

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 16, 2016****DEVELOPMENT NAME**

Matthew M. Brooks

LOCATION110 South University Boulevard
(West side of South University Boulevard, 2/10 mile ±
South of Old Shell Road).**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

43,000 square feet

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
shared access between multiple lots and multiple buildings
on multiple lots.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**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, 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.
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. 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.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to the driveways as illustrated on an approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. Location of "overstory canopy trees" may need to be adjusted to maintain visibility of the apartment's existing monument sign to meet E911 requirements.

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).

Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots and multiple buildings on multiple lots.

The site was the subject of a Subdivision and Planned Unit Development at the Planning Commission's September 6, 2007 meeting, creating five legal lots, shared access, and to allow multiple buildings on a single building site. The applicant now wishes to construct a building on one of the out parcels (Lot 3) of the approved subdivision and PUD; however, a condition of the PUD approval was that future developments of the out parcels require new Planned Unit Development applications to amend the existing PUD.

The applicant is proposing a 1,702 square foot building which will be used as a fast food restaurant. The restaurant will consist of 34 seats and a drive-thru. The site plan illustrates 27 parking spaces, however the narrative provided suggest that there will be 30 parking spaces: only 18 spaces are required per the Zoning Ordinance. The restaurant drive-thru must be in full compliance with Section 64-4.F. of the Zoning Ordinance regarding design standards for drive-thru businesses.

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 site plan depicts a compliant number of frontage trees along South University Boulevard, however the required amount of parking trees appear to be missing. Staff is aware that there is an existing tree given preservation status by Urban Forestry as part of an approval at the January 6, 2011 Planning Commission meeting that will remain on the site, but is unsure if the applicant proposes on using the existing tree for tree credits for the site. If the existing tree is to be used for tree credits, the species and size of the tree will be required on the landscape plan submitted with the land disturbance permit.

There is also a note on the site plan that implies that there is 8,822 square feet of green space. However, there are no calculations provided to illustrate the total and frontage landscaping required and provided. The site plan must be in full compliance with the tree planting and landscaping requirements per Section 64-4.E of the Zoning Ordinance. The site plan should be revised to illustrate total amount of landscaping and frontage landscaping.

The site plan depicts curbing along the entire site except where the 8 parking spaces abut the sidewalk entrance to the restaurant. The site plan should be revised to depict curbing or bumper stops to prevent cars from encroaching onto the sidewalk.

The site plan illustrates the dumpster, but does not illustrate the provision of a dumpster buffering (and connection to sanitary sewer); therefore, it should be noted that dumpsters must meet the buffer, connection to sanitary sewer, and setback requirements of the Zoning Ordinance as well as be enclosed on 3 sides.

Due to the fact the site is adjacent to residentially used property, compliance Section 64-4.D.1. with the buffering requirements along the rear of the site will be required.

It should be noted, lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a photometric plan will be required at the time of submittal for a building permit.

A sidewalk is depicted on the site plan and should be retained on any future site plans.

