

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 18, 2016****DEVELOPMENT NAME**

S & R Development

LOCATION1485 Satchel Paige Drive
(North corner of Satchel Paige Drive and Bolling Bros
Boulevard)**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 2.1 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site along with
shared access and parking.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. The detention facility shall be maintained as it was constructed and approved. Each Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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.
2. 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.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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 (State Act 2015-116 and City Code Chapters 57 and 64).

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)

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 along with shared access and parking. Specifically, the application is to allow for the development of a 105 room, multi-story hotel with 105 on-site parking spaces.

The site is within the McGowin Park development, and as McGowin Park is a Planned Unit Development, a new application is required to amend the previously approved plan to allow for the construction of the new hotel. The McGowin Park East PUD was last before the Planning Commission at its September 18, 2014 meeting, where the sign package for the overall McGowin Park development (East and West) was amended.

The McGowin Park East Development consists of 41.82 acres and is bordered by Government Boulevard, Satchel Paige Drive, Bulling Brothers Boulevard, and McKay Drive. The development consists of a 251,410 sf retail shopping center, 5 restaurant pads, and 4.87 acres of outparcels. The restaurant pads and the main shopping center share 1,606 parking spaces. The outparcels (such as the hotel site) will be developed individually and will contain on-site parking for each use. The shopping center and primary parking area have been completed and are now in use.

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 specific site for the application under consideration appears to be depicted as a “Suburban Neighborhood” Development Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood Development Area is to:

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles;

- Appropriate scaled infill development to complement existing character of neighborhoods.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification.

The site plan depicts the proposed footprint of the hotel and the associated parking area. Sidewalk connections to existing sidewalks in the abutting public rights-of-way of Bolling Brothers Boulevard and Satchel Paige Drive are proposed, accommodating pedestrians. A monument sign is shown in the East corner of the site, which complies with the sign package that is part of the overall approved PUD. Dumpsters with enclosures are depicted in the West portion of the site.

Landscape areas are shown on the site plan, but landscape area quantitative information is not provided. A minimum of 10,839 square feet of total landscape area will be required, of which at least 6,503 square feet must be located between the building and the street property lines. Trees are not depicted on the site plan, however thirteen (13) frontage overstory trees will be required along Bolling Brothers Boulevard, and seven (7) frontage overstory trees will be required along Satchel Paige Drive. At least six (6) understory trees will be required due to the number of proposed parking spaces. Site plans submitted for land disturbance permits must depict full compliance with the tree and landscape requirements of Section 64-4.E. of the Zoning Ordinance.

Any dumpsters located on the site must be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance.

A total of 105 parking spaces will be provided, exceeding the minimum requirement of 73 parking spaces. As more than 25 parking spaces will be provided, parking area lighting must be provided and must comply with Section 64-6.A.8. of the Zoning Ordinance. A photometric plan is required at time of submittal for land disturbance.

