

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT**

Date: September 18, 2008

DEVELOPMENT NAME Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2

SUBDIVISION NAME Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2

LOCATION 3730 Halls Mill Road
(North side of Halls Mill Road, 130'± West of Varner Drive)

CITY COUNCIL DISTRICT District 4

AREA OF PROPERTY 2-lots / 1.3± acres

CONTEMPLATED USE Planned Unit Development Approval to allow shared access and parking between two building sites.

TIME SCHEDULE FOR DEVELOPMENT None given.

ENGINEERING COMMENTS Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

TRAFFIC ENGINEERING COMMENTS Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. Close the fifteen foot drive and reconstruct the thirty foot driveway to city standards using either a thirty-six foot width for three lanes or a twenty-four foot width for a two-lane drive.

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**

Shall comply with 2003 IFC – Sect. 508.1.

REMARKS

The applicant is seeking Subdivision Approval for frontage dedication purposes, and Planned Unit Development Approval to allow shared access and parking between two building sites. The site is located in Council District 4, and according to the application is served by public water and sanitary sewer. A previous one-lot subdivision and PUD for two buildings on one building site were withdrawn earlier this year.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Regarding the proposed subdivision, the site is served by public water and sanitary sewer services and would meet the minimum requirements for subdivision. The main purpose of the subdivision application is to resubdivide two existing lots of record to dedicate street frontage in lieu of a deed of dedication. The original approval of the two lots did not require a right-of-way dedication. The site fronts Halls Mill Road, a collector street with a substandard 50’ right-of-way. Since a collector street requires a minimum right-of-way of 70’, dedication would be required to provide 35’ from the centerline of Halls Mill Road, or 10’, as the applicant proposes. The plat illustrates the 25’ building setback line, as measured from the proposed dedicated right-of-way. This should also be illustrated on the final plat. Two existing curb cuts are indicated on the plat on Lot 1, one 15’ wide and one 30’ wide. Traffic Engineering has recommended the closure of the 15’ drive and reconstruction of the 30’ drive to city standards using either a 36’ wide drive for three lanes of traffic, or a 24’ wide drive for two lanes. As a means of access management, a note should be required on the final plat stating those recommendations. A note should also be required on the final plat stating that Lot 2 is denied direct access to Halls Mill Road.

The current lot sizes in square feet are furnished via a table on the plat. This should be revised to indicate the lot sizes in both square feet and acres after dedication, or each lot should be labeled with its size in square feet and acres.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

The site is zoned I-1, Light Industry District, thus the current use as metal products fabrication is allowed by right. Furthermore, this district allows up to 75% site coverage and a 25-foot front yard setback and zero-foot side and rear yard setbacks.

Regarding the PUD, the site plan submitted indicates an existing sheet metal and guttering fabrication building on Lot 1, and a similar light industrial use building proposed for Lot 2. No narrative was submitted giving a detailed description of use for the proposed building or time table for expansion. The site plan submitted indicates all property line setbacks to be compliant after frontage dedication, and site coverage is determined to be compliant. There is, however, an approximate 4' encroachment of the rear of the existing building into a recorded 40' drainage easement, 35' of which is on this site. This encroachment is proposed to remain. The site plan approved for the construction of the building on Lot 1 indicated a 37' setback from the rear property line to the rear of the building. Since the Commission cannot approve a site plan indicating an encroachment into a recorded easement, this encroachment must be resolved.

The site plan does not indicate a dumpster location, but the engineer's narrative indicates that it is planned on the Eastern lot in the area close to the detention facility. It is stated that an exact location will be determined based on topographic and storm drainage considerations.

As the site plan indicates both of the existing drives are to remain unchanged, and since Traffic Engineering has recommended the closure of the 15' wide drive and the reconfiguration of the 30' wide drive, there may be a significant impact on the proposed traffic circulation on site, especially when considering truck loading/unloading and maneuvering areas.

