

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 18, 2015****NAME**

Xante Corporation

LOCATION

2704, 2718, 2756, and 2800 Dauphin Street
(North side of Dauphin Street, 95± West of Mobile Street
extending North to the North side of Illinois Central Gulf
Railroad (formerly G.M.&O. Railroad).

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

10.4 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
expansion of an existing building and multiple buildings on
multiple lots with shared access and parking.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not indicated

**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.

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

TRAFFIC ENGINEERING Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 61-929 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). 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 allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking. Planned Unit Development approval is required to allow multiple buildings on a single building 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 any changes to the site plan must be approved by the Planning Commission.

This site appeared before the March 2, 2000 Planning Commission meeting in which the applicant sought PUD and Subdivision approval to allow shared access, parking and internal circulation between multiple lots. At the July 8, 2002 Board of Zoning Adjustment meeting, the

applicant requested approval for height and setback variances to allow the construction of a 150' monopole telecommunications tower in the northern portion of the PUD site. The applicant now desires to provide an additional parking area and expand the footprint of the building located on Lot 2 of the site, adjacent to the Illinois Central Gulf Railroad. The site plan outlines an area for the proposed building and parking additions; however, the site plan needs to be revised to reflect Zoning Ordinance compliance.

It appears that a significant portion of the trees within the designated site improvement area will require removal in order to accommodate the building expansion and parking addition; however, the site plan does not indicate which trees will remain and those to be removed, nor the species of the trees, or if any additional trees will be planted. The site plan provides landscaping calculations and tree requirements; however, it should be revised to depict proposed heritage and understory tree locations, tree species, and the trees to be removed.

The site plan should be revised to provide the required length and width dimensions of the new parking spaces in addition to wheel stops or curbing in the proposed parking area. The applicant did not provide the square footage of the existing structures or the proposed addition. The site plan illustrates 356 parking spaces; however, it appears the site should provide 425 parking spaces if all structures are used as office space. The site plan should be revised to provide the square footage of all structures and their uses. On-site lighting for the parking area, if applicable, should be provided in accordance with Section 64-6.A.3.c of the Ordinance. The site plan should also be revised to illustrate compliant landscaping as required by Section 64-4.E.3.b of the Ordinance if the parking area will contain 20 or more parking spaces.

It should also be pointed out that the building space for a warehouse in a B-3, Community Business District should not exceed 40,000 square feet. If the intended use of the proposed building addition will be to accommodate an expansion of the existing warehouse and results in an excess of 40,000 square feet, the applicant will be required to submit an application for Planning Approval.

No dumpster is indicated on the site plan, nor is there any note pertaining to garbage collection. Therefore, the site plan should be revised to indicate a compliant dumpster in accordance with Section 64-4.D.9 of the Ordinance or a note should be placed on the site plan stating that no dumpster will be utilized and garbage collection will either be curb-side or by private can collection services.

Finally, the proposed building addition will cross a lot line. The applicant was advised in February 2015 that a Subdivision application to move the lot line to accommodate the addition would be required.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this application be held over to the August 6th meeting and that the applicant submit revisions by July 2nd in order to address the following:

- 1) Revision of the site plan to note the species of existing trees on the site, with trees to be removed clearly indicated;
- 2) Revision of the site plan to provide the square footage of all existing and proposed structures with their uses identified;
- 3) Revision of the site plan to indicate the size, curbing or bumper stops for all new parking spaces;
- 4) Revision of the site plan to depict lighting in compliance with the Zoning Ordinance, if applicable;
- 5) Submission of an application for Planning Approval if the intended use of the proposed building addition will be to accommodate an expansion of the existing warehouse and results in an excess of 40,000 square feet;
- 6) Revision of the site plan to indicate a compliant dumpster and pad or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services;
- 7) Placement of a note 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 9) 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 61-929 and City Code Chapters 57 and 64).*);

- 10) Compliance with 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).*); and
- 11) Submission of a Subdivision application by July 6th to alter the lot lines to accommodate the proposed building addition.

