

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: December 17, 2020****DEVELOPMENT NAME**

Super Mega Boat & RV Storage

LOCATION429 Bel Air Boulevard
(Northeast corner of Bel Air Boulevard and Television Avenue).**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

2 Lots / 1.7± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

1. Retain SITE NOTES #4 - #9, as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT (sheet 1 of 1) dated 11-18-2020.
2. Label the type of surface is proposed for the "MANEUVERING AREA"

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design are subject to an approved PUD for this site and shall 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.

**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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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 allow multiple buildings on a single building site with shared access between two building sites.

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 / Subdivision plat 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:

The applicant plans to construct a covered boat and RV storage facility at 401 Bel Air Blvd. The units along the North and South property lines will be fully enclosed, while the Western units will be open parking bays. The Western buildings North, South and West (facing Bel Air Blvd) exterior will be enclosed. The site will be accessed from the adjacent property to the North which is also owned by the applicant. The sites existing curb cut along Television Avenue will serve as an emergency access, while the two existing curb cuts along Bel Air Blvd will be removed. A typical appearance of a similar facility is included for reference.

The site consists of two legal lots of record, both of which are owned by the applicant. Instead of combining the two properties into one lot, the applicant proposes to retain the two lots separately, but desires to have a common, shared access between the two. The lot at the Northeast corner of Bel Air Boulevard and Television Avenue is currently vacant, but was once developed with retail sales, as was the adjacent lot to the North with which shared access is proposed. The two lots once shared access via an internal drive along the East side of the two when both were originally developed. As multiple buildings are now proposed for the Southern-most lot, and as the common internal drive is again proposed to be utilized for shared access between the two lots, a PUD is required to allow such.

The Northern-most lot is developed as a mini self-storage facility within one building with access from Bel Air Boulevard. The applicant proposes to develop the Southern-most lot as a covered boat and RV storage facility within three buildings. Existing curb cuts to Bel Air Boulevard are proposed to be closed, and the curb cut to Television Avenue is proposed to be for emergency access only. Therefore, the only general access to the site will be via the shared drive between the two sites.

The site plan submitted appears to indicate compliance with the tree and landscaping requirements of the Zoning Ordinance. As the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40' between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree

Commission for any reduction in required plantings. No parking calculations are provided for any office area which may be provided for the site, and no parking trees are provided in the tree planting calculations. Therefore, if any office area is proposed on-site, parking calculations should be provided for such, and dedicated parking spaces for such should be indicated on the site plan. If no on-site office area is to be provided, a note should be placed on a revised site plan stating such.

A note is placed on the site plan stating that trash disposal will be via either curb side service or commercial can pickup. This should be retained on the site plan. The site plan indicates a public sidewalk along Bel Air Boulevard, but none along Television Avenue. Therefore, the site plan should be revised to provide a public sidewalk along Television Avenue, or a Sidewalk Waiver application should be submitted. Various easements are indicated throughout the over-all site. Therefore, a note should be required on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

As per the Traffic Engineering comments, the driveway number, size, location and design are subject to an approved PUD for this site and shall 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. A note should be required on the site plan stating these comments.

If approved, a copy of a revised PUD site plan should be submitted to and approved by Planning and Zoning prior to the submittal for building or land disturbance permits.

