

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 16, 2014****DEVELOPMENT NAME**

Altapoint Health Systems

LOCATION5750 and 5800 Southland Drive
(North side of Southland Drive, 615'± West of Knollwood Drive).**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

17± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

March 2014 - September 2014

**ENGINEERING
COMMENTS**

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). Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy Letters.

**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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

The subject site had a Subdivision and Planned Unit Development approved at the Planning Commission's May 3, 2012 meeting. The Subdivision was recorded in Probate Court, however, no permits were obtained for the Planned Unit Development, therefore that approval has expired. The currently proposed site plan is similar to the previously approved and expired Planned Unit Development, with the omission of an expanded parking lot at the rear of the 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 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 currently proposed site plan illustrates reconfiguration of a parking lot, a new courtyard, and a 982 square foot office addition. The increase in office space and the 94 beds provided in the existing hospital at the site require a total of 136 parking spaces, and 200 are provided. It should be noted that because the parking lot will be expanded by 25%, that the parking lot lighting will have to come into compliance with Section 64-6.A.8. of the Zoning Ordinance: a photometric site plan will be required at time of permitting.

There is an existing gravel drive for maintenance purposes which does not have access to Southland Drive. The lack of access reflects conditions of the previous Subdivision and Planned Unit Development approvals.

The site plan illustrates a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance.

The previously approved Planned Unit Development required a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance. The currently proposed site plan illustrates a 10' buffer as well as a 6' high wooden privacy fence.

The site plan provides landscaping information and illustrates tree plantings that comply with the previously approved Planned Unit Development requirements.

A portion of both of the lots appear to be located within FEMA designated floodplains and contains wetlands. The presence of floodplains and wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

RECOMMENDATION

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

- 1) limited to the submitted site plan;
- 2) compliance with Section 64-6.a.8. regarding parking lot lighting;
- 3) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities for wetland and floodplain issues; and
- 4) full compliance with all other municipal codes and ordinances.

Revised for the February 20th meeting:

The application was heldover from the January 15, 2014 meeting at the applicant's request to allow time to submit revised information.

The applicant submitted revised site plans, and the notes on the plan show that the proposed office space addition has increased in size from 982 square feet to 2,518 square feet, however the site plan submitted does not illustrate any difference in the addition's footprint, or that the addition will be more than one-story tall. It appears that there is sufficient room for additions larger than originally proposed, however, the site plan should be revised to accurately depict the proposed expansion area.

The proposed parking lot additions have also been reconfigured to change the proposed total number of parking spaces from 200 to 223, which will still exceed the minimum number of required parking spaces. While the number of parking spaces is not a concern, it does appear that at several locations, the access and maneuvering areas are less than 24' wide. All access and maneuvering areas should be a minimum of 24' wide where two-way traffic is intended: since the parking lot design indicates 90-degree parking, all access aisles should be a minimum of 24-feet in width.

The required revisions may be minor enough to allow the Planning Commission to approve the plan, subject to staff review of the revisions prior to acceptance. Should the staff determine that the revisions exceed what may be considered minor, a new application for Planned Unit Development review will be required.