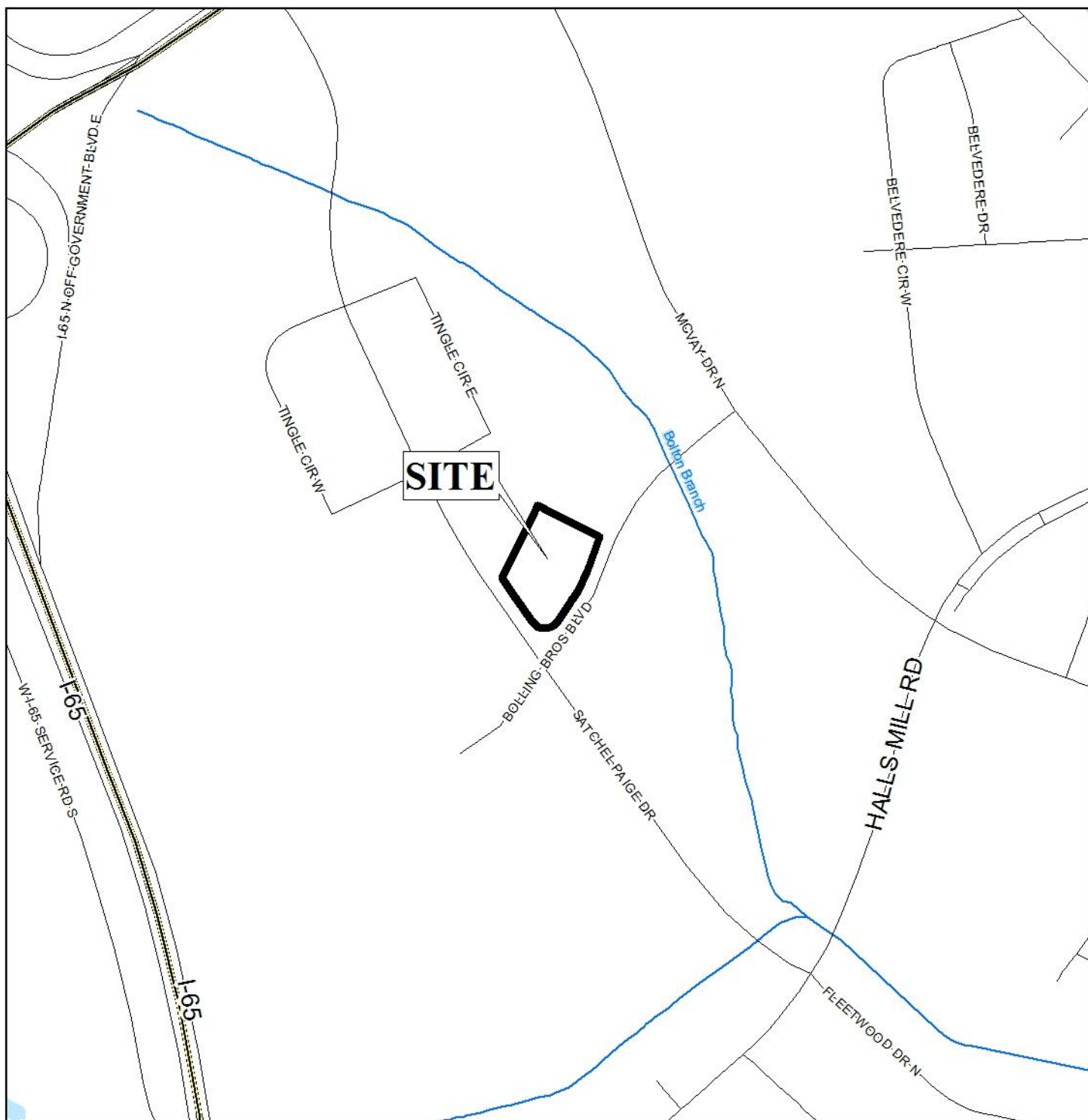
RECOMMENDATION

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

- 1) New signage for the proposed hotel site to comply with the Planned Unit Development sign package approved by the Planning Commission at its September 18, 2014 meeting;
- 2) Provision of a tree and landscape plan at time of land disturbance application that depicts full compliance with the tree and landscape requirements of Section 64-4.E. of the Zoning Ordinance, including the provision of total and frontage landscape area calculations;
- 3) Provision of a photometric plan at time of land disturbance application that depicts full compliance with the parking area lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;

- 4) Any dumpsters located on the site must be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. The detention facility shall be maintained as it was constructed and approved. Each Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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. 2. 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) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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).*);
- 8) 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)*);
- 9) Provision of a revised PUD site plan reflecting the conditions of approval prior to land disturbance requests; and
- 10) Full compliance with all other municipal codes and ordinances.

