

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 5, 2021****DEVELOPMENT NAME**

Brixmoor Property Group

LOCATION3250 Airport Boulevard
(Northeast corner of Airport Boulevard and East I-65
Service Road South).**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

11 Lots / 70.4± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
the relocation of an existing pylon sign.**TIME SCHEDULE
FOR DEVELOPMENT**

None provided.

**ENGINEERING
COMMENTS**
PLAN:

ADD THE FOLLOWING NOTES TO THE PUD SITE

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 Permitting 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 and paving 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 curb cuts as illustrated in the approved PUD with any changes in size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the relocation of an existing pylon sign.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map adopted by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from midrise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map 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, where applicable, the zoning classification.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant's narrative states the following:

We are amending the existing PUD to relocate the pylon sign immediately adjacent to the Bebo's east property line, at the entrance into the shopping center.

The previously approved PUD referenced was approved in May 2020, and included a unique sign package for the development. Among other approvals, the package stated that the Primary Mall Area would be allowed two freestanding multi-tenant pylon signs along the Airport Boulevard right-of-way property line and a site plan submitted indicated such. However, the proposed location of one of the pylon signs has been revised, so the previously approved PUD must be amended to allow the new proposed location.

A pylon sign was approved in the sign package to be constructed on Lot 4 (the large lot containing the Eastern portion of the mall complex) of the Springdale Mall Subdivision where

there is an existing monument directional sign near the Airport Boulevard right-of-way. The revised proposed location is to be on Lot 9 which currently contains the Bebo's Carwash. This location is approximately 135 feet West of the previously-proposed location and would be along the Airport Boulevard right-of-way in keeping with the original location approval. Also proposed is the removal of an existing pylon sign further East along Airport Boulevard for the Big Lots store.

As the proposed amendment would be in keeping with the over-all concept of the previously approved sign package, this request should be considered for approval.

RECOMMENDATION

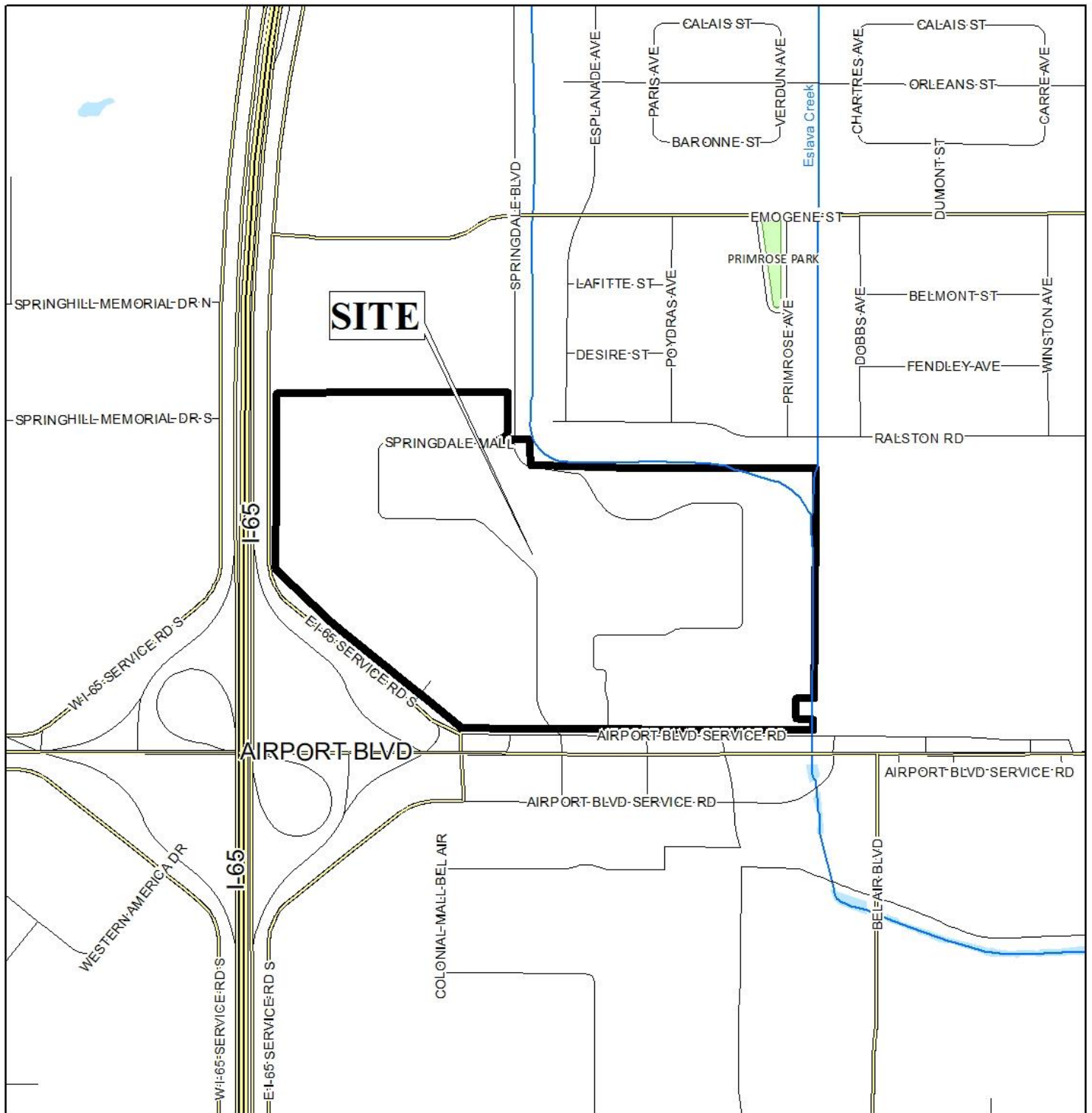
Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in signage location) because it will allow a slightly different location for a previously approved sign in keeping with the previously approved PUD; and
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of signage than is generally possible under district regulations), because it will allow two main street frontage signs for an expansive group development.