RECOMMENDATION

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

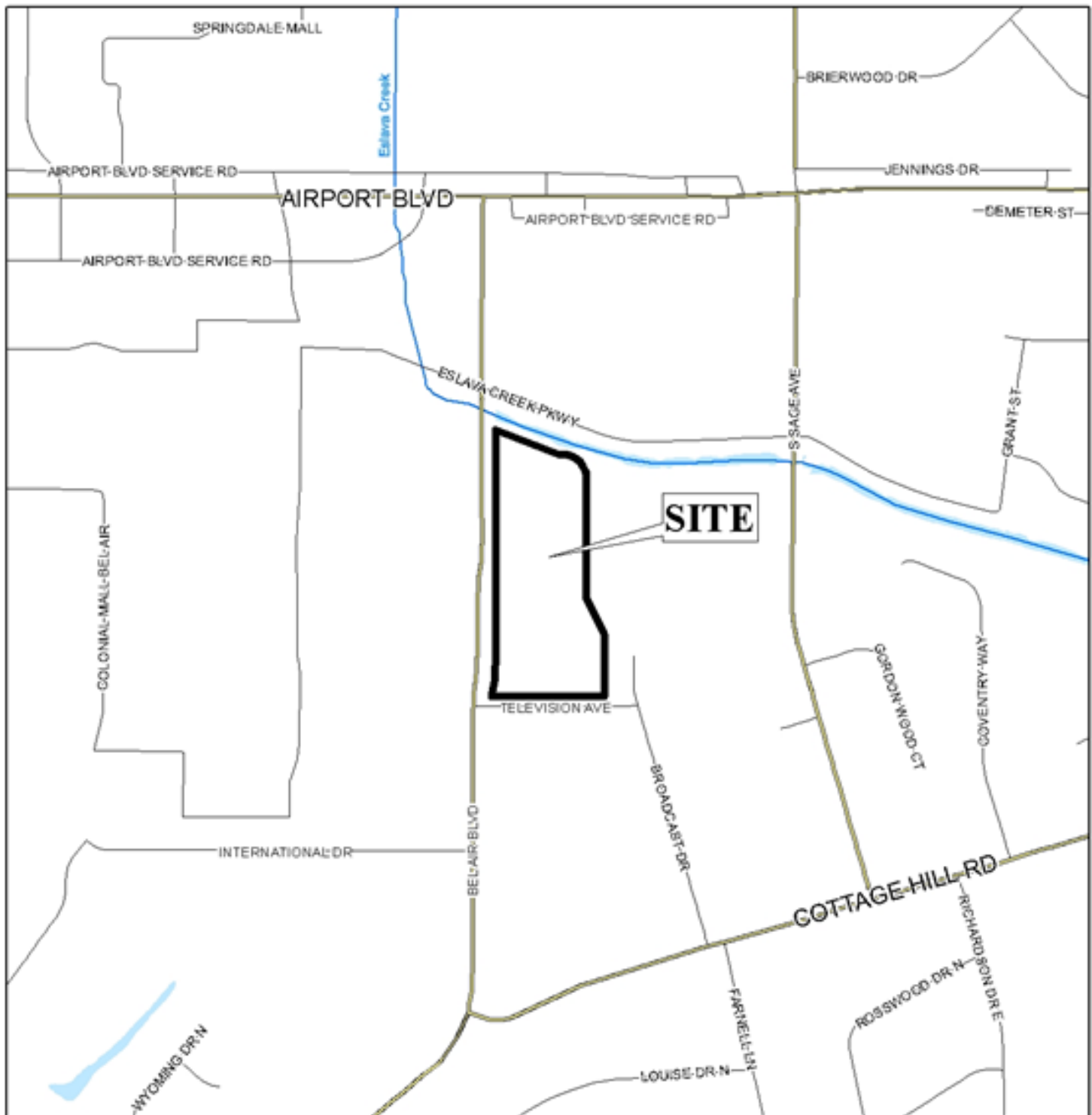
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) because it allows for traffic flow between multiple building sites;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the proposed uses will allow the site to maximize its ability to be utilized;
- c. the proposal promotes the objective of Efficient land use (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 redevelopment), because a portion of the over-all site will be re-purposed with access to the existing developed portion;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any expansion of site area, and the site will acquire landscaping and tree plantings which were not previously provided; and
- e. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any

expansion of site area, and the site will acquire landscaping and tree plantings which were not previously provided.

