDING, DRIVES, OR PARKING AREAS.

The applicant is proposing to construct an 1,800 square foot office building with ten parking spaces that will have a shared curb cut with an existing 4,403 square foot office building with associated parking. Each lot is shown to have sufficient parking. As Lot 2 is proposed to have ten parking spaces, lighting compliant with Section 64-6.A.3.c. of the Zoning Ordinance will be required.

The site plan depicts an existing dumpster on the developed Lot 1, and states that garbage pickup will be via curbside pickup for Lot 2. If approved, this note should be retained on the site plan.

Lot 2 will be required to fully comply with tree planting and landscape area requirements. Tree plantings should be coordinated with staff to insure proper spacing. Lot 1 should maintain compliance with the approved tree plan on file.

RECOMMENDATION

Planned Unit Development: Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for two building sites to have shared access to University Boulevard;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations),

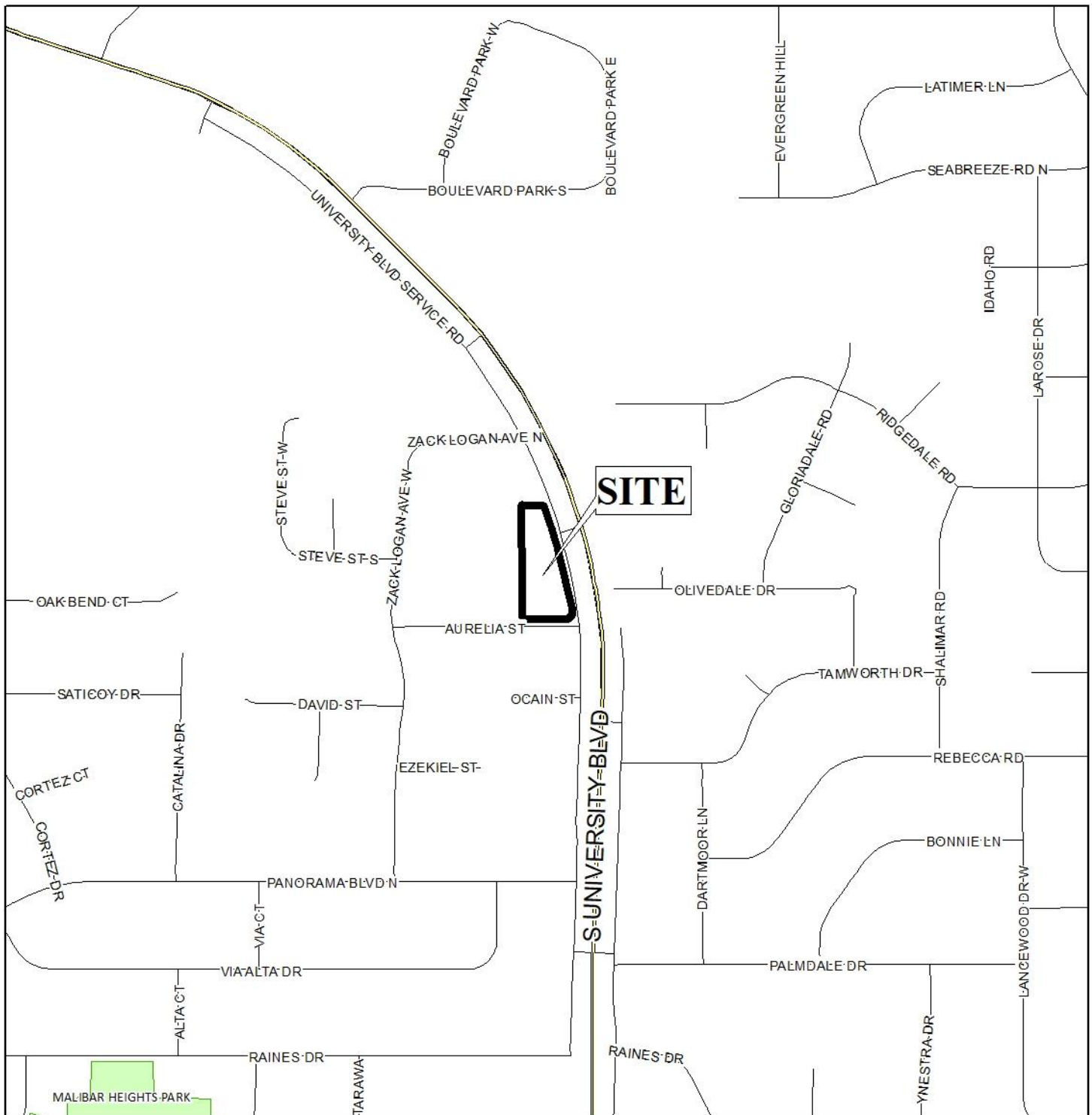
because allowing shared access between sites will reduce the total number of curb cuts to University Boulevard;

- c. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because public utilities and services are already in place.