Based upon the preceding, this application is recommended for approval subject to the following:

- 1) obtaining of all necessary sign permits for the sign; and
- 2) full compliance with all municipal codes and ordinances

LOCATOR MAP



APPLICATION NUMBER 6 DATE August 5, 2021

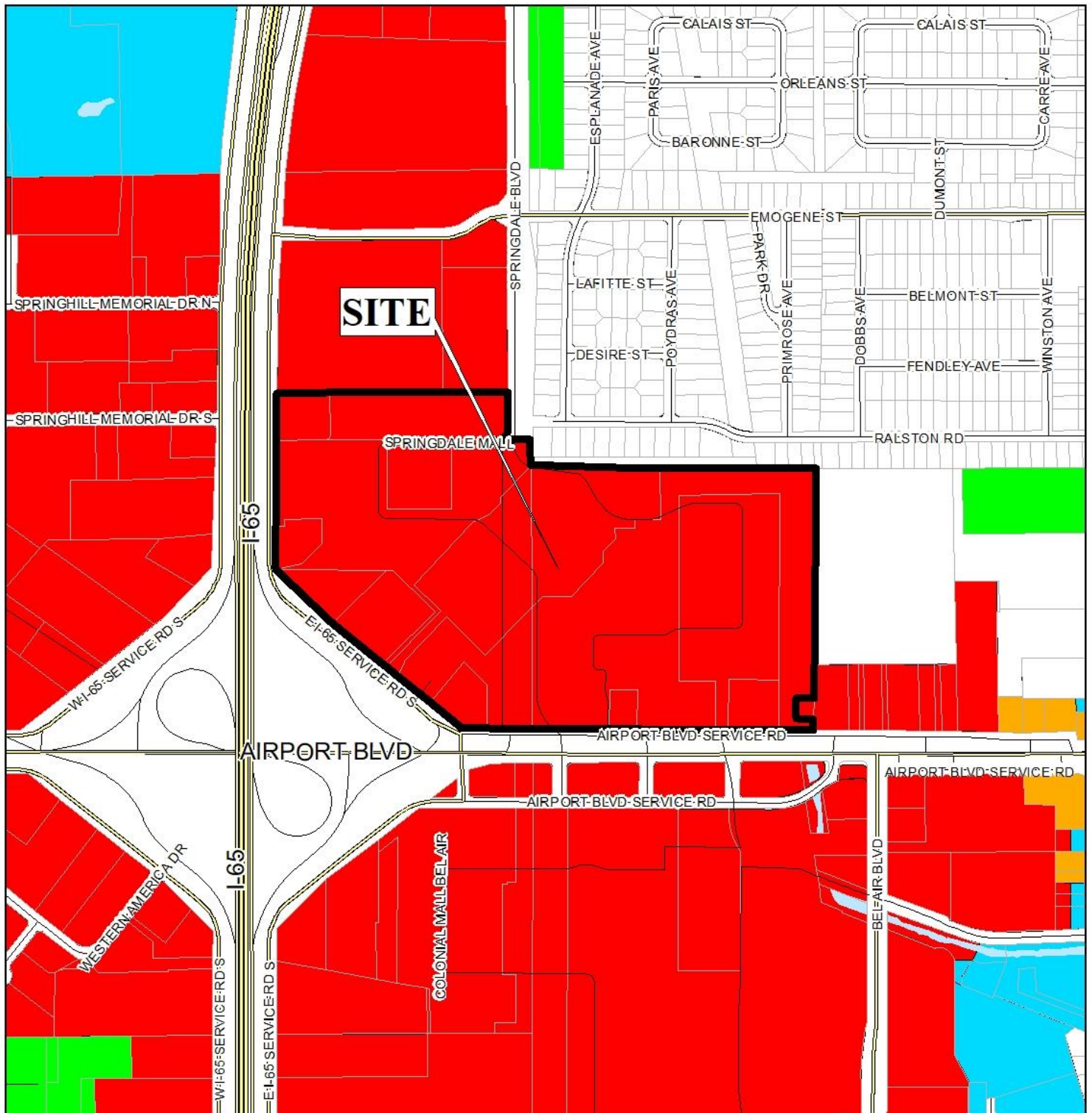
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REQUEST Planned Unit Development