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

- 1) coordination with staff on the location of heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 2) revision of the site plan to provide parking calculations for any proposed office area, and illustration of dedicated parking spaces for such, or the placement of a note on the site plan stating that no office area will be provided;
- 3) revision of the site plan to provide calculations for parking trees should office area be provided;
- 4) retention of the note on the site plan stating that trash disposal will be via either curb side service or commercial can pickup;
- 5) revision of the site plan to provide a public sidewalk along Television Avenue, or submission of a Sidewalk Waiver application;
- 6) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location and design are subject to an approved PUD for this site and shall 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.);*
- 8) compliance with the Engineering comments: *[1. Retain SITE NOTES #4 - #9, as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT (sheet 1 of 1) dated 11-18-2020. 2. Label the type of surface is proposed for the "MANEUVERING AREA"];*
- 9) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 10) compliance with the 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.];*
- 11) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 12) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 6 DATE December 17, 2020

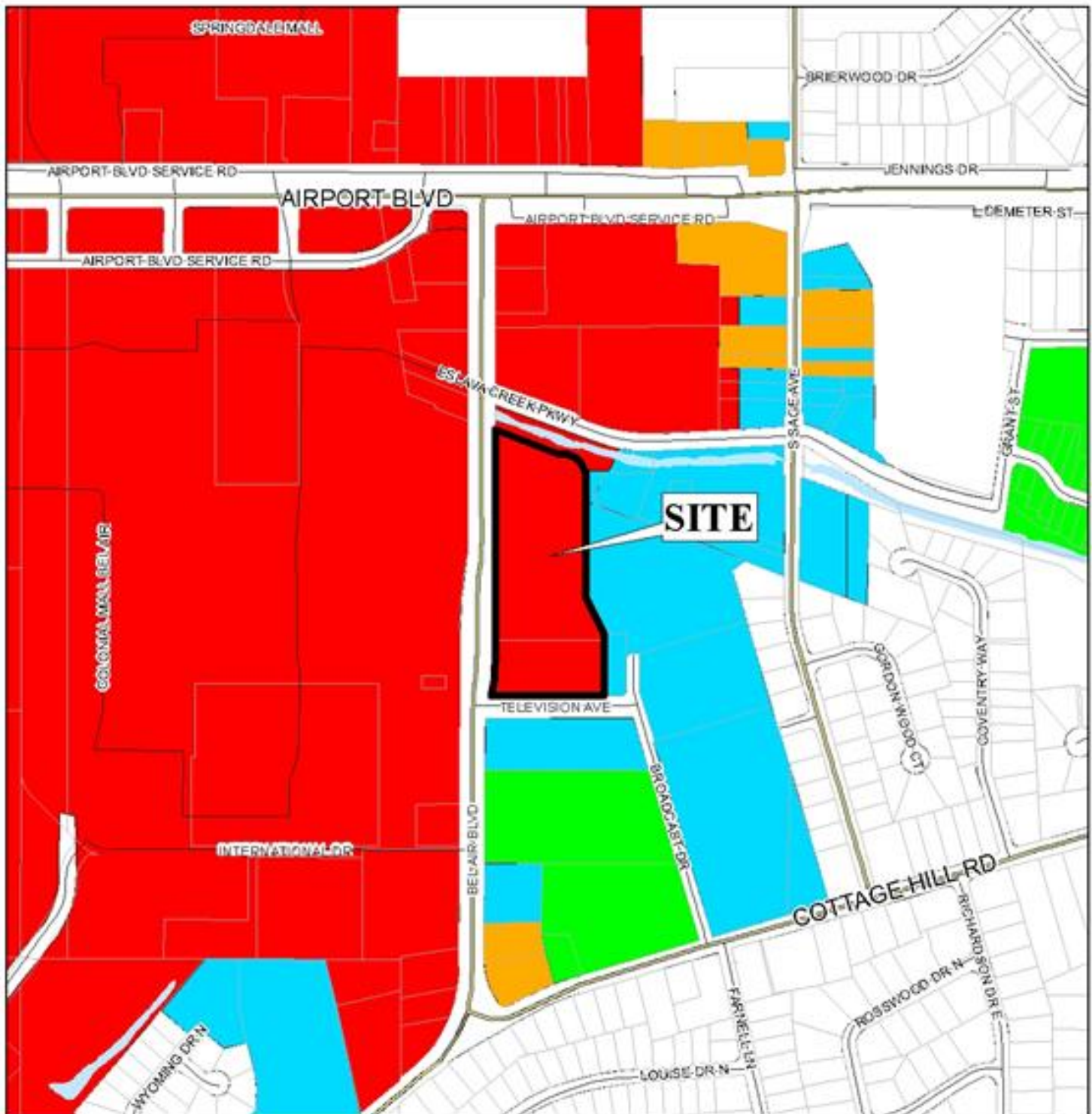
APPLICANT Super Mega Boat & RV Storage

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LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE December 17, 2020

