

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL****Date: November 3, 2022**

<u>NAME</u>	Wags and Walks
<u>LOCATION</u>	631 Azalea Road (North side of Azalea Road, 290'± West of Village Green Drive).
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	B-2, Neighborhood Business District
<u>AREA OF PROPERTY</u>	2.0± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval to allow the operation of a dog day care with outside runs in a B-2, Neighborhood Business District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not provided
<u>ENGINEERING COMMENTS</u>	

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 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.

Planning Approval: No comments.

TRAFFIC ENGINEERING

COMMENTS

Access is limited to an approved PUD site plan with any modifications to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [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 multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval to allow the operation of a dog day care with outside runs in a B-2, Neighborhood Business District

The site has been given 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 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.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission. Also, PUDs expire in one year if no permits are obtained.

At its October 4, 2007 meeting, the Planning Commission approved requests for a two-lot Subdivision, Rezoning from R-1, Single-Family Residential District to B-2, Neighborhood Business District, and Planning Approval by to allow a dog daycare facility with outdoor runs in a B-2, Neighborhood Business District for the subject site. In July 2008, the site obtained

Administrative Planned Unit Development approval to allow multiple buildings on a single building site. The site was also subject to a variance to allow a single-family residential dwelling on the ground floor in a B-2 district, which was approved by the Board of Zoning Adjustment at its August 5, 2008 meeting. The applicant now wishes to build a new structure on the subject site, which requires the applicant to amend the previously approved applications. The applicant has a pending variance application to be heard by the Board of Zoning Adjustment at its November 7, 2022 meeting.

The applicant states:

Lieb Engineering, on behalf of Wags and Walks, requests recommendation for administrative PUD amendment for 1.97 acres to have 2 buildings on a single property and Planning Approval for existing operations for outdoor runs for the animals.

The site plan submitted depicts the existing structures on the site, including an existing one-story dwelling, a freestanding garage, a play house, and several sheds. The applicant is proposing a new 2,080 square foot building on the site, but does not state the purpose of the structure in the narrative. However, during a pre-development meeting with staff, it was presented that the structure is proposed to house a three-foot deep therapy pool for animals.

No information has been provided in regards to the hours of operation. As Planning Approvals are specific to the site plan and the scope of operations, it is important to know when the applicant proposes for the business to operate. Furthermore, no information is provided regarding the number of pets to be on-site at any given time. The applicant should provide more detailed information regarding the proposed scope of operations.

It should be noted that a condition of the rezoning of the site approved in 2007 required that the site be in full compliance with tree and landscaping requirements. While the site plan submitted depicts existing trees, it should be noted that the number and species of several trees differ from the 2008 approved tree plan. If approved, the applicant should coordinate with staff at the time of permitting to insure the site remains in compliance.

There is a 332± square foot metal building on the site, which was not present in 2008, and for which no building permits were obtained. As the structure is larger than 120 square feet, an after-the-fact building permit should be obtained for this structure.

The site plan submitted depicts a single curb cut to the subject site, as per the Subdivision approval, however, the driveway has been connected to the driveway of the property to the East. In order to allow shared access to the adjacent lot, that property owner needs to provide authorization to be part of the Planned Unit Development, and have their property depicted on the PUD site plan. As the applicant is the owner of record for the adjacent property, the applicant will need to either have the site plan to depict the adjacent property, or remove the driveway connection.

The property to the rear of the site is zoned R-3, Multi-Family Residential district, and as such, a residential buffer is required. The site plan submitted depicts the rear 65± feet of the property as a “wooded area”, which appears to be a sufficient residential buffer.

There is no dumpster depicted on the site, nor is there a note stating that curbside pickup will be utilized for the site. Therefore, if approved, the site plan should be revised to either depict a dumpster with a compliant enclosure and sanitary sewer connection, or a note stating that curbside pickup will be utilized.

Finally, the site plan states that 1,870± square feet of existing building area on the site is to be used commercially, with 2,080± square feet of new building area to be used commercially, thus requiring 14 parking spaces. There is a note on the site plan stating that a variance will be requested for reduced parking.

