

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: January 22, 2009****DEVELOPMENT NAME**

Aubrey Hill

**LOCATION**610 South Broad Street  
(Northwest corner of South Broad Street and Montgomery Street)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lot / 0.4 ± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow two buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Commence in March 2009, with completion by June 2009

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added to the site in excess of 4,000 square feet. Any existing damage sidewalk sections shall be replaced.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The two spaces located at the east side of the parking lot do not have adequate space to back out. Changes should be made to the parking layout to accommodate adequate maneuvering space.

**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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow two 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 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 site was the subject of rezoning and subdivision applications at the January 8, 2004 meeting of the Planning Commission. The request for the creation of one lot was approved, as was the rezoning from R-3, Multi-Family to B-3. Per the 2004 approval, the site is limited to one curb-cut onto each street, the provision of a residential adjacency buffer on the Western boundary, and full compliance with applicable codes and ordinances.

The site currently has one 2,450 square foot structure, which has historically been an office/warehouse use. It also appears that unbuilt portion of the site has been fenced since 2006 (*without a building permit*), and that it is currently being used to store small trailers (*again, without the requisite site improvements required for commercial activities, via a permit*).

The applicant proposes to use the existing structure solely for warehouse uses, and construct a new building that will contain an additional 1,080 square feet of warehouse area, and 1,800 square feet of office space. Thirteen (13) parking spaces will be provided.

There are several issues with the proposed site plan. First, it appears that the proposed building will not meeting the 10-foot setback required by Section 64-4.D.1. of the Zoning Ordinance for where the site abuts adjacent residential zones. Second, the proposed handicap parking space and the space immediately behind it have no area for backing maneuvers, and it also appears that the handicap parking space may not comply with International Building Code requirements (width of space plus width of wheelchair access aisle, as well as location of wheelchair access aisle as it relates to the space). Third, there are no curbs or parking bumpers depicted. Fourth, it appears that there is a dimensional error on the existing building. Fifth, no dumpster is illustrated, and if a dumpster will be provided, it must also meet residential adjacency setbacks and screening requirements. Sixth, the site plan shows a label indicating that the site is zoned R-3, Multi-Family, when in fact it is zoned B-3. And seventh, it appears that the site plan is mislabeled as it relates to the number of parking spaces.

While no site improvements other than a fence are proposed adjacent to the existing building, the existing curb-cut near the existing building appears inadequate to serve commercial uses. Furthermore, access to the rear portion of the existing building will be difficult for trucks in that it appears that maneuvering space will be very limited (and there is no delineation between what

is paved and what is landscape area next to the existing structure). At the same time, tree, landscaping and lighting improvements to the Broad Street right-of-way as part of the “*Bring Back Broad Street*” initiative may make improvement of the existing curb-cut to today’s standards somewhat difficult. However, if either of the two existing curb-cuts onto Broad Street are no longer required, they should be removed as part of the new construction process.

Finally, any lighting of the site or parking area must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the February 19th meeting, with revisions due by February 2nd, so that the following revisions to the site plan can be made:

- 1) Redesign of the site to accommodate and depict the required 10-foot residential adjacency buffer, as required by Section 64-4.D.1. of the Zoning Ordinance;
- 2) Revision of the parking area to provide adequate maneuvering area for the last two parking spaces;
- 3) Revision of the parking area to ensure the proposed handicap space meets International Building Code requirements in terms of size and access aisle location;
- 4) Revision of the site plan to depict parking bumpers or curbs so that vehicles will not cross property boundaries or encroach upon sidewalks or required landscape areas;
- 5) Correction of any dimensional errors on the existing building;
- 6) Illustration of a dumpster with proper screening and setbacks, or placement of a note stating how waste will be handled;
- 7) Correction of the zoning label
- 8) Correction of the label regarding the number of parking spaces;
- 9) Revision of the site plan to remove any unnecessary curb-cuts;
- 10) Revision of the site plan to delineate paved and landscaped areas, where they are not shown around the existing building; and
- 11) Placement of a note on the site plan stating that lighting of the site or parking area will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE January 22, 2009

APPLICANT Aubrey Hill

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A single family residential unit is located to the west of the site, a contractor is to the north, a government office is to the east, and a retail business is to the south.