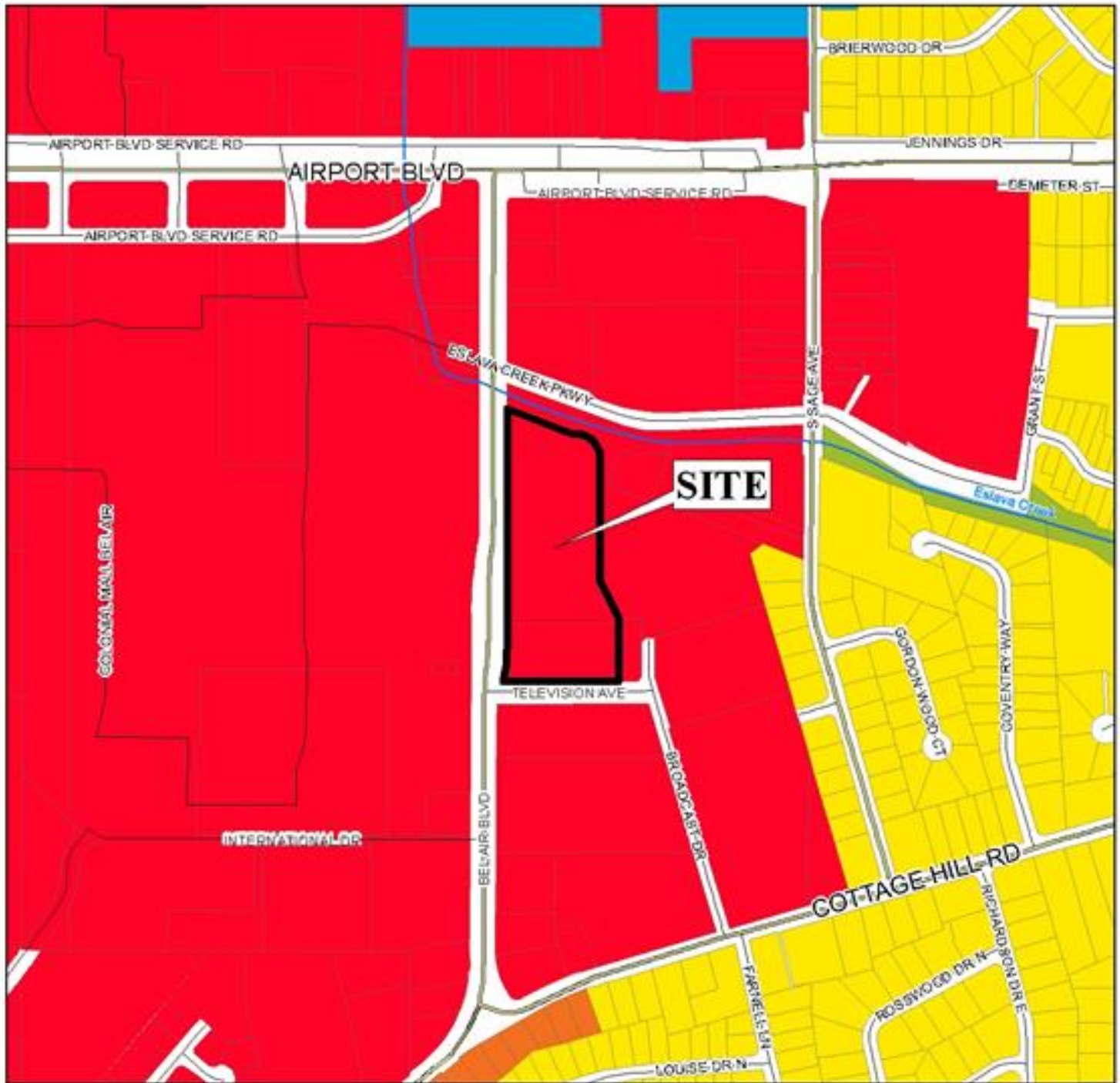
APPLICANT Super Mega Boat & RV Storage

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FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE December 17, 2020