Planned Unit Development: Based upon the preceding, staff recommends the application be heldover to the November 17th agenda, with revisions due no later than November 8th to address the following:

- 1) Either revision of the site plan to depict the adjacent property to the East, or remove the driveway connection.

Planning Approval: Based upon the preceding, staff recommends the application be heldover to the November 17th agenda, with revisions due no later than November 8th to address the following:

- 1) Provide a detailed scope of operations, including the hours of operation, number of employees, and number of pets; and
- 2) Revision of the site plan to either depict a dumpster with a compliant enclosure and sanitary sewer connection, or a note stating that curbside pickup will be utilized.

LOCATOR MAP



APPLICATION NUMBER 5 DATE November 3, 2022

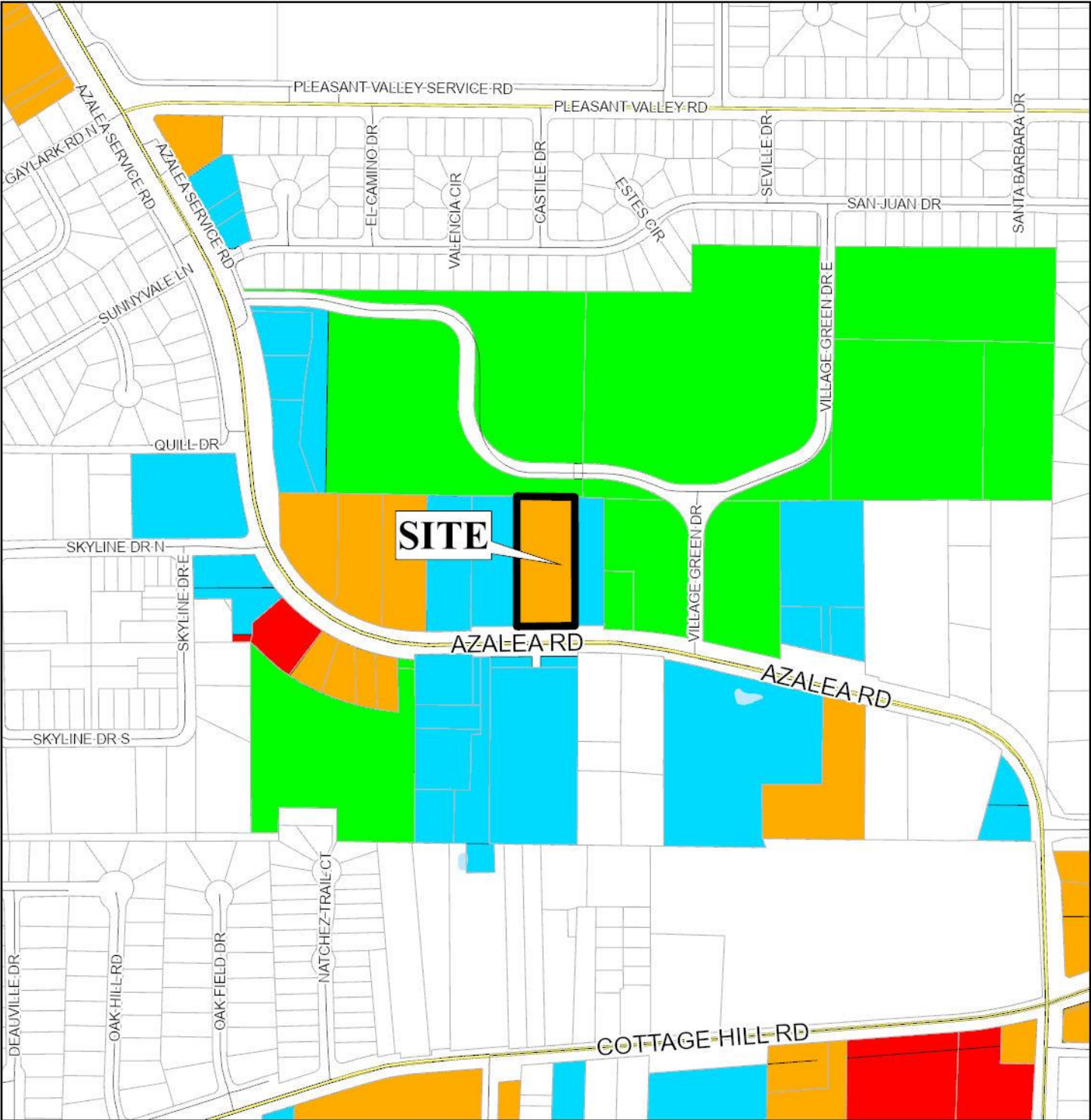
APPLICANT Wags and Walks

REQUEST PUD, Planning Approval



NTS

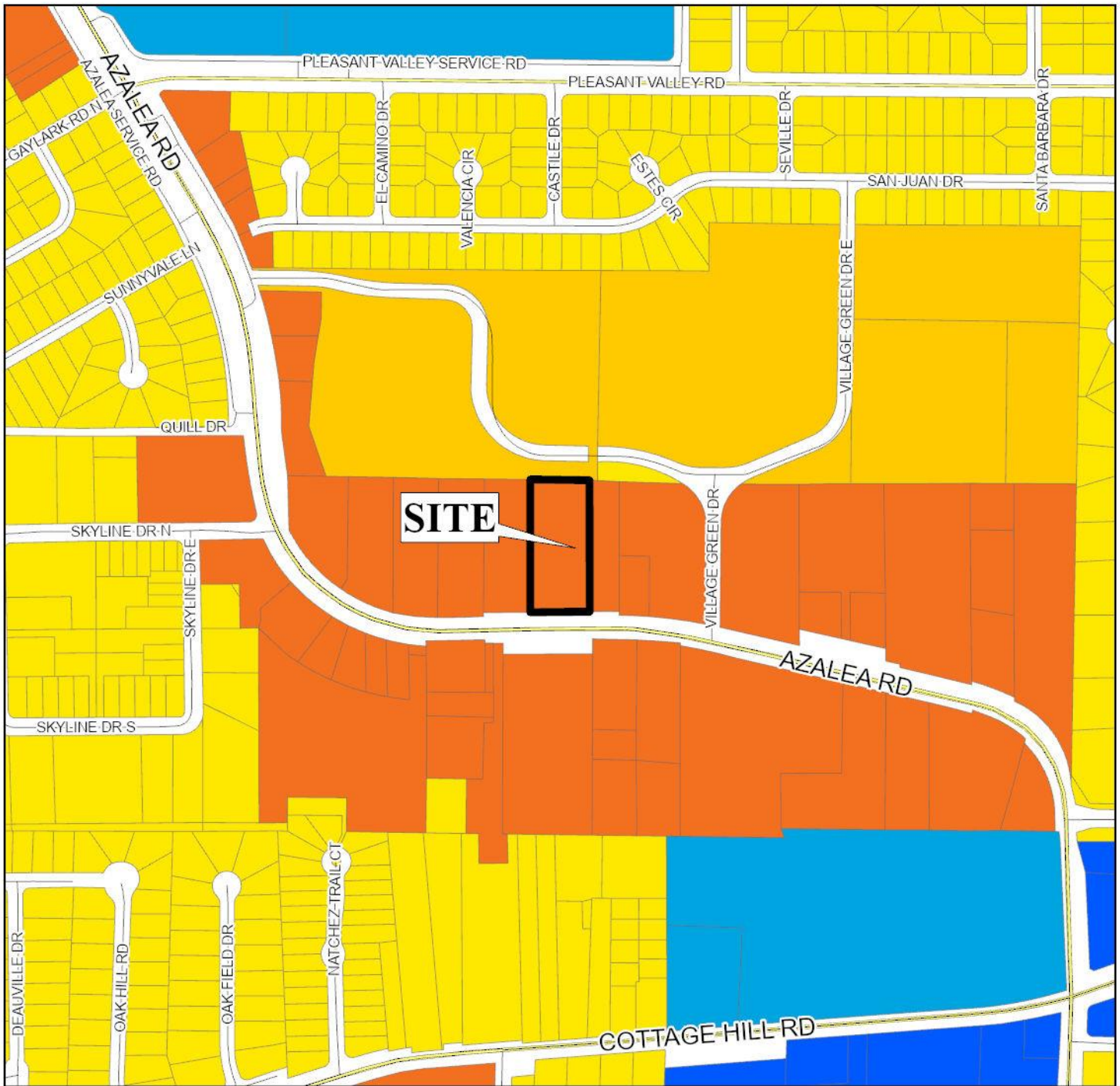
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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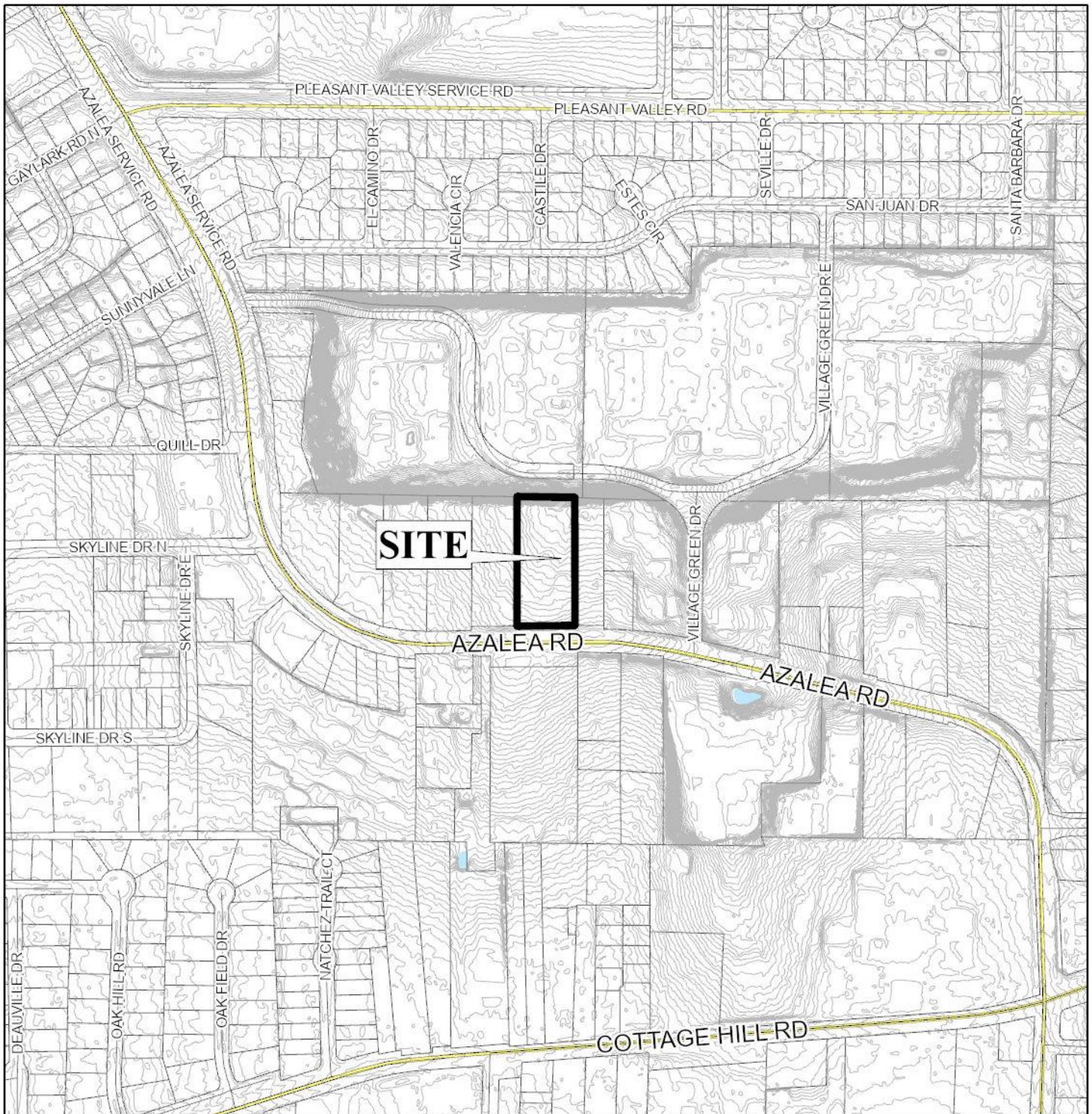
REQUEST PUD, Planning Approval