LOCATOR MAP



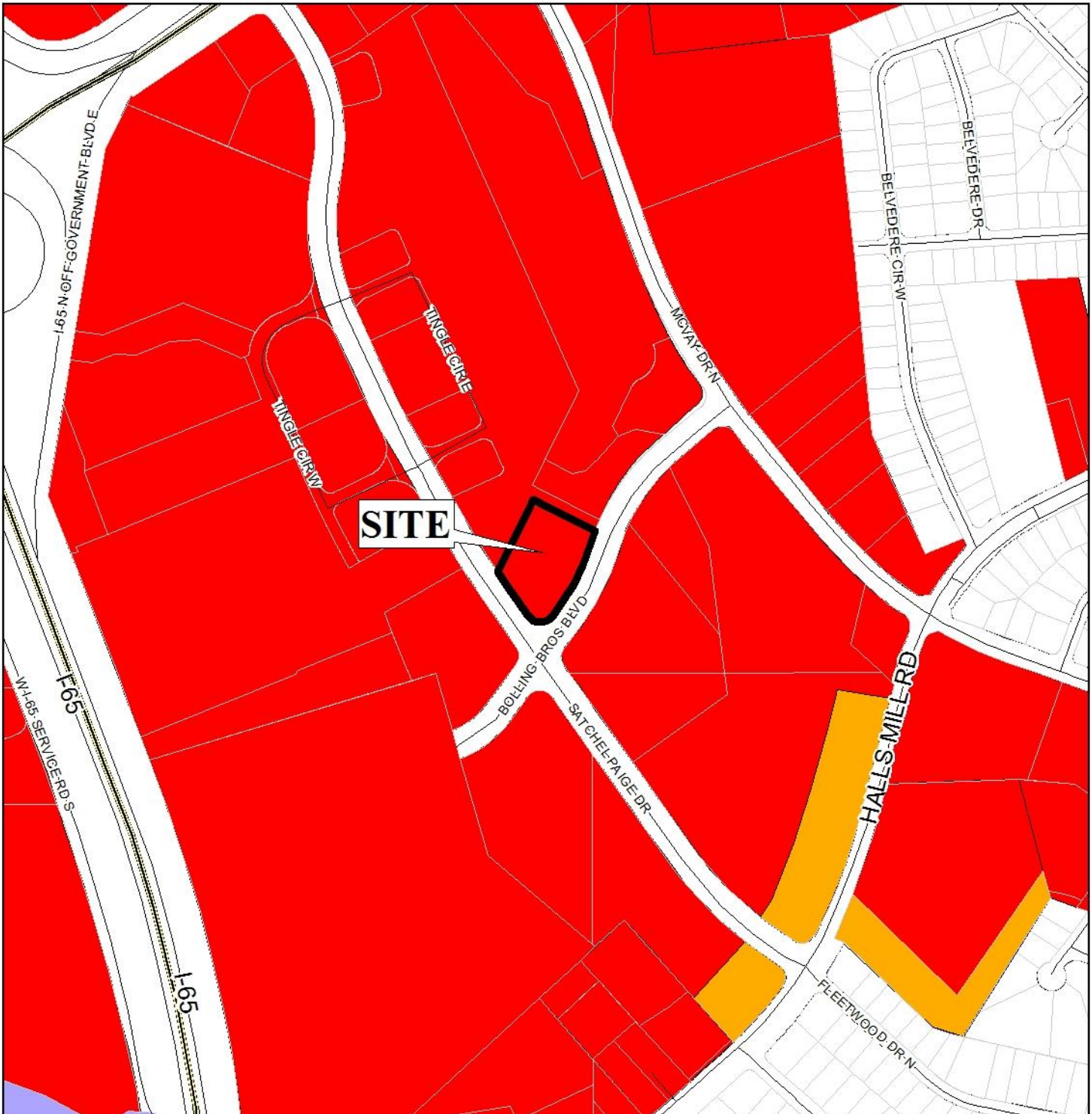
APPLICATION NUMBER 5 DATE August 18, 2016

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REQUEST Planned Unit Development



LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by 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



The site is surrounded by commercial units.