NTS

LOCATOR ZONING MAP



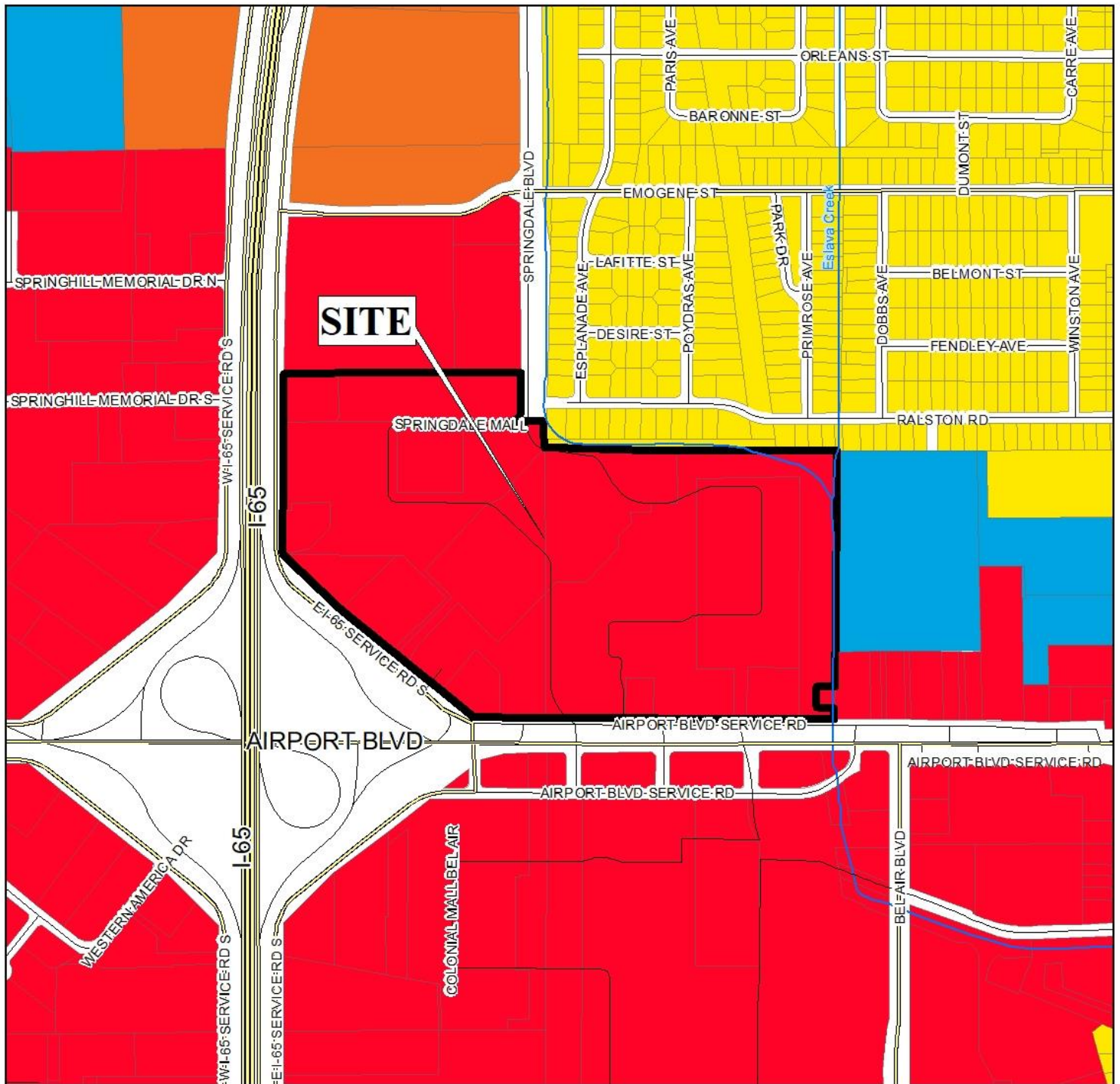
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FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE August 5, 2021