Layer2

Low Density Residential	Downtown	Traditional Corridor	Heavy Industry
Mixed Density Residential	District Center	Mixed Commercial Corridor	Institutional
	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
	Neighborhood Center - Suburban	Light Industry	Water Dependent



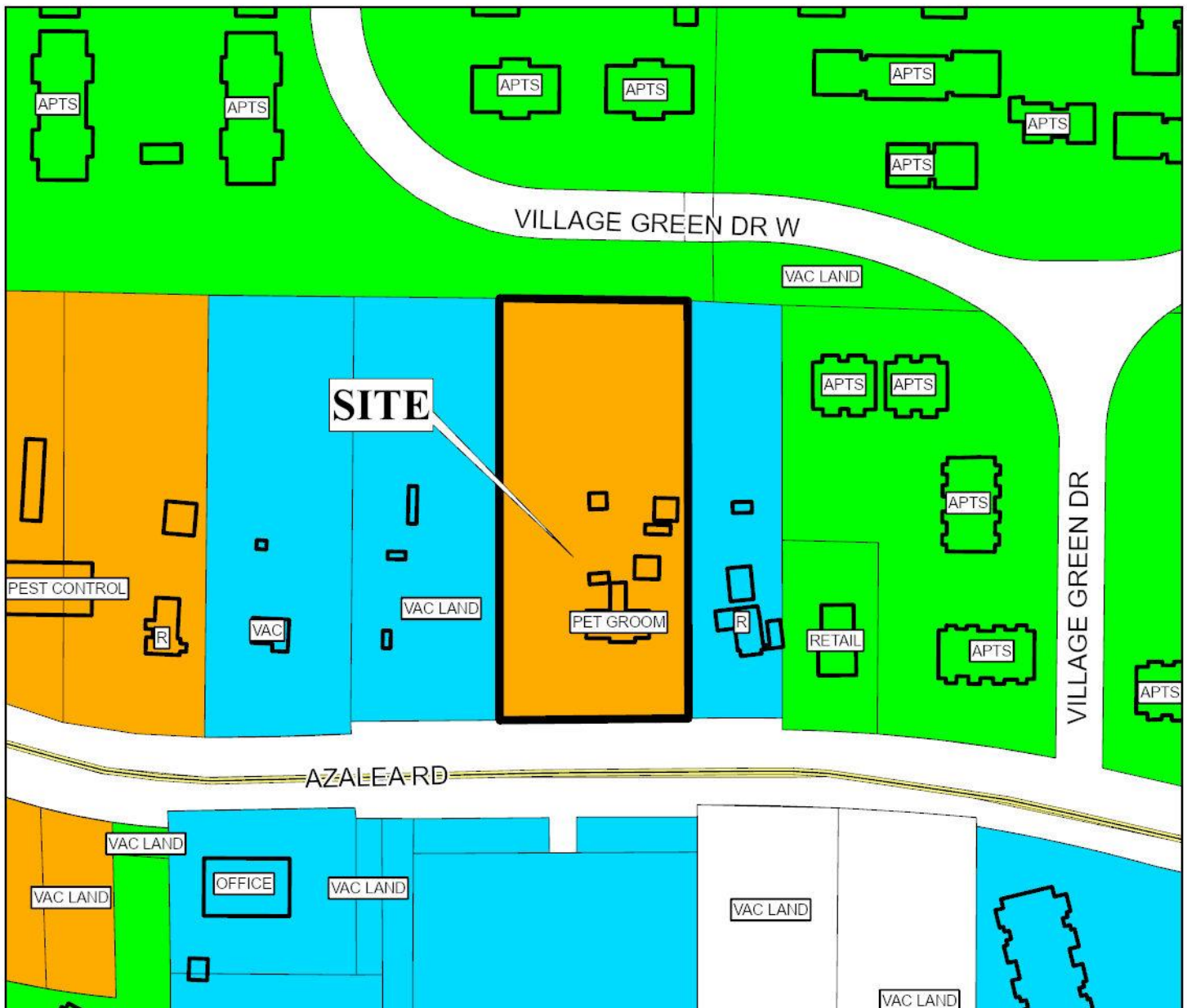
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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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