APPLICATION NUMBER 6 DATE January 22, 2009

APPLICANT Aubrey Hill

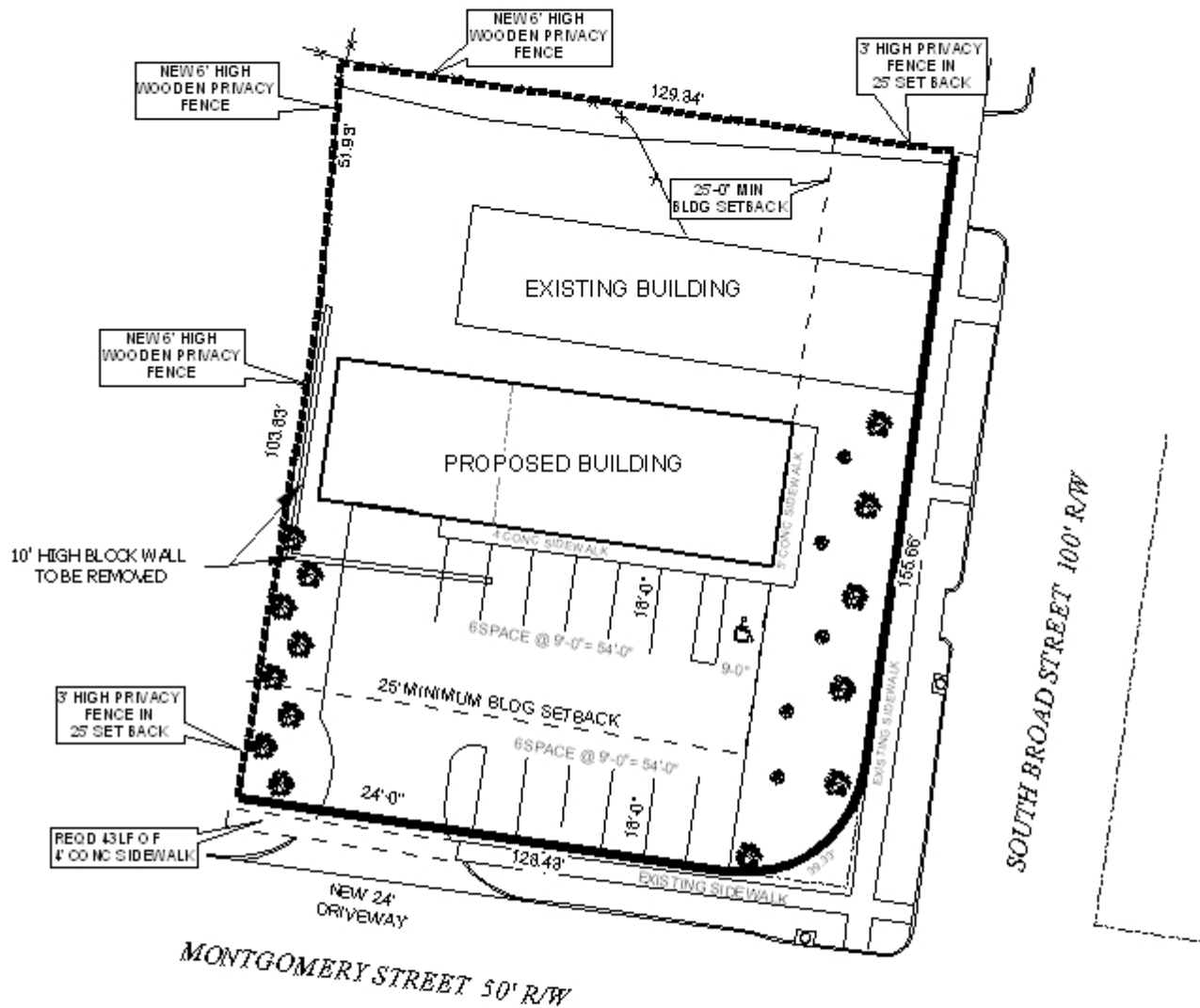
REQUEST Planned Unit Development

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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 NTS