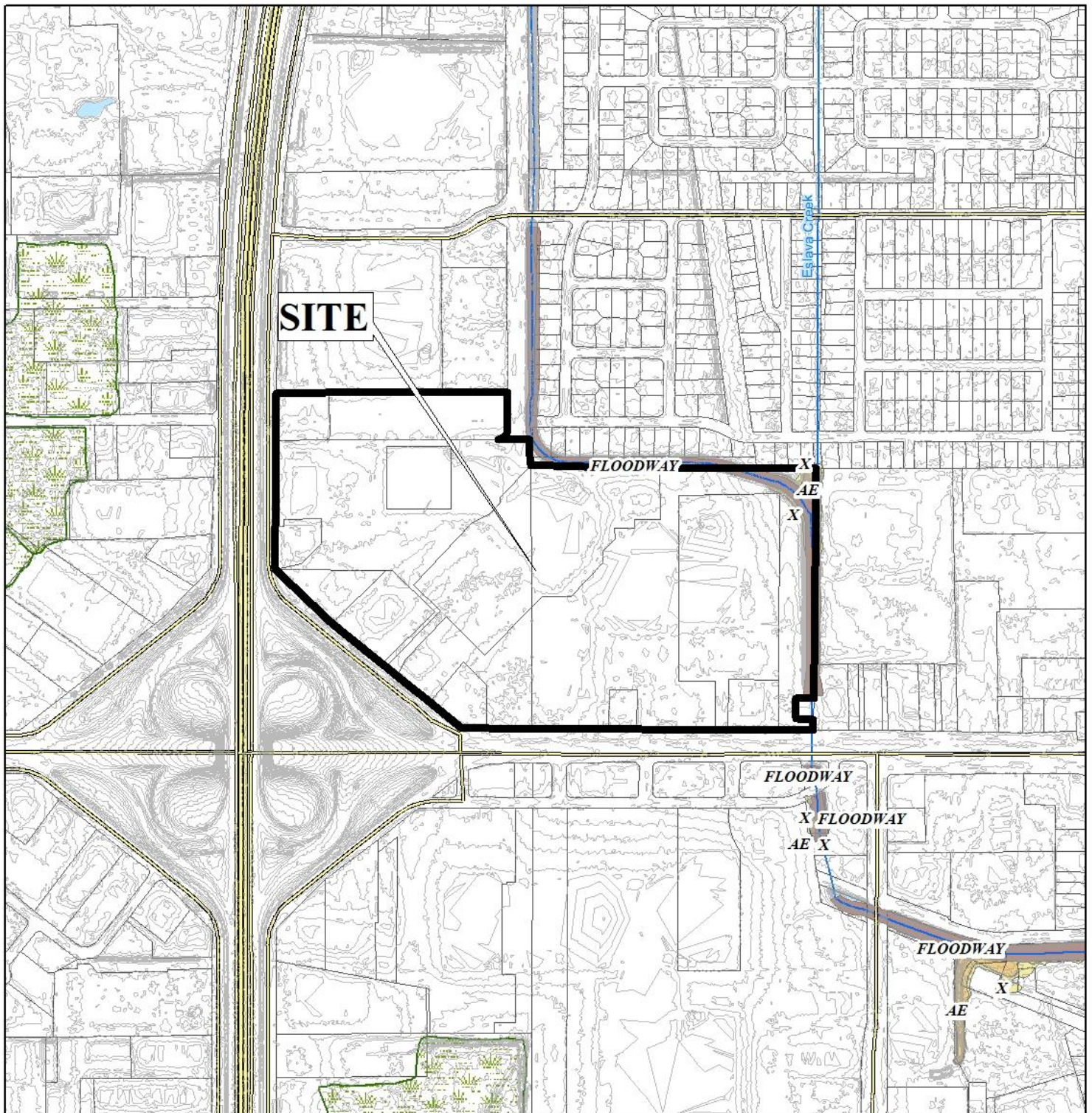
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- | | | | |
|---|--|--|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