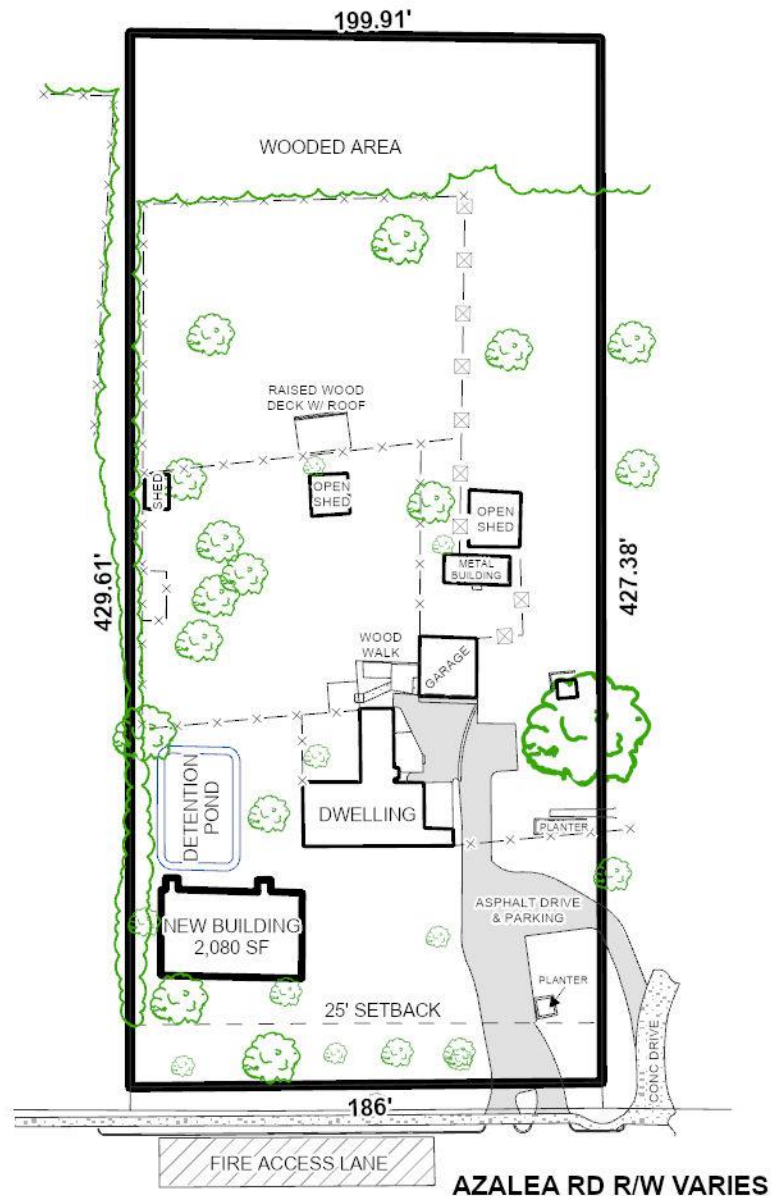


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SITE PLAN



The site plan illustrates the proposed building, existing buildings, setback, and fencing.

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