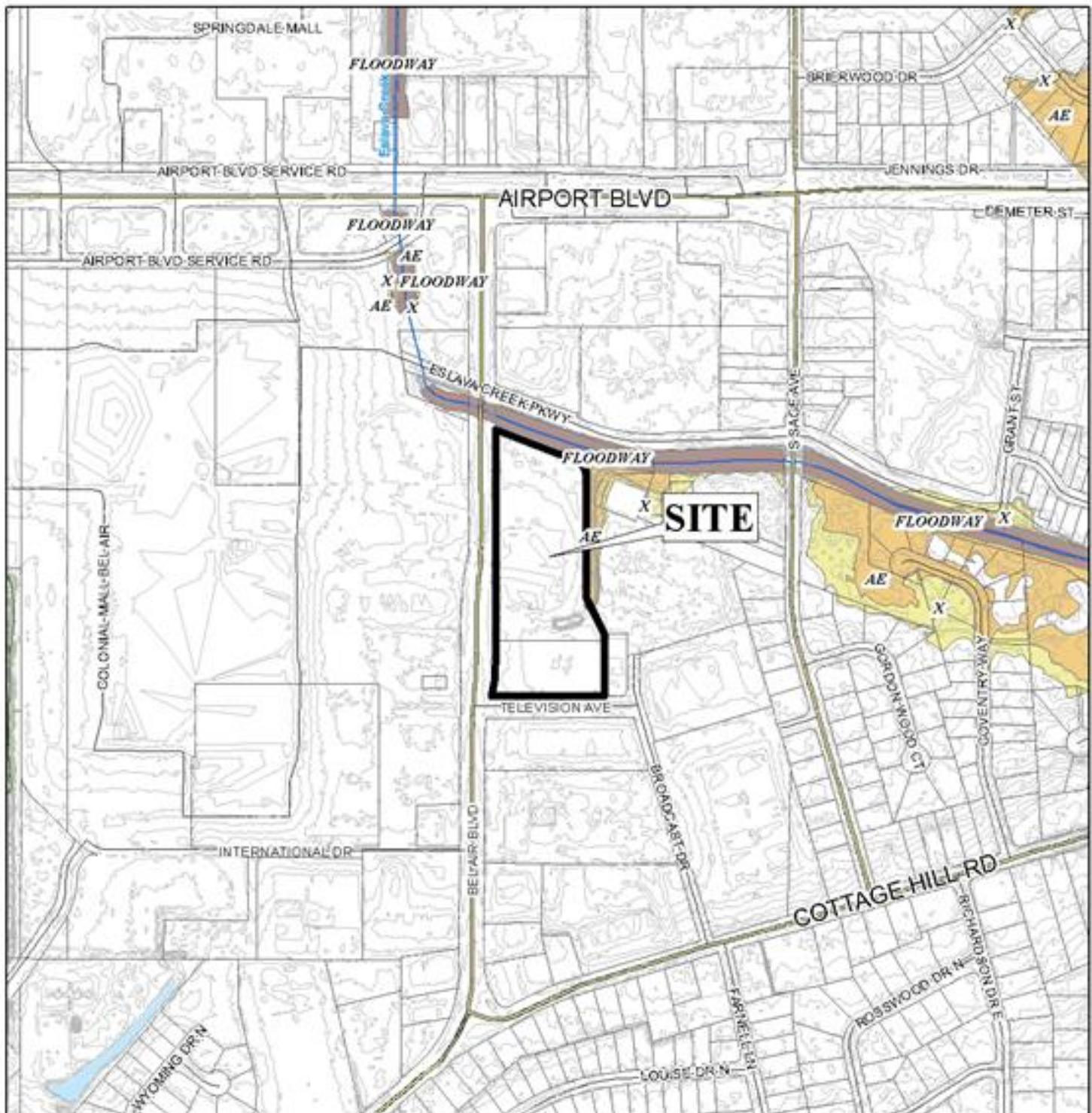
APPLICANT Super Mega Boat & RV Storage

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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 | |