Each lot is proposed to meet the total landscaping area requirement. Lot 1 was developed in 1999 and should have been subject to the landscaping and tree planting requirements. It should be noted that Lot 1 was developed with the required frontage over-story trees, but those trees have been removed and not replaced. However, it was not developed in compliance with the frontage landscaping area requirements. With the required frontage dedication, Lot 1 will lose further frontage landscaping area. Since both lots are proposed to be developed as a PUD, the frontage landscaping on Lot 2 could be increased to make up the lacking difference. But calculations provided with the application indicate a total site frontage landscaping area shortage of approximately 2,100 square feet. With the recorded 40' drainage easement along the North end of the site, and the proposed detention facility between it and the North end of the proposed building on Lot 2, and the required 10' dedication along Halls Mill Road, the buildable site depth is compressed. But new development should account for the current site compliance requirements. Even though it is below the 75% allowable site coverage, the proposed building on Lot 2 appears to be too large when the site constraints are considered. Therefore, the site plan should be revised to accommodate the required site frontage landscaping, especially when considering the property directly across Halls Mill Road is zoned R-1, Single-Family Residential. Since abutting zonings are also I-1, no perimeter buffer requirements would apply.

Both lots received previous sidewalk waivers based on the open ditch along Halls Mill Road, and staff has determined that those waivers would still be valid after any required right-of-way dedication.

Given the deficiencies in the site plan with regard to dumpster location and the frontage landscaping shortage, the fact that Traffic Engineering has recommended significant changes to the site's access, and the building encroachment into the recorded drainage easement; this application should be heldover to allow the applicant to address these issues.

RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of 10' along Halls Mill Road to provide 35' from centerline;
- 2) illustration of the 25' minimum building setback line, as measured from the dedicated right-of-way line;
- 3) revision of the plat to comply with the Traffic Engineering Comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. Close the fifteen foot drive and reconstruct the thirty foot driveway to city standards using either a thirty-six foot width for three lanes or a twenty-four foot width for a two-lane drive).*
- 4) placement of a note on the final plat stating that Lot 2 is denied direct access to Halls Mill Road;
- 5) revision of the lot sizes in the table on the final plat to include both square feet and acres after dedication, or the labeling of each lot on the plat to show such;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property);* and
- 8) resolution of the building encroachment on Lot 1 into the recorded drainage easement.

Planned Unit Development: Based on the preceding, this application is recommended for holdover to the meeting of September 18th to allow the applicant to revise the site plan to address the following:

- 1) illustration of the dumpster location on the site plan;
- 2) revision of the site plan to indicate the closure of the 15' drive and the modification of the 30' drive to either a 36' wide three-lane drive or a 24' wide two-lane drive;
- 3) revision of the site plan to provide the required frontage landscaping area and required seven over-story frontage trees; and
- 4) resolution of the building encroachment on Lot 1 into the recorded drainage easement.

Revised for the September 18th Meeting:

These applications were heldover from the August 21st meeting at the applicant's request. The PUD was recommended for holdover and the applicant requested that the subdivision be heldover, also. Documentation has been furnished to verify that there is actually no encroachment of the existing building into the drainage easement along the North end of the site. However, no revised site plan has been furnished to address any of the other issues concerning the PUD. Since no further revisions have been submitted, other than the resolution of the building encroachment, no further consideration can be given to the PUD application.