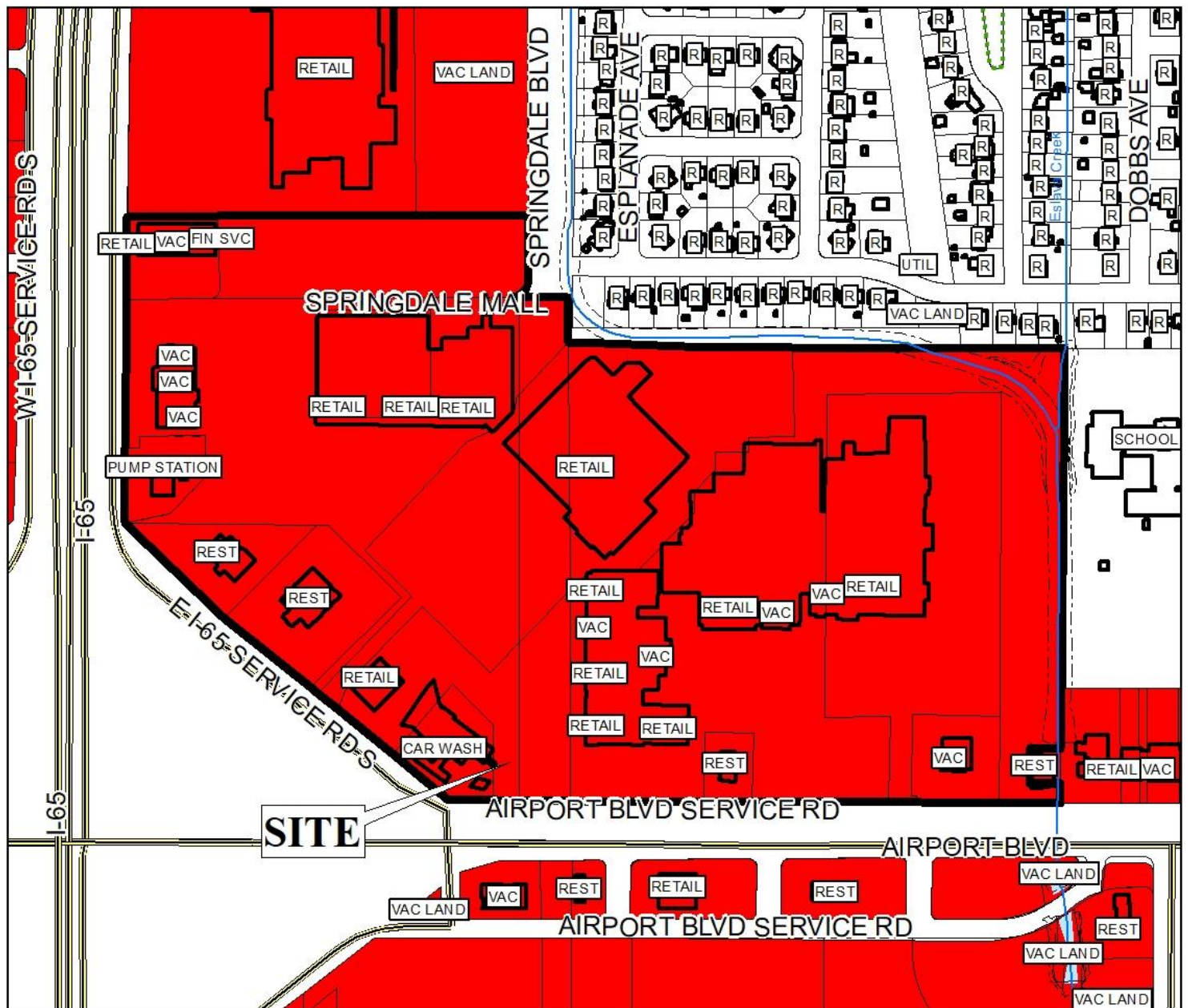
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial sites, single family residential units and a school.

