

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 3, 2011****DEVELOPMENT NAME**

Gulf Coast Federal Credit Union

LOCATION1001 Spring Hill Avenue and 970 Oak Street
(South side of Springhill Avenue, 150'± East of North Pine
Street extending to the Eastern terminus of Oak Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

1 Lot / 1.1 Acres ±

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**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 requesting Planned Unit Development approval to allow multiple buildings on a single building site.

This site came before the Planning Commission for approval of a subdivision and rezoning in July, 2011. The Planning Commission approved the application on September 15, 2011, with the stipulation that all of the buildings on the southern portion of the site (at the terminus of Oak Street) be demolished. At the time, staff explained to the applicant that if more than one building remained on the site, then a Planned Unit Development application would be required. Since that approval, the applicant has decided to have a 130 square-foot storage building remain on the site, hence the need for the PUD application.

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.

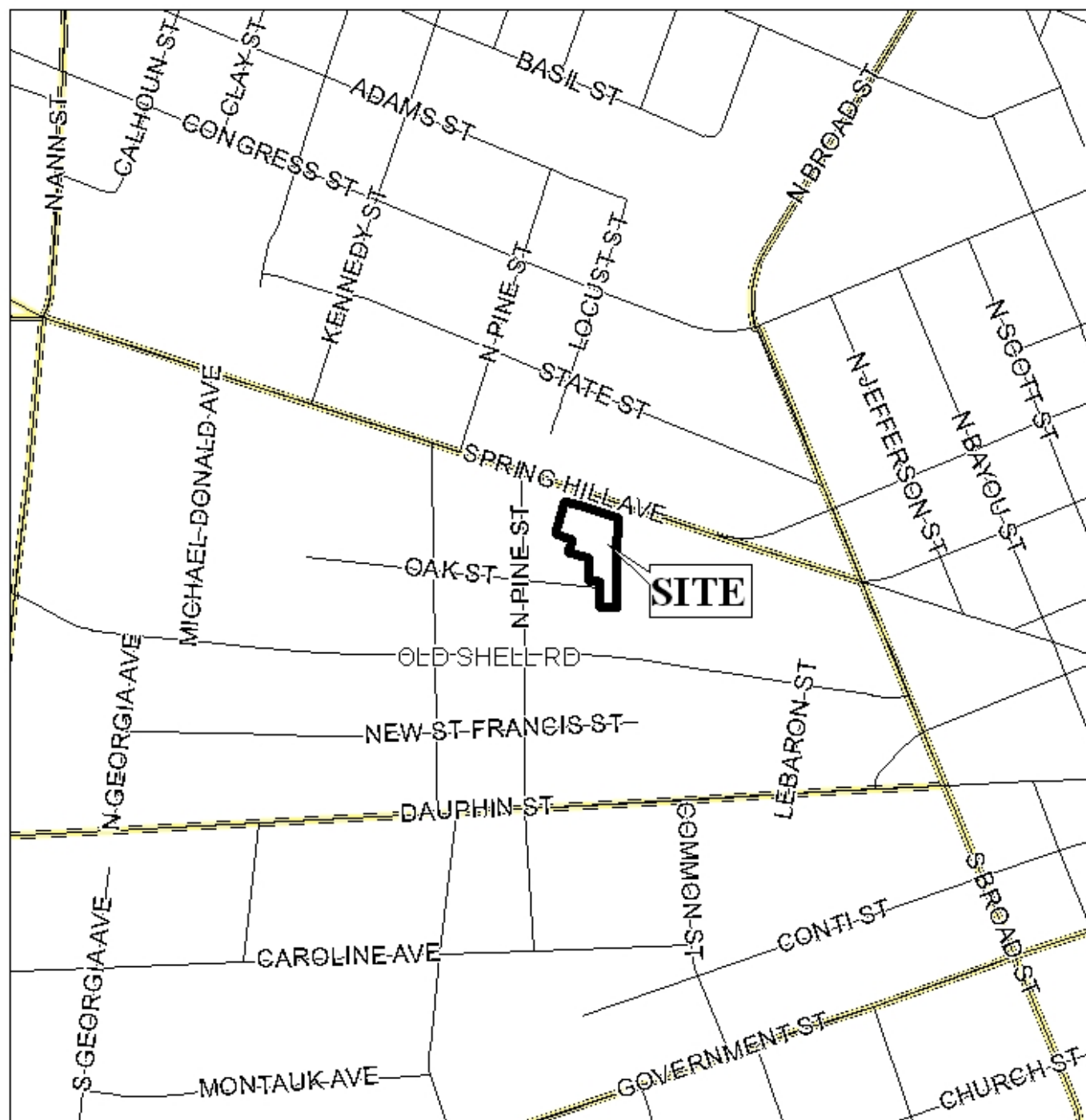
The storage building will not impact circulation negatively, and is compatible with the overall use of the site. It should be noted, however, that no dumpster, or note regarding trash pickup, is shown on the site plan. A compliance dumpster, along with a proper enclosure, should be shown on the site plan. Further, the tree plantings as shown on the site plan do not meet the requirements of the Zoning Ordinance. The landscaping area of the site is compliant with the Zoning Ordinance.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) revision of the site plan to show a compliant dumpster, with proper enclosure or placement of a note on the site plan stating that trash pickup will be via curbside service;
- 2) revision of the site plan to indicate compliance with the tree planting requirements of the Zoning Ordinance; and
- 3) provision of two copies of the revised site plan to the Planning Section of Urban Development prior to the issuance of any permits; and
- 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