RECOMMENDATION

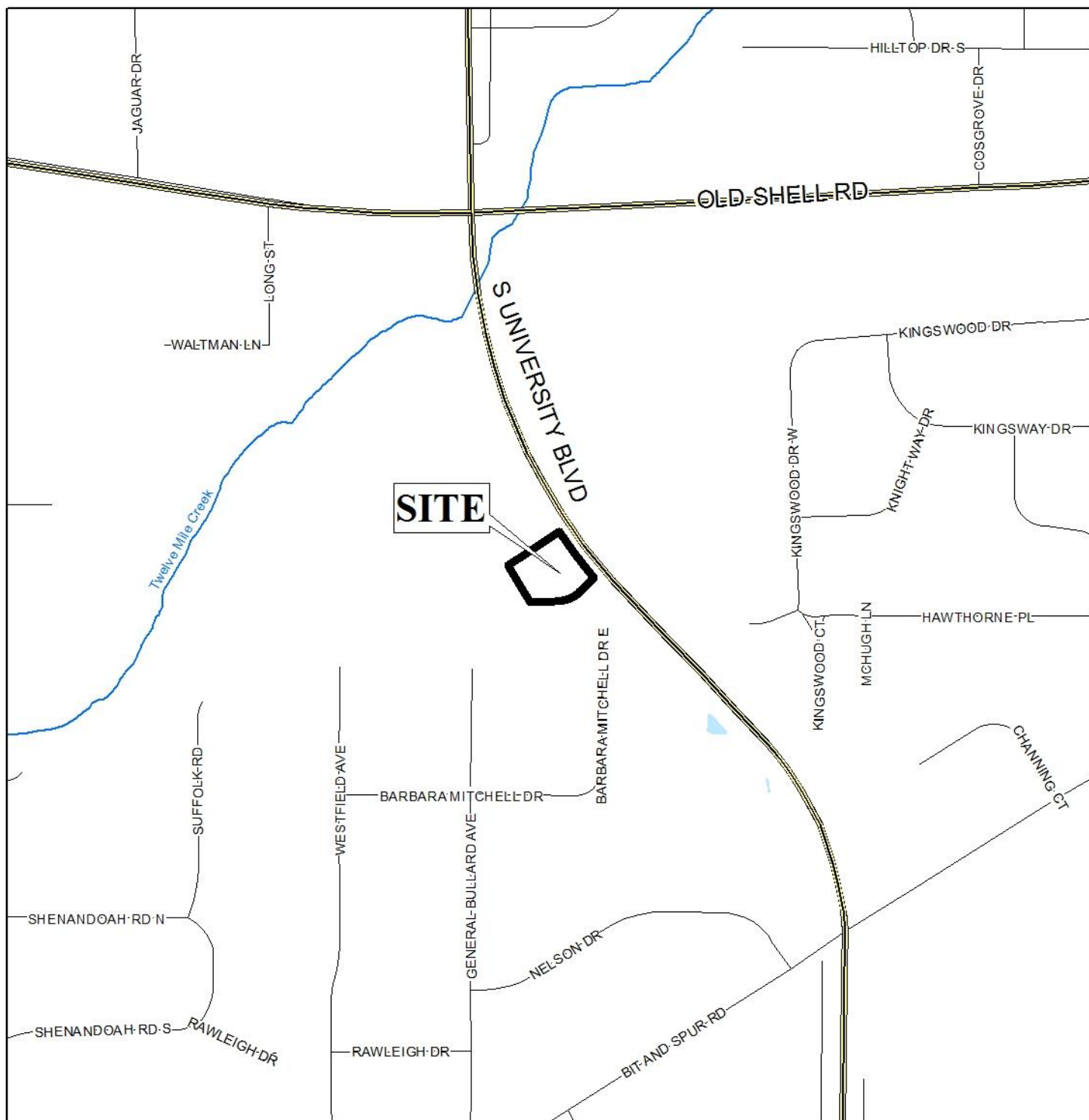
Planned Unit Development: Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) retention of the 25' minimum building setback lines;

- 2) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the rear property line;
- 3) revision of the site plan to depict curbing or bumper stops or wheel stops to prevent cars from encroaching onto the sidewalk or landscape areas;
- 4) compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance regarding lighting;
- 5) submission of a photometric plan at the time of submittal of a building permit;
- 6) full tree and landscaping compliance per Section 64-4.E of the Zoning Ordinance;
- 7) revision of the site plan to depict the required landscape areas with calculations reflecting total landscaping and total frontage landscaping;
- 8) dumpsters must be in full compliance with Section 64-4.D.9;
- 9) compliance with Engineering comments: *“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, 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. 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;*
- 10) compliance with Traffic Engineering comments: *“Site is limited to the driveways as illustrated on an approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. Location of “overstory canopy trees” may need to be adjusted to maintain visibility of the apartment’s existing monument sign to meet E911 requirements.”;*
- 11) compliance with 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). Preservation status is to be given to the 60” Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.”;*

- 12) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”and*
- 13) revised site plans to be submitted to the Planning and Zoning Department prior to the submission of land disturbance or building permits;