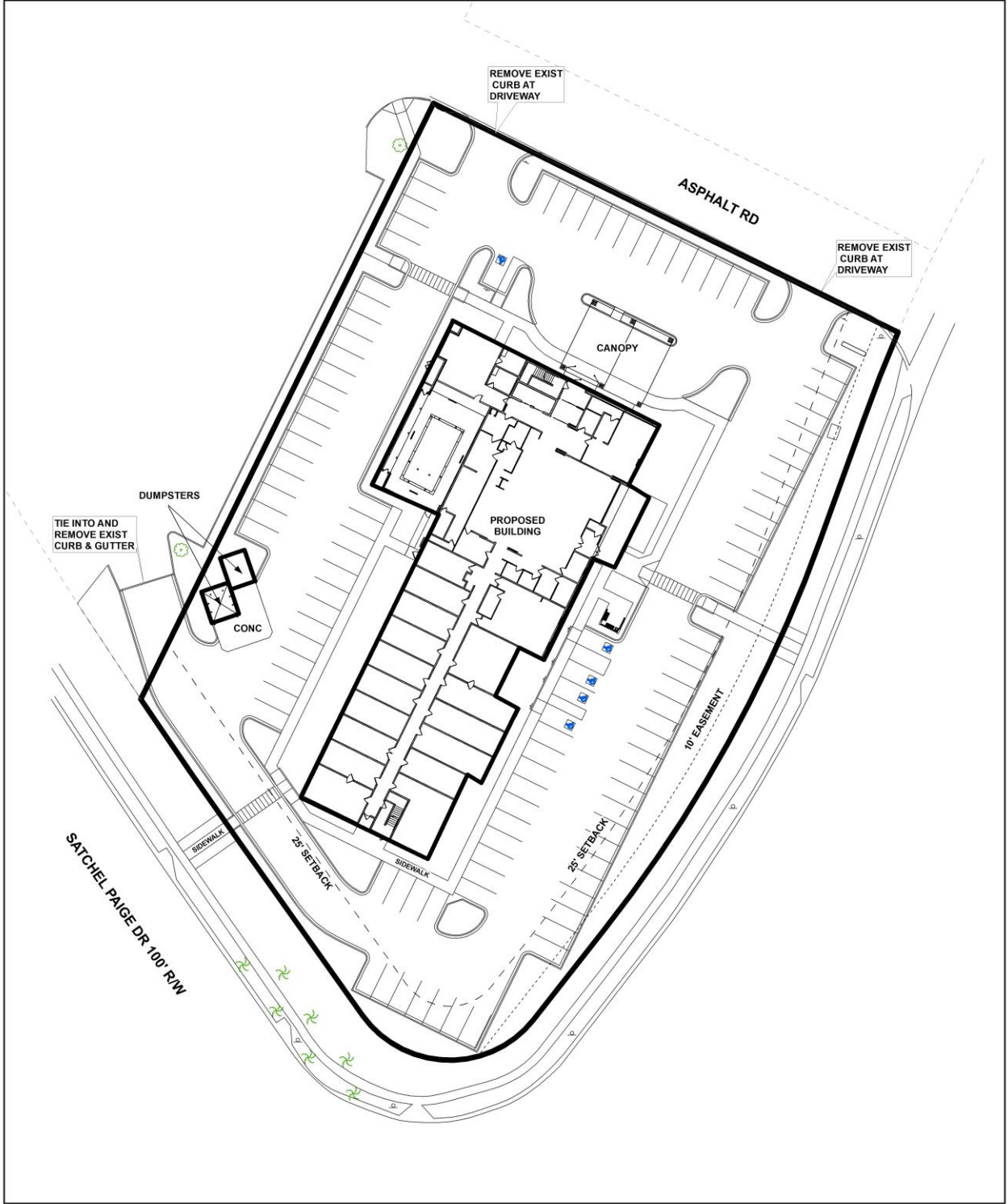
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SITE PLAN



The site plan illustrates the proposed building, setbacks, easements, trees, and parking.

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REQUEST	Planned Unit Development		

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