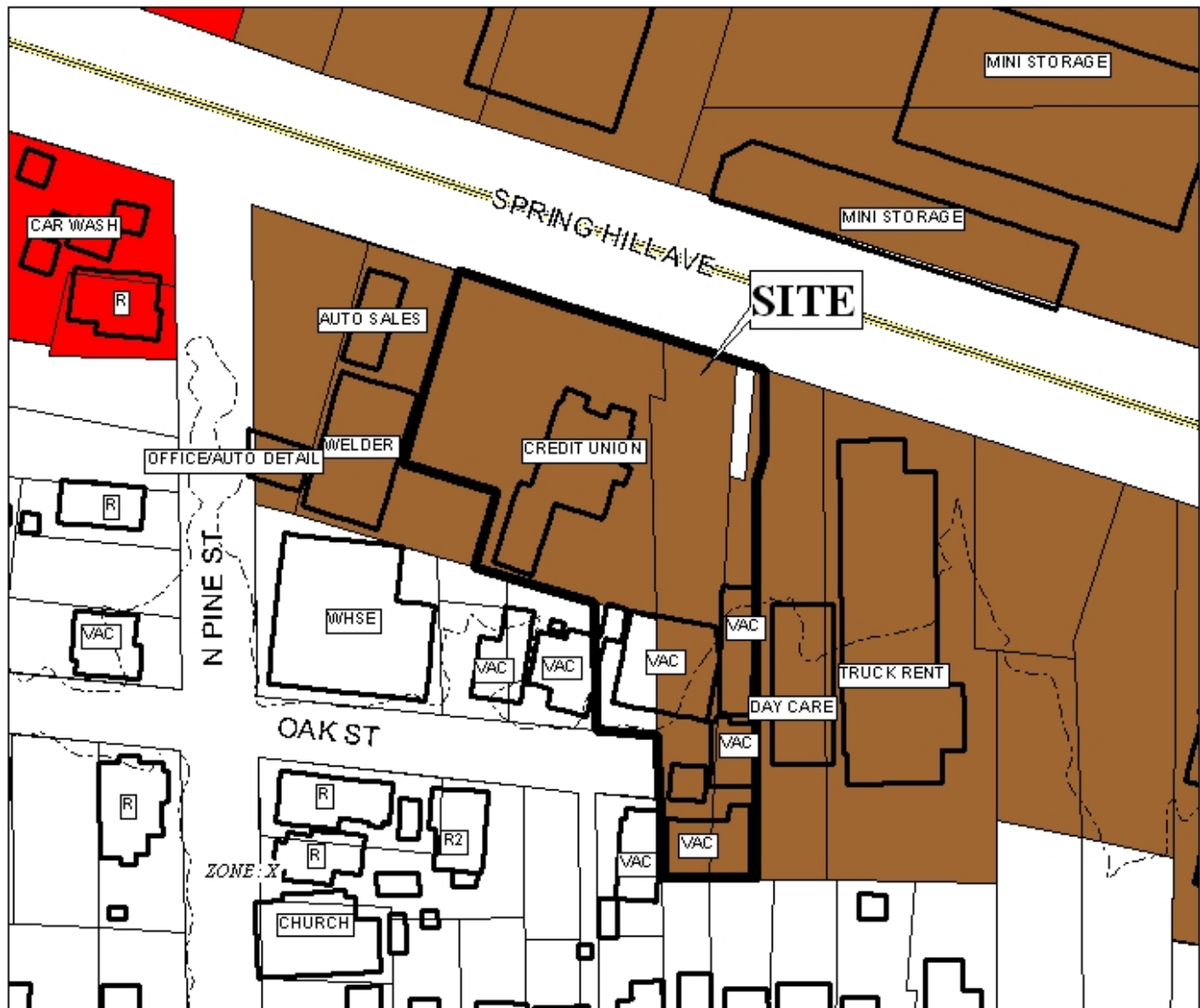
APPLICATION NUMBER 5 DATE November 3, 2011