Based upon the preceding, the PUD application is recommended for Approval, subject to the following conditions:

- 1) full compliance with tree planting and landscape area requirements for Lot 2, with tree plantings coordinated with staff;
- 2) maintain compliance with the tree plan on file for Lot 1;
- 3) lighting compliant with Section 64-6.A.3.c. of the Zoning Ordinance;
- 4) compliance with the Engineering comments: *(Retain NOTES #3 - #8, as shown on the PUD FOR MAGNOLIA BUSINESS PARK drawing by Byrd Surveying dated July 2, 2021.);*
- 5) compliance with all Traffic Engineering comments: *(Site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 7) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
- 8) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 5 DATE August 5, 2021

APPLICANT Magnolia Business Park Subdivision

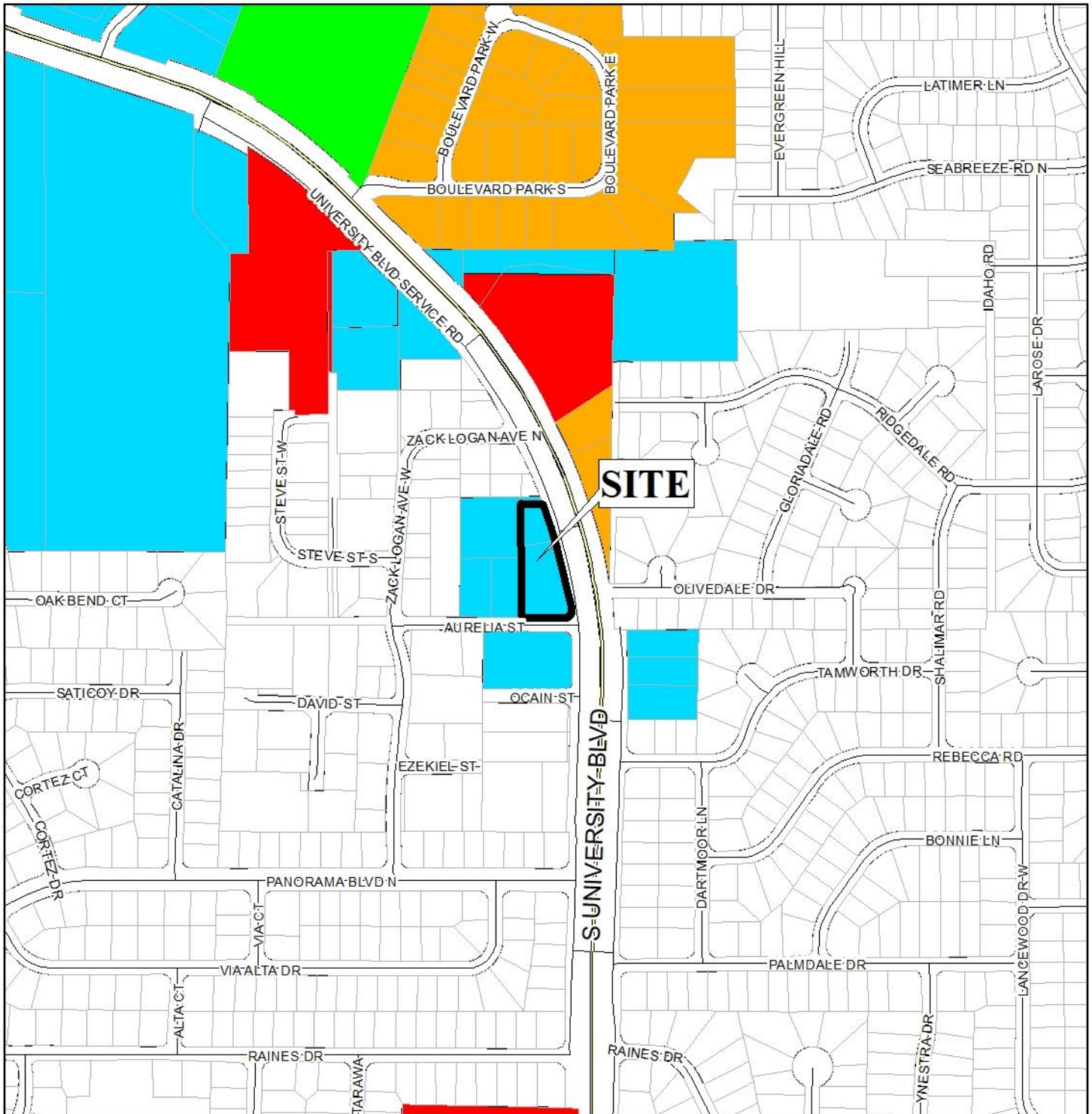
REQUEST Planned Unit Development

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LOCATOR ZONING MAP



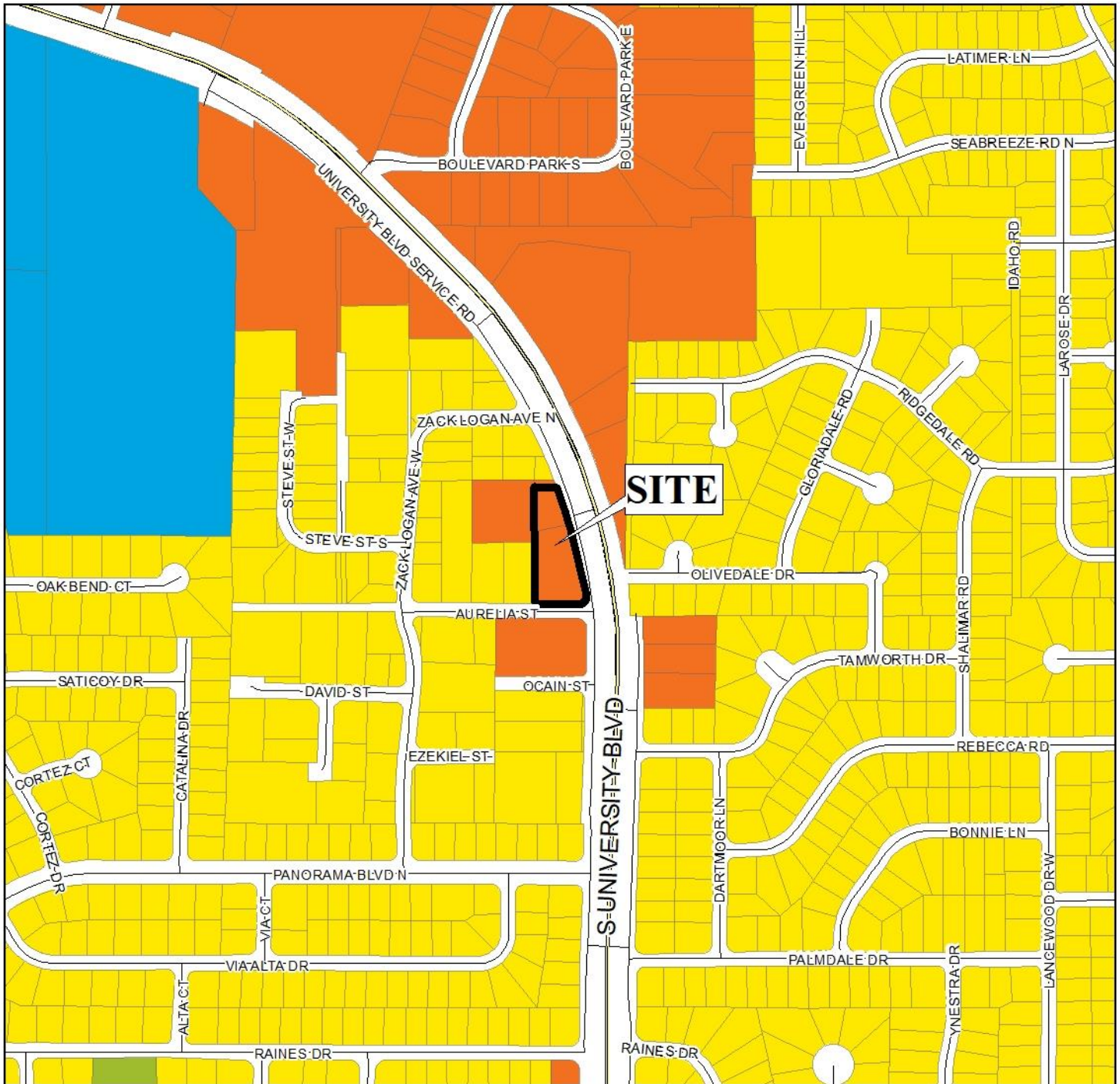
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FLUM LOCATOR MAP