LOCATOR MAP



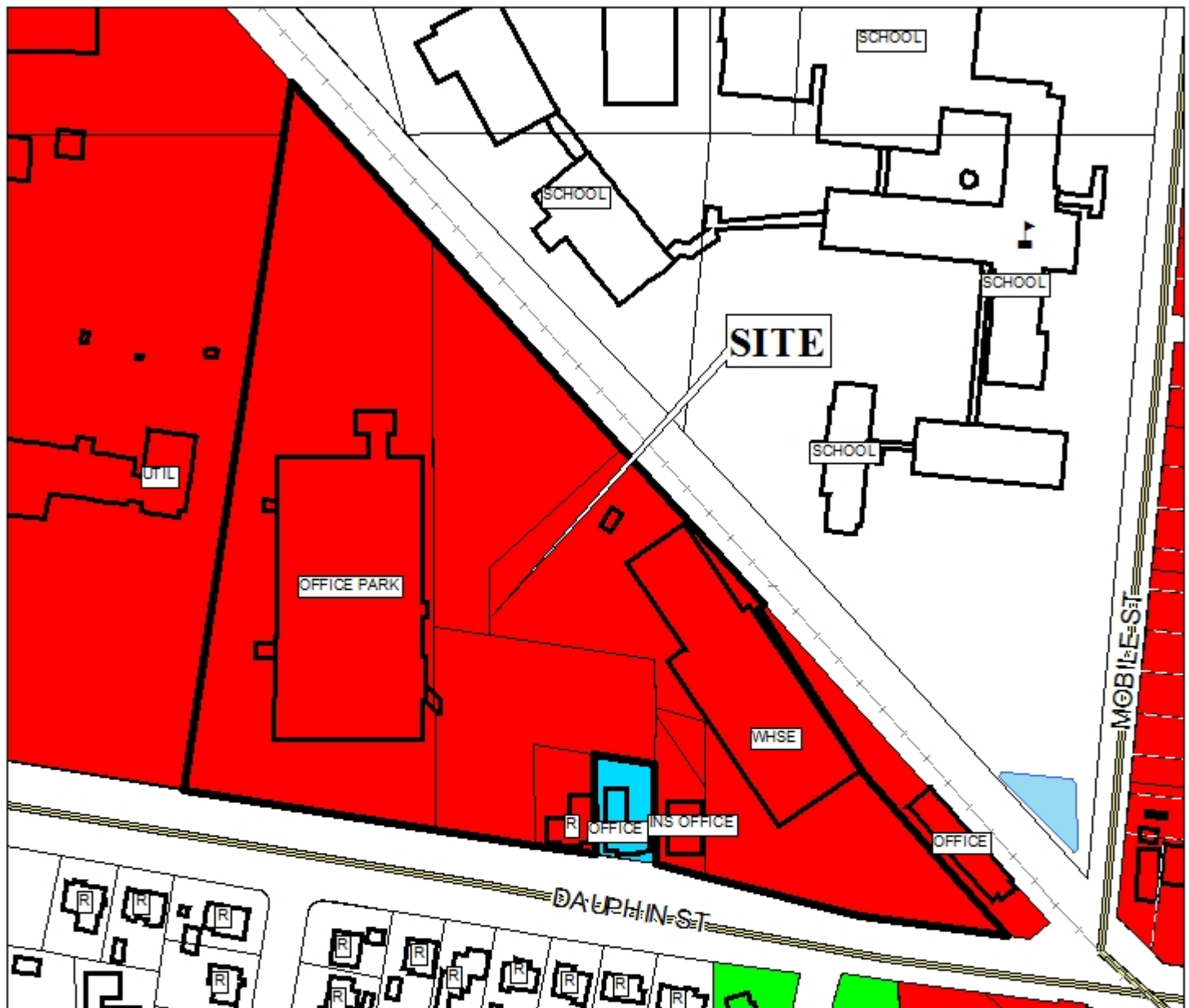
APPLICATION NUMBER 5 DATE June 18, 2015

APPLICANT Xante Corporation

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units. A school lies northeast of the site.

APPLICATION NUMBER 5 DATE June 18, 2015

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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



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SITE PLAN



The site plan illustrates the existing buildings, proposed addition and parking, existing parking, trees, and setback.

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NTS