LOCATOR MAP



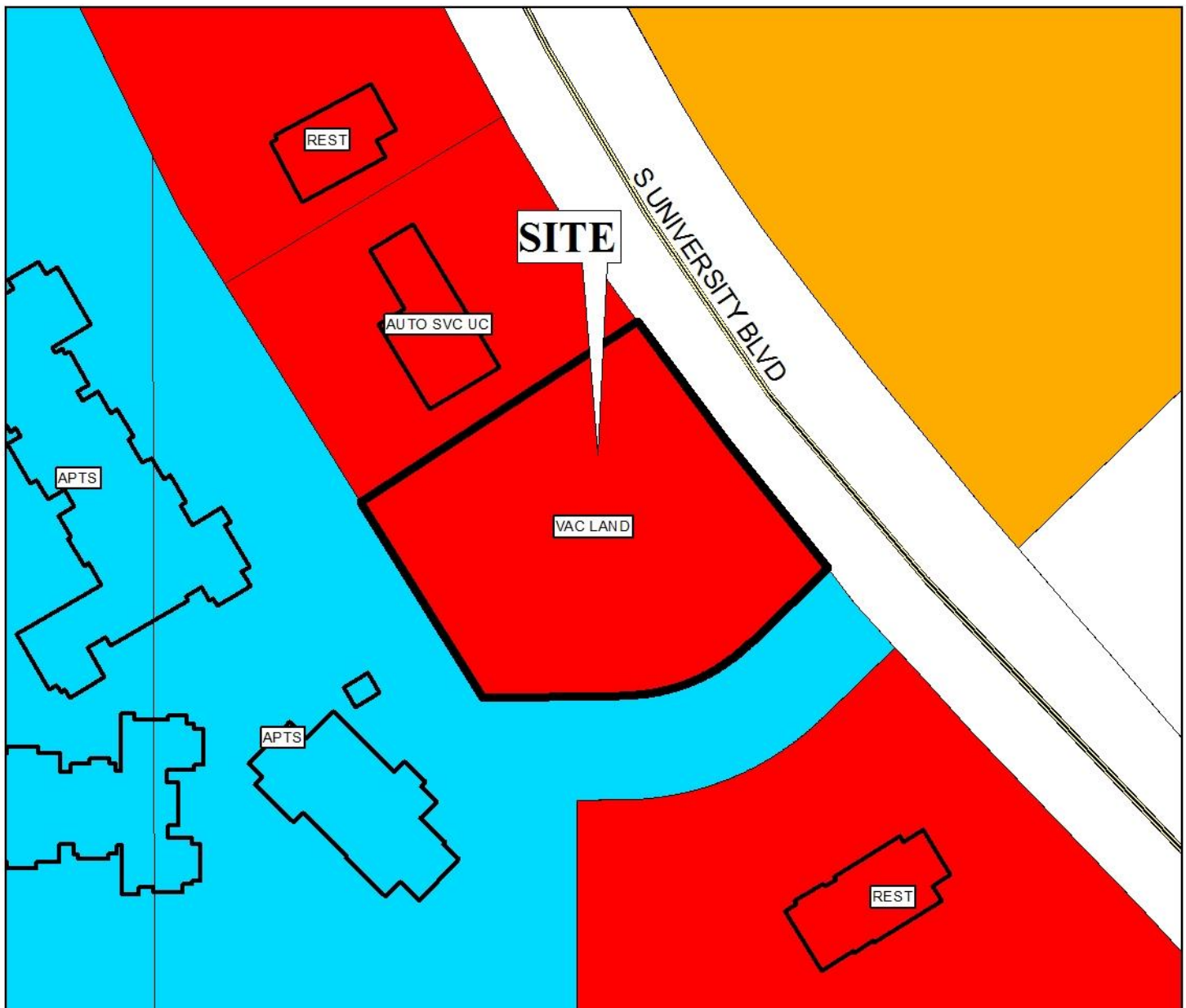
APPLICATION NUMBER 5 DATE June 16, 2016

APPLICANT Matthew M. Brooks

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west
and commercial units to the north and south.

APPLICATION NUMBER 5 DATE June 16, 2016

APPLICANT Matthew M. Brooks

REQUEST Planned Unit Development

| | | | | | | | |
|-----|-----|------|-----|-----|------|-------|------|
| 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 units to the west
and commercial units to the north and south.

APPLICATION NUMBER 5 DATE June 16, 2016
 APPLICANT Matthew M. Brooks
 REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing sidewalks, proposed sidewalks, proposed parking facility, proposed building, easements, and setbacks.

APPLICATION NUMBER 5 DATE June 16, 2016

APPLICANT Matthew M. Brooks

REQUEST Planned Unit Development



NTS