APPLICATION NUMBER 6 DATE August 5, 2021

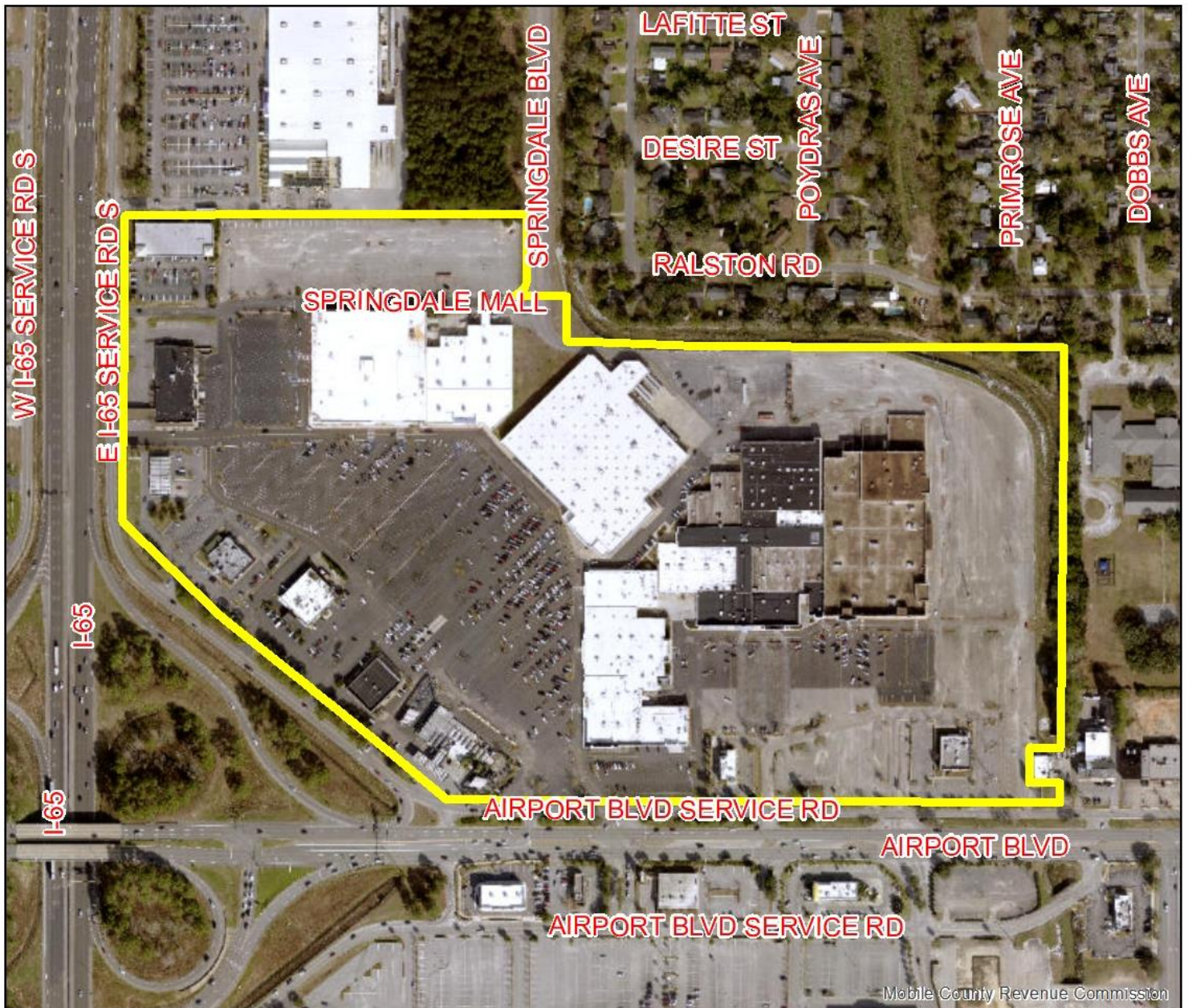
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



Mobile County Revenue Commission

The site is surrounded by commercial sites, single family residential units and a school.