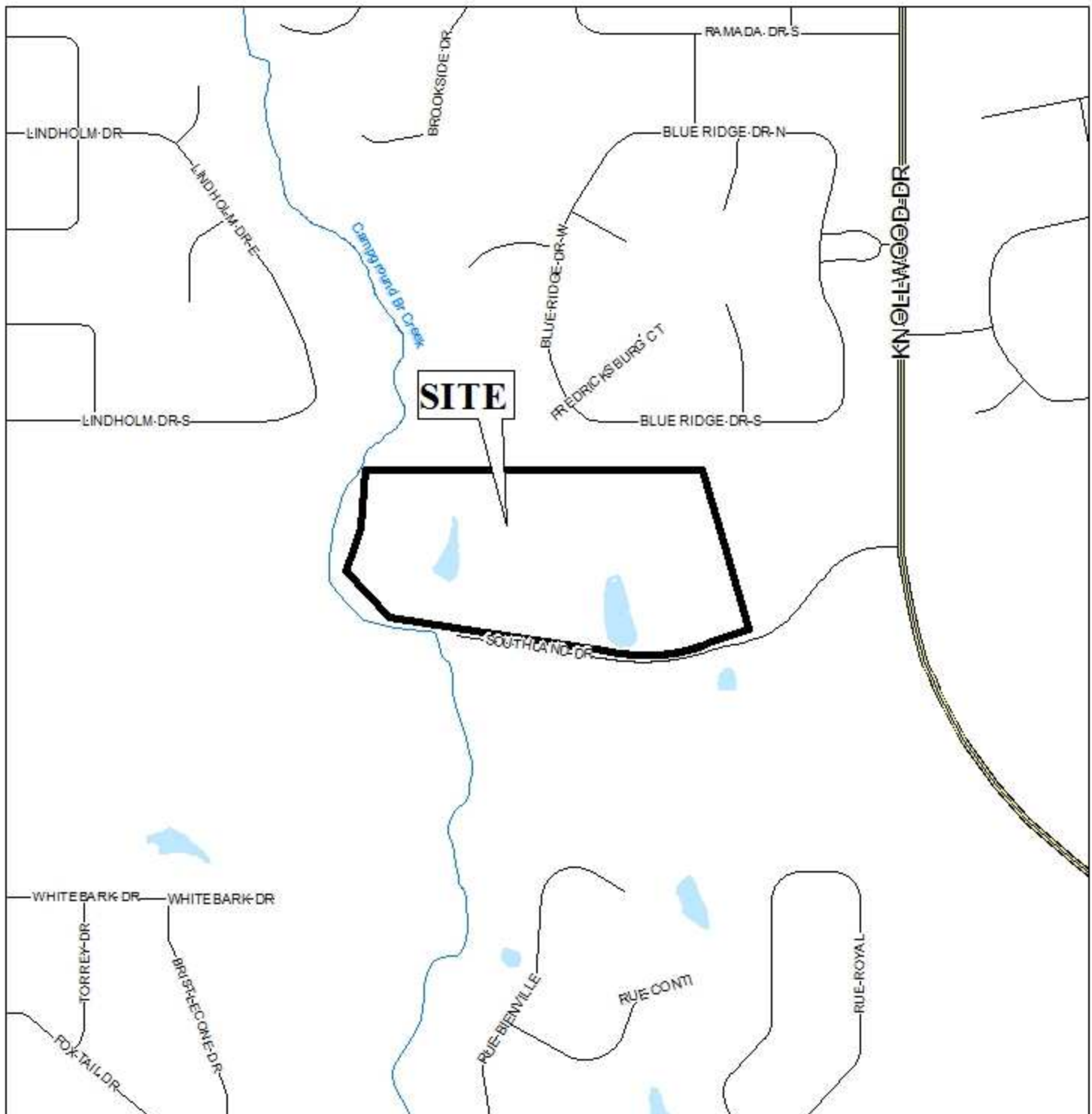
RECOMMENDATION

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

- 1) *revision of the proposed office addition to accurately illustrate the expansion footprint and number of stories, subject to staff approval;*
- 2) *revision of the site plan to depict new access and maneuvering aisles that are 24' wide to accommodate two-way traffic;*

- 3) *compliance with Section 64-6.a.8. regarding parking lot lighting;*
- 4) *placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities for wetland and floodplain issues;*
- 5) *submittal of two (2) revised site plans, for review and acceptance by staff, prior to requesting any permits;*
- 6) *should the revised site plans significantly alter the circulation and layout of the property, as determined by staff, a new application for Planed Unit Development review will be required; and*
- 7) *full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



