

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: August 7, 2014**

<b><u>DEVELOPMENT NAME</u></b>	H & C Development Co., Inc.
<b><u>LOCATION</u></b>	2370 Hillcrest Road (Northwest corner of Hillcrest Road and Cottage Hill Road)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	B-3, Community Business District
<b><u>AREA OF PROPERTY</u></b>	17.9 ± acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow shared access and parking between three building sites.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	

**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. The proposed development must comply with all Engineering Department Policy Letters.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All 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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

### **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development (February 2, 2012 and March 15, 2012) to allow multiple buildings on a single building site and to allow shared access and parking between three building sites. More specifically, the applicant proposes to add 29 parking spaces to an existing undeveloped portion of the 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.

This site plan depicts 72,480 sf of retail space and 2,400 sf of restaurant space. The existing square footages would require a combined 274 parking spaces; however, the applicant is proposing a total of 417 parking spaces, which includes the proposed 29 parking spaces and, as such, the quantity of onsite parking spaces would not appear to be an issue at this time.

It should be pointed out that it appears the submitted site plan does not reflect the existing site layout, as currently developed. A portion of the parking area where the new pylon sign is depicted may have been developed with a landscaped island around the sign and some of the parking blocks next to the adjacent parking aisles appear to have been striped differently. As such, 14 parking spaces appear to have been removed which would provide only 403 parking spaces instead 417, as stated by the applicant.

The proposed parking area appears to be compliant, in regards to maneuvering areas and parking stall dimensions; however, no curbing or bumper stops are illustrated. A revised site plan should be submitted which accurately reflects **all** onsite parking improvements and the proposed vehicular traffic circulation throughout the site.

Any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. A note reflecting this requirement should appear on any revised site plan, and photometric plans will be required at the time of permitting, only for the proposed parking area as more than 25 parking spaces are proposed.

Trees and landscaping onsite appear to be compliant; however, a Tree Removal permit for the removal of any 24" or larger Live Oak Trees should be required prior to any request for Land Disturbance related permits.

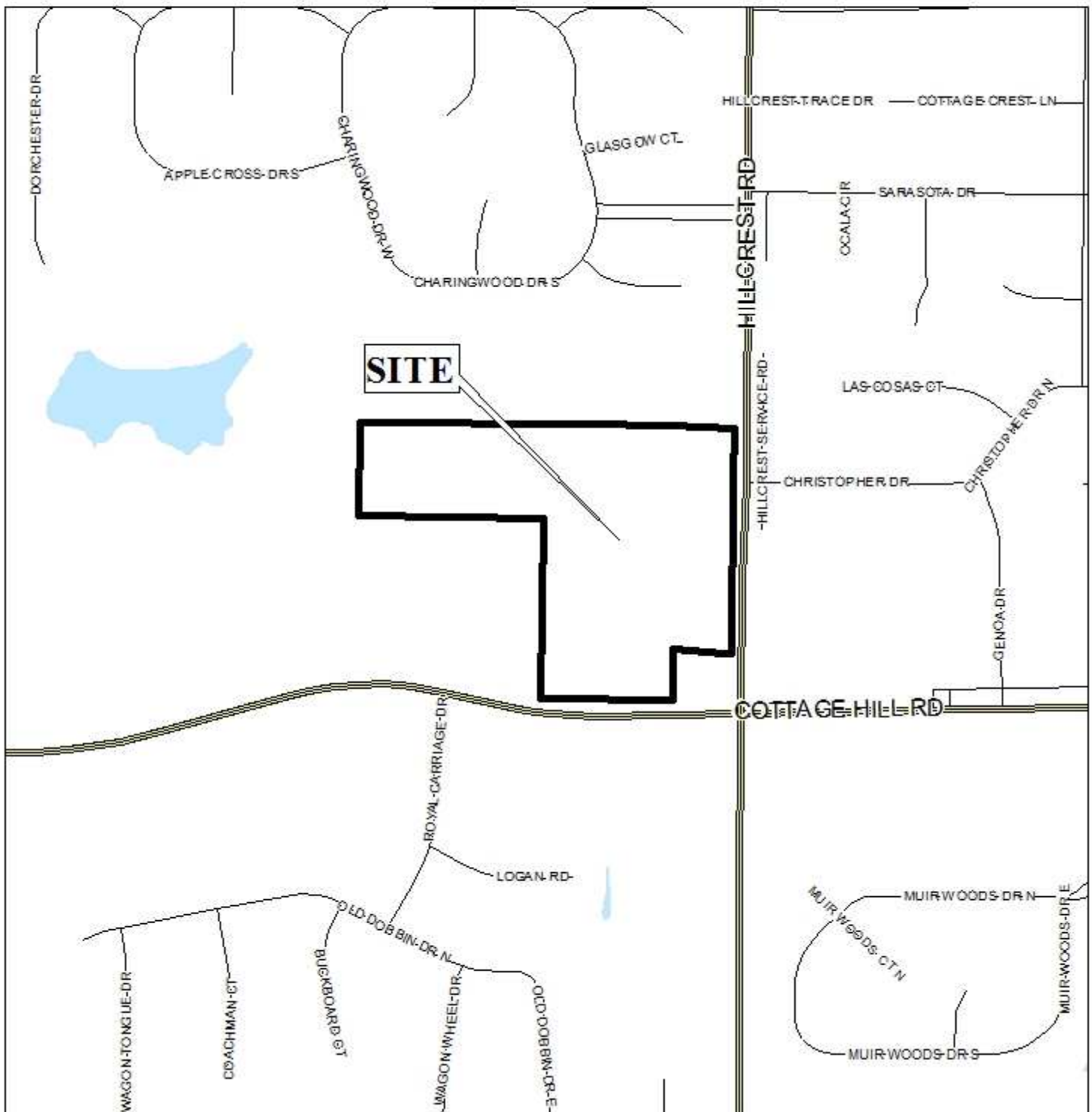
### **RECOMMENDATION**

The application is recommended for approval, subject to the following conditions:

- 1) Revision of the site plan to illustrate the existing site layout, as currently developed;
- 2) Revision of the site plan to depict the correct number of parking spaces and all onsite parking improvements, to include landscape islands and proposed curbing or bumper stops;
- 3) Revision of the site plan to depict the proposed vehicle circulation throughout the site;
- 4) Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. Photometric plans and a revised site plan depicting all proposed lighting will be required at the time of permitting for the new parking area;
- 5) 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. The proposed development must comply with all Engineering Department Policy Letters.);*
- 6) Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All 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.);*
- 7) 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).);*
- 8) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*

- 9) Submission of an approved, revised PUD site plan prior to any request for Land Disturbance;
- 10) Obtainment of a Tree Removal permit for the removal of any 24" or larger and
- 11) Full compliance with all municipal codes and ordinances.

# LOCATOR MAP