RECOMMENDATION

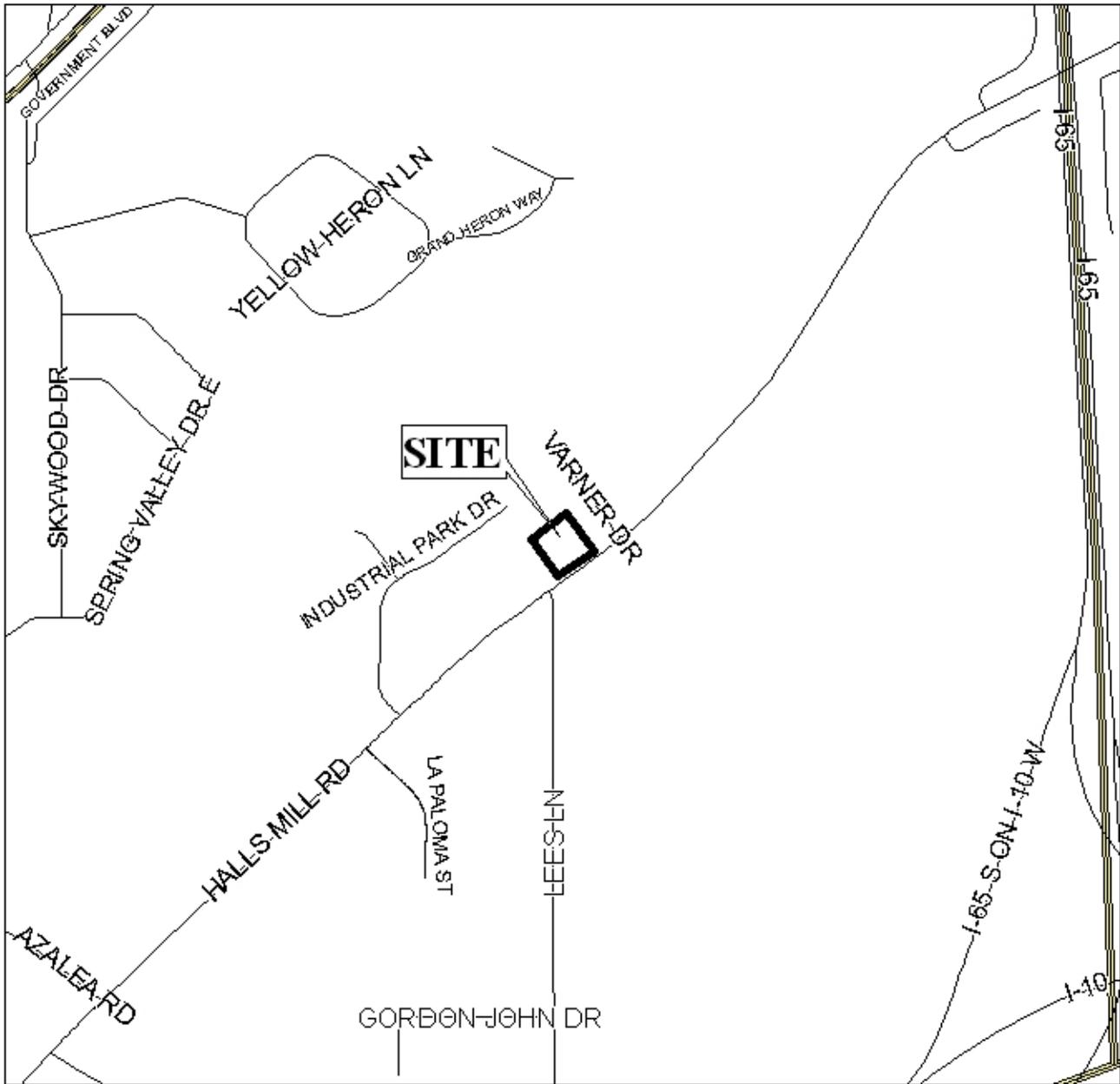
Subdivision: Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of 10' along Halls Mill Road to provide 35' from centerline;
- 2) illustration of the 25' minimum building setback line, as measured from the dedicated right-of-way line;
- 3) revision of the plat to comply with the Traffic Engineering Comments: *(Driveway number, size, location, and design to be approved by Traffic engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. Close the fifteen foot drive and reconstruct the thirty foot driveway to city standards using either a thirty-six foot width for three lanes or a twenty-four foot width for a two-lane drive);*
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- 7) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).*

Planned Unit Development: Based on the preceding, this application is recommended for denial since no revised site plan has been submitted to address the following:

- 1) illustration of the dumpster location on the site plan;
- 2) revision of the site plan to indicate the closure of the 15' drive and the modification of the 30' drive to either a 36' wide three-lane drive or a 24' wide two-lane drive; and
- 3) revision of the site plan to provide the required frontage landscaping area and required seven over-story frontage trees.

LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE September 18, 2008

Dobbs Industrial Park Subdivision, First Addition,

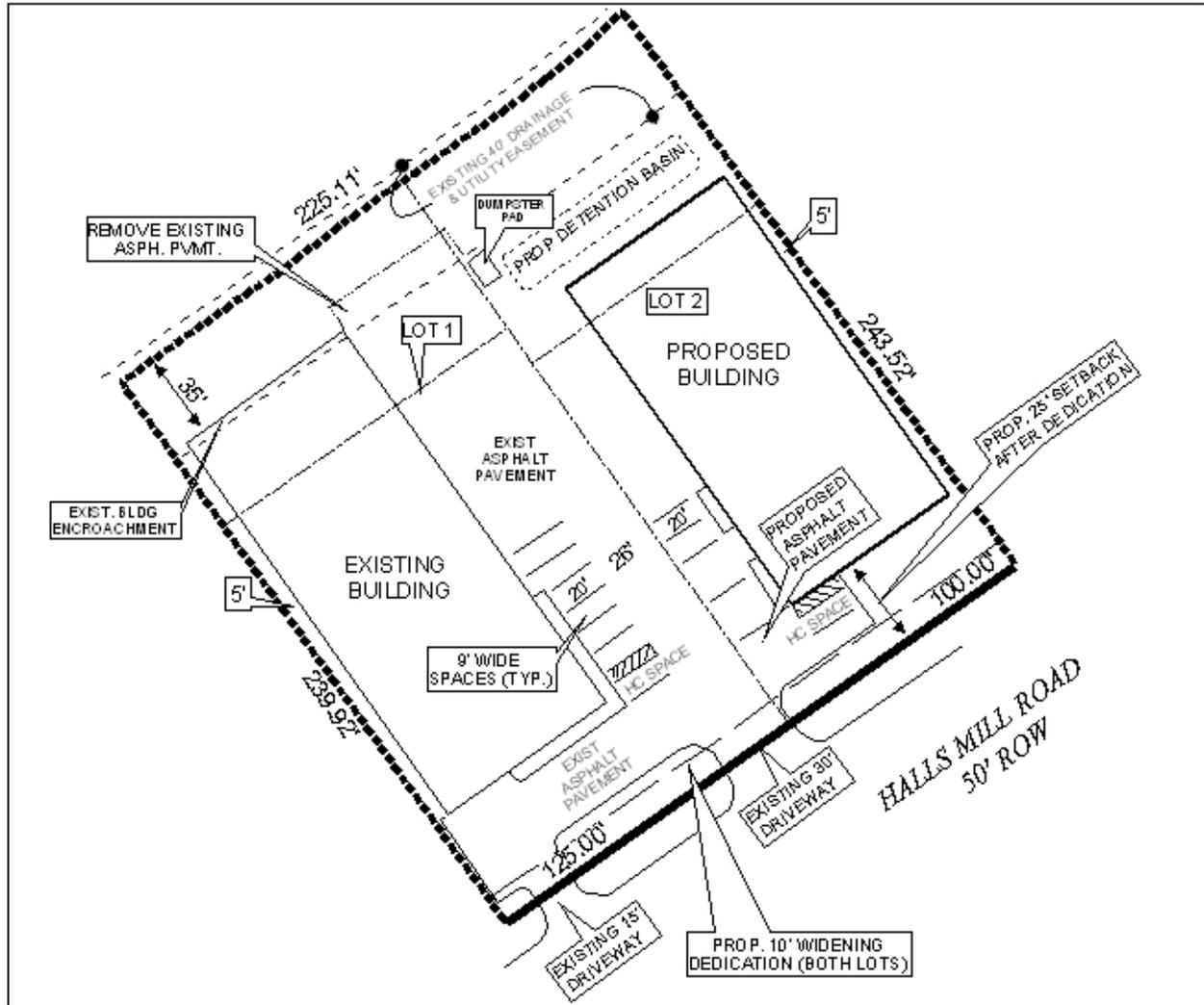
APPLICANT Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the proposed lot lines, existing building, proposed building, drainage and utility easements, and driveway.

APPLICATION NUMBER 6 & 7 DATE September 18, 2008

Dobbs Industrial Park Subdivision, First Addition,

APPLICANT Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development



**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



A marble company is located to the southwest, printing services are to the northwest, and offices are to the northeast.

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APPLICANT Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planned Unit Development