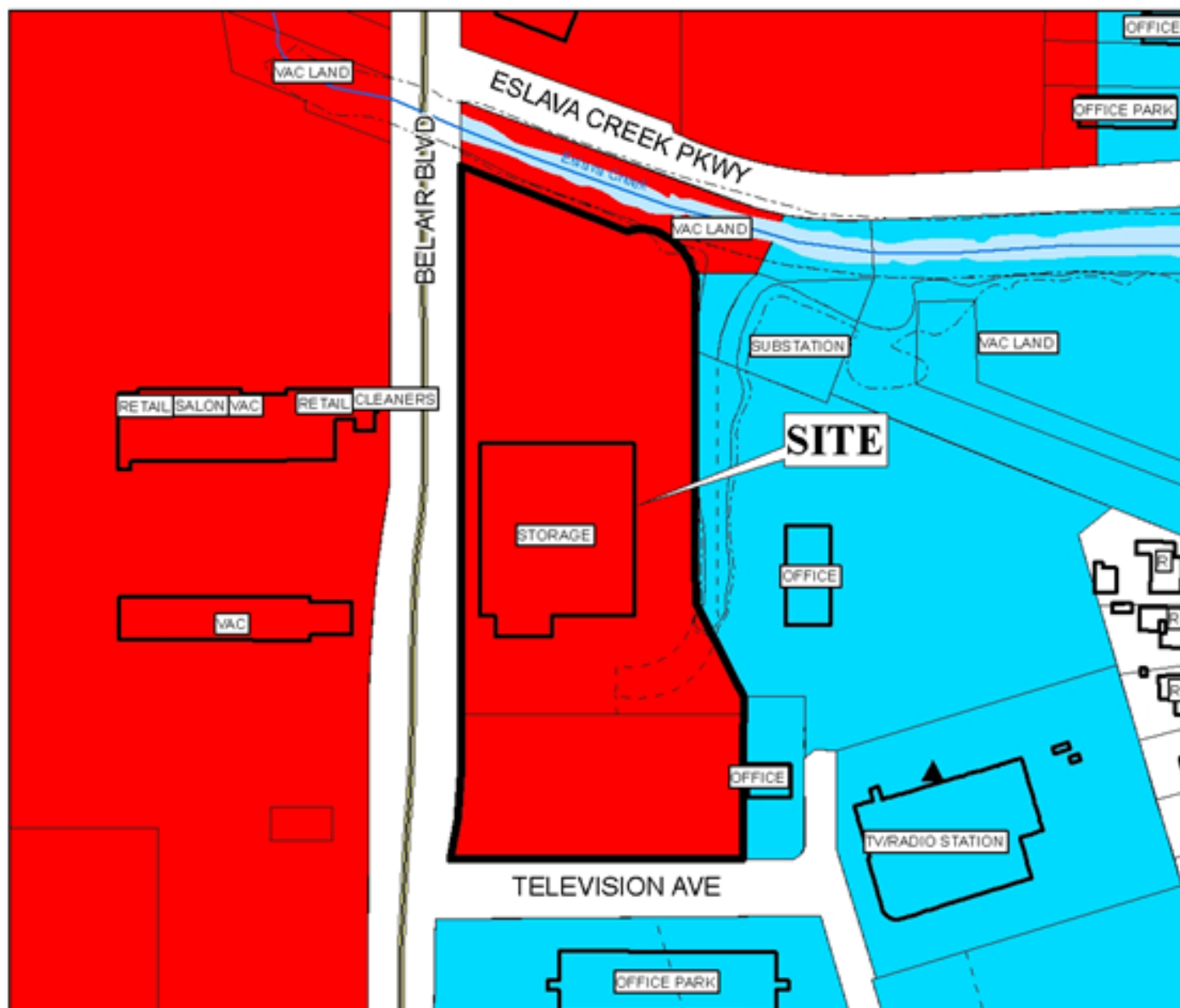
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial 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