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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



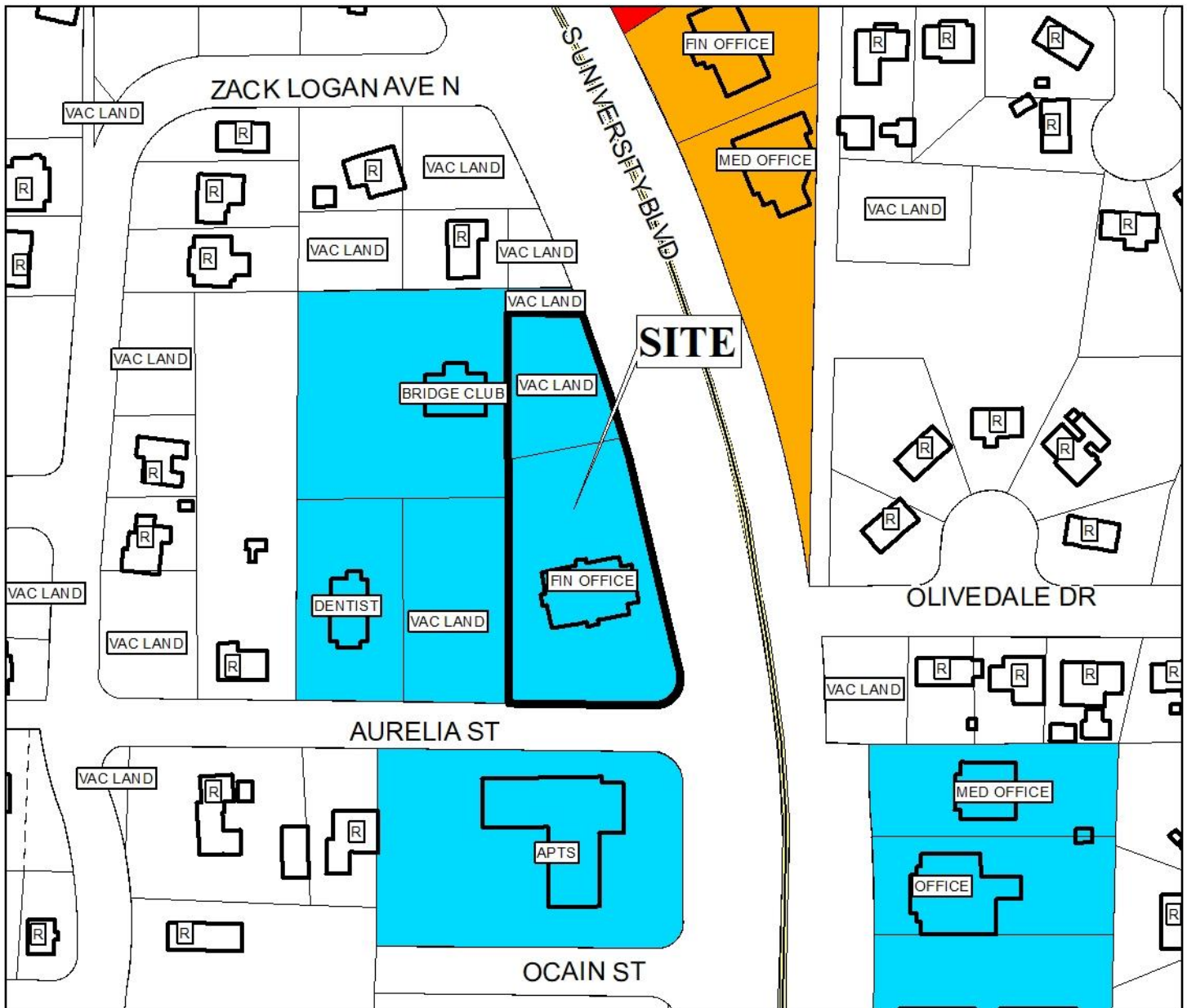
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial sites.