APPLICANT Gulf Coast Federal Credit Union

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is an auto sales business to the west of the site, a day care and truck rental business to the east, and single family residential units to the south.

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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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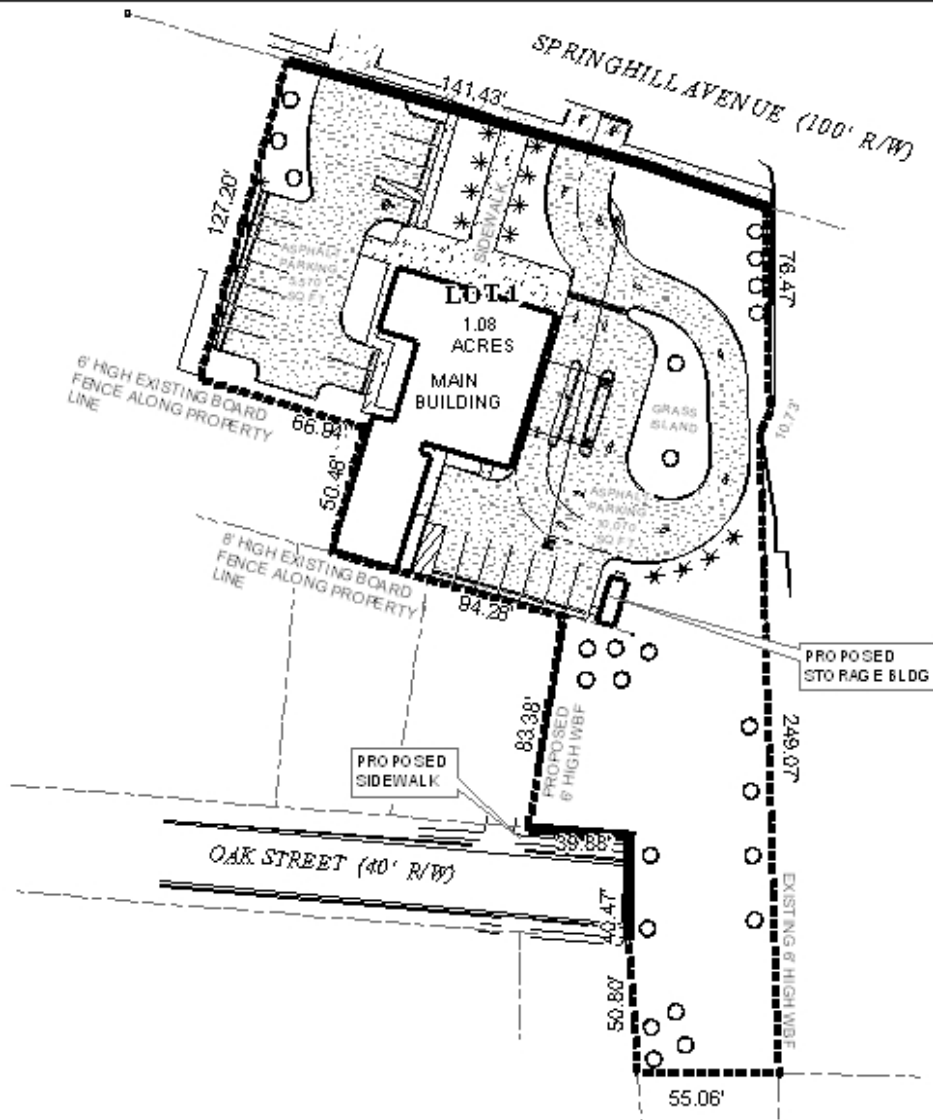
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SITE PLAN



The site plan illustrates the proposed parking, landscaping, and fences.

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