# SITE PLAN

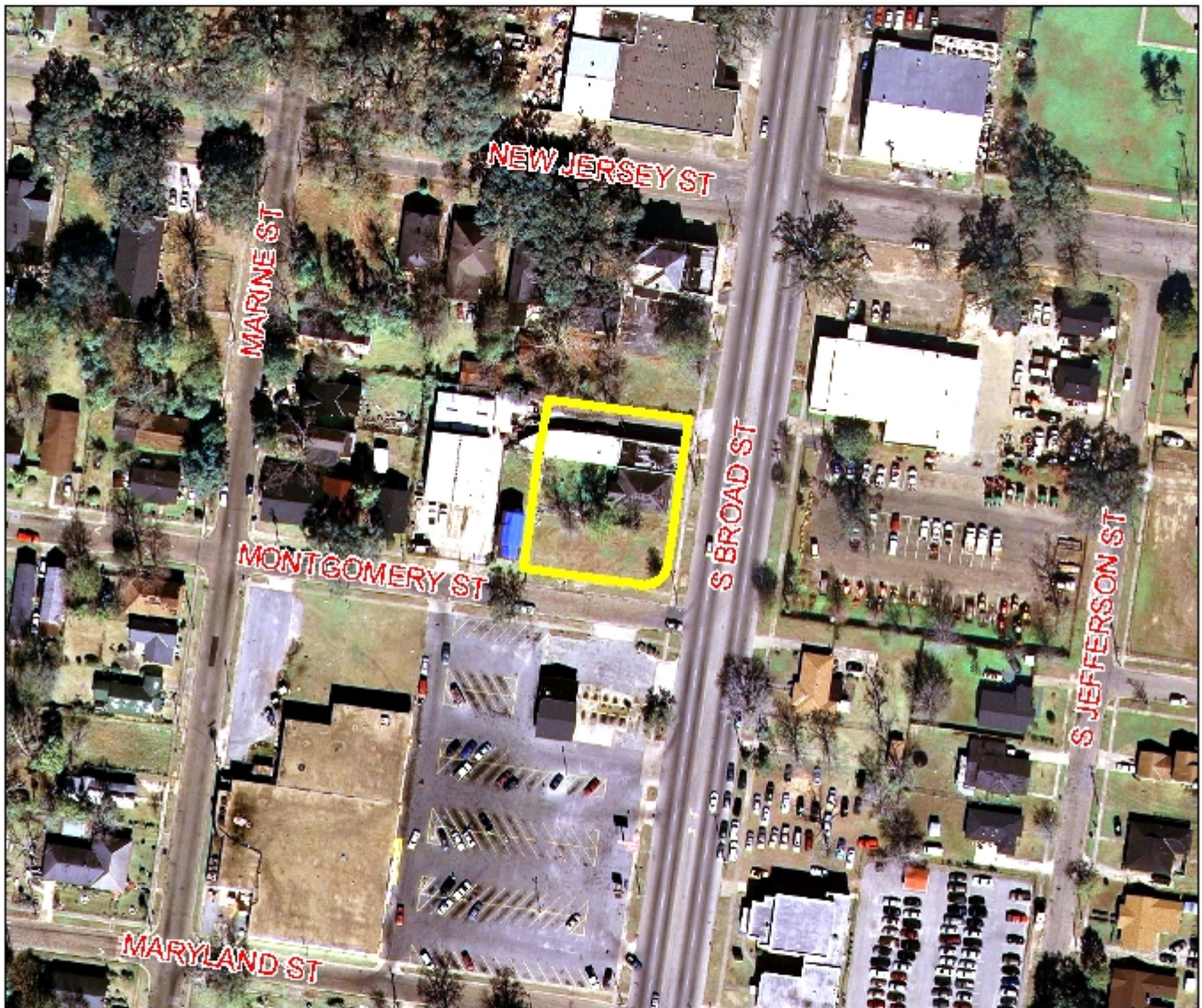


The proposed building, driveway, sidewalks, and parking are illustrated in the site plan.

APPLICATION NUMBER 6 DATE January 22, 2009  
 APPLICANT Aubrey Hill  
 REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A single family residential unit is located to the west of the site, a contractor is to the north, a government office is to the east, and a retail business is to the south.

APPLICATION NUMBER 5 DATE January 22, 2009  
APPLICANT Aubrey Hill  
REQUEST Planned Unit Development



NTS