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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

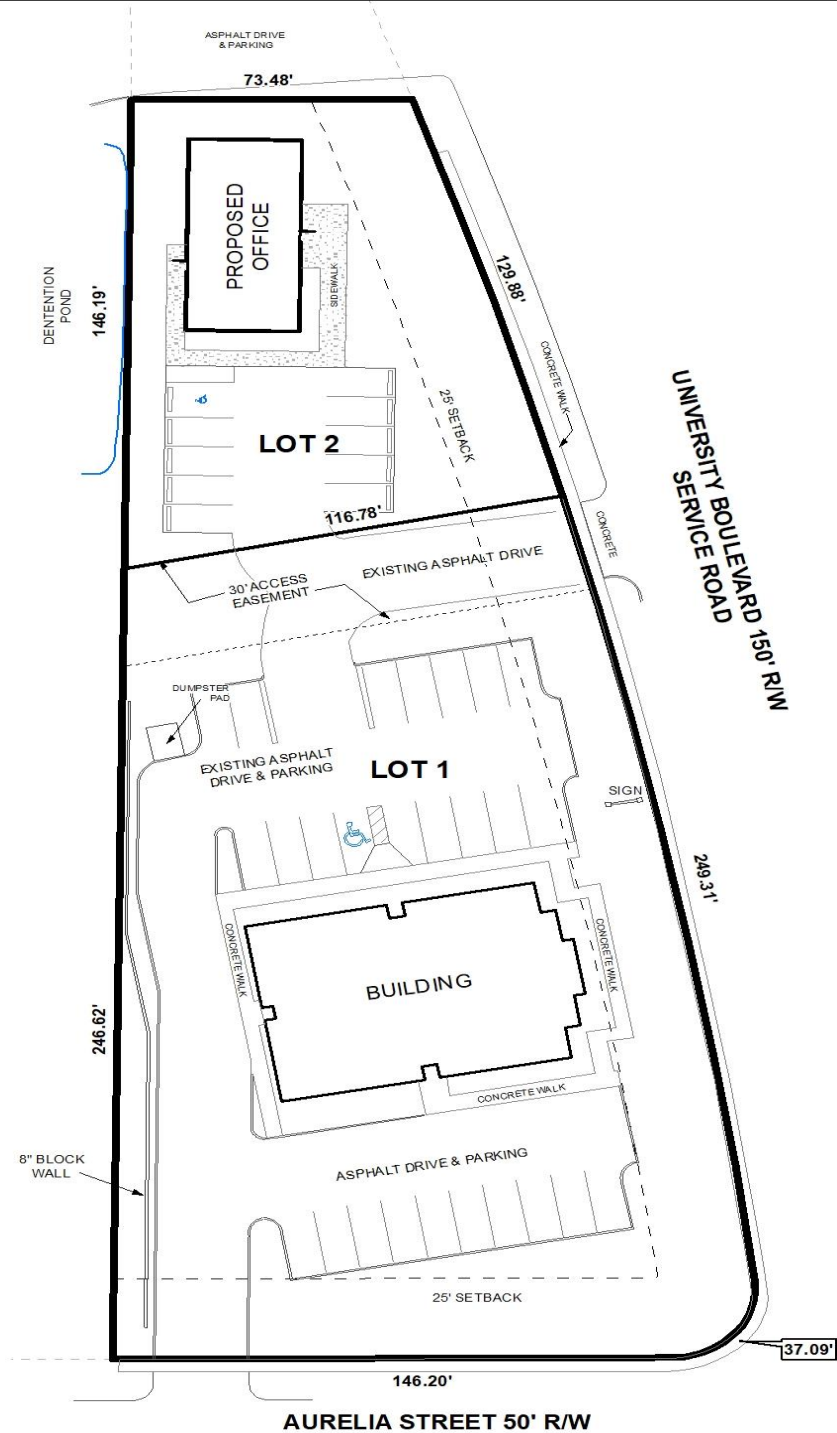


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SITE PLAN



The site plan illustrates existing building, access easement, setbacks and parking areas in Lot 1, as well as a proposed building and parking in Lot 2.

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