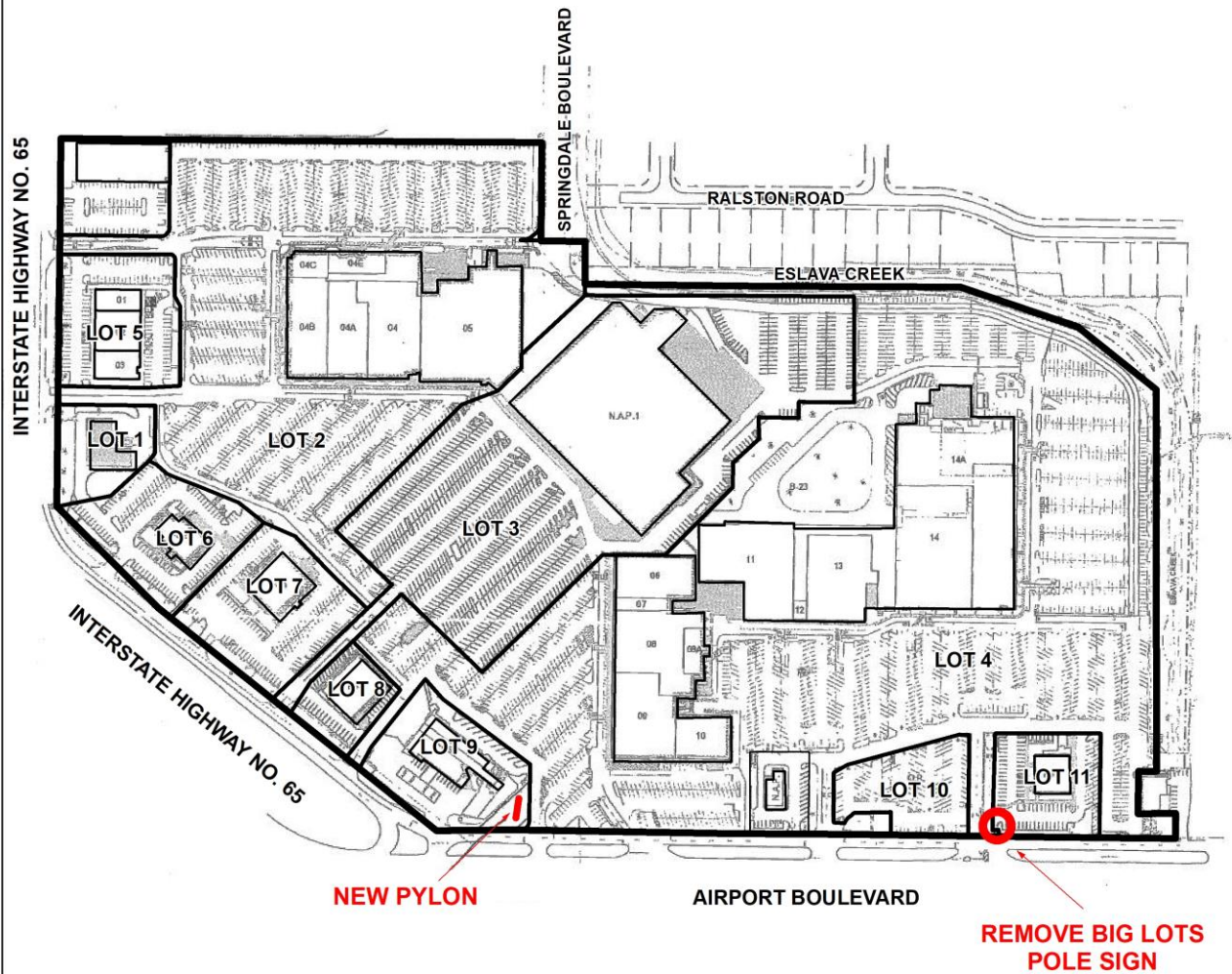
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SITE PLAN



The site plan illustrates existing buildings, parking, right of ways, and proposed sign placement.