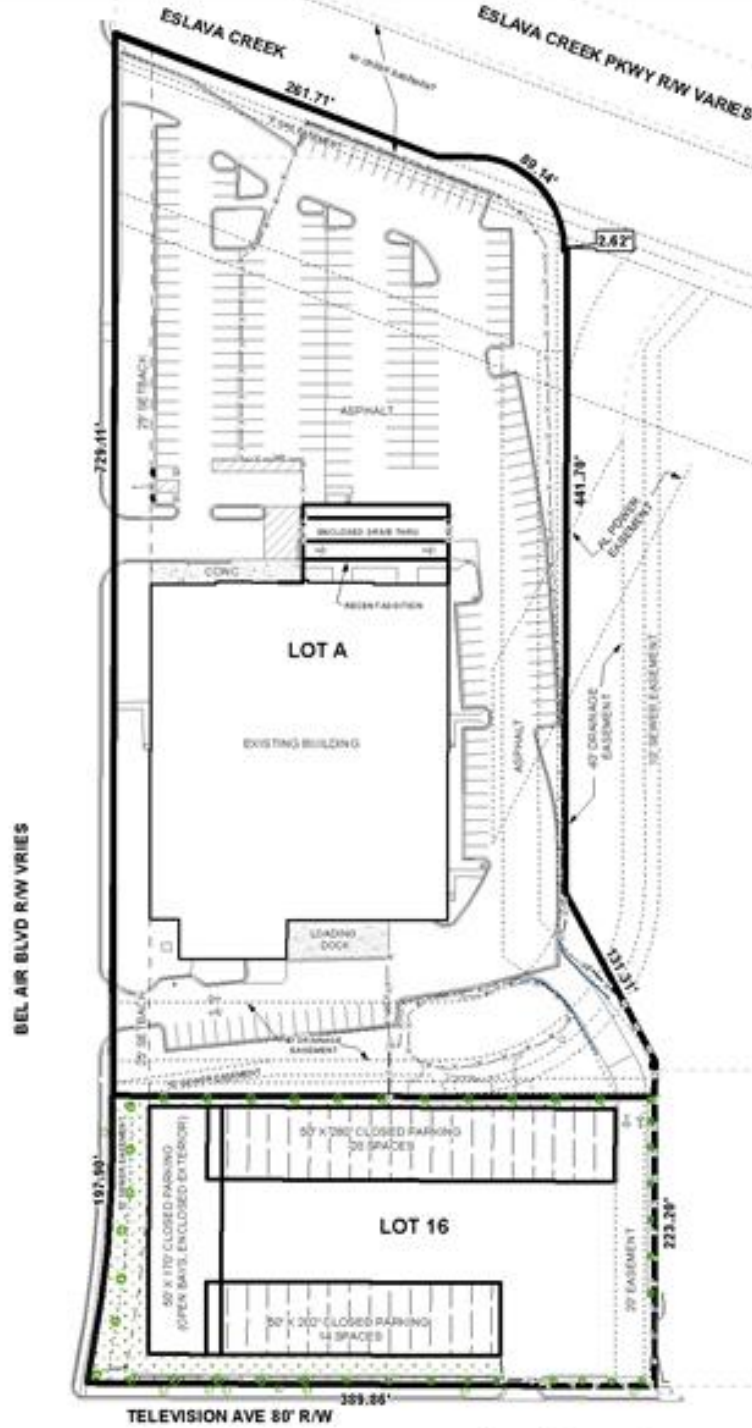


The site is surrounded by commercial units.

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SITE PLAN



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

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