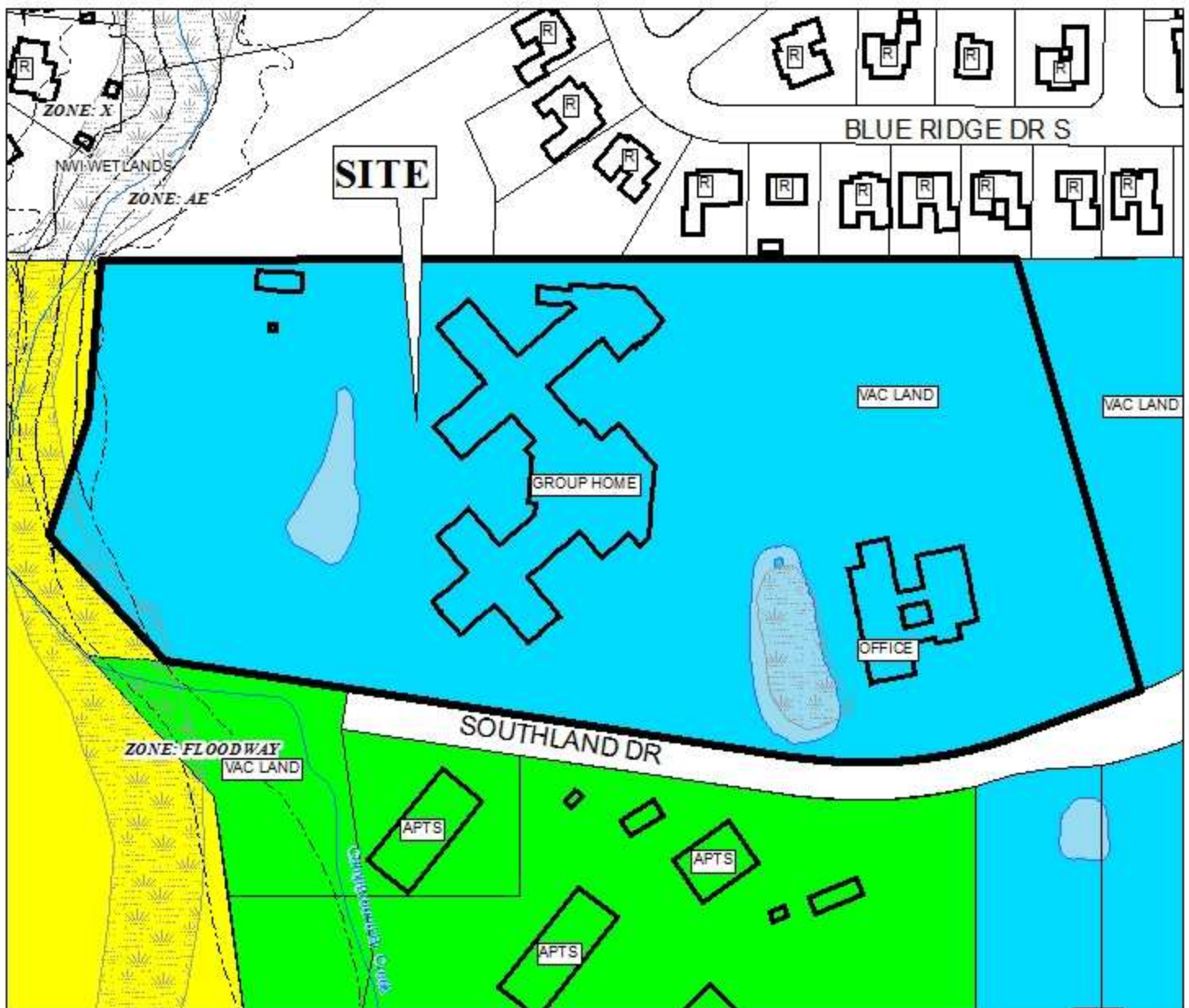
APPLICATION NUMBER 5 DATE February 20, 2014

APPLICANT Altapointe Health Systems

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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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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