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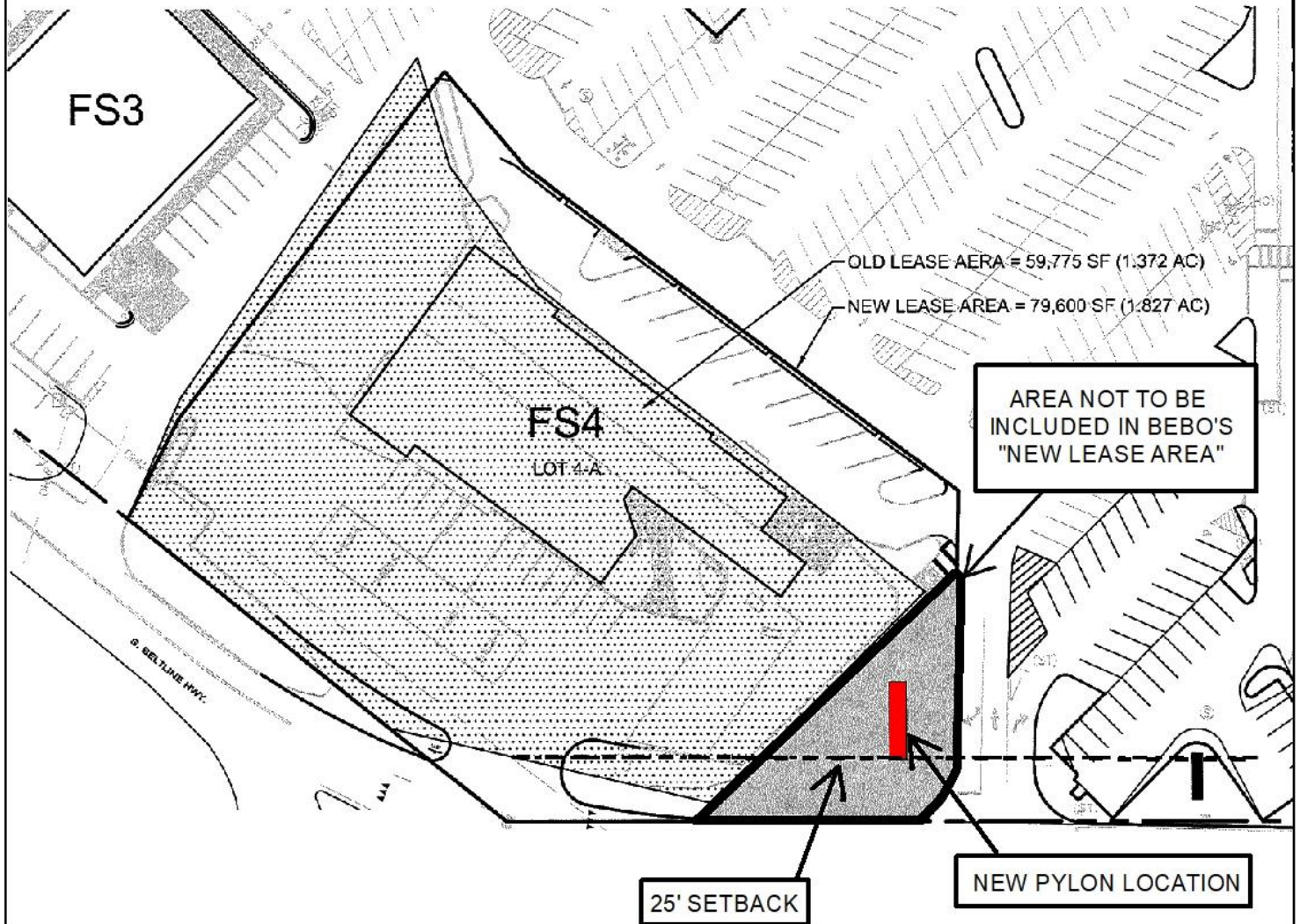
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DETAIL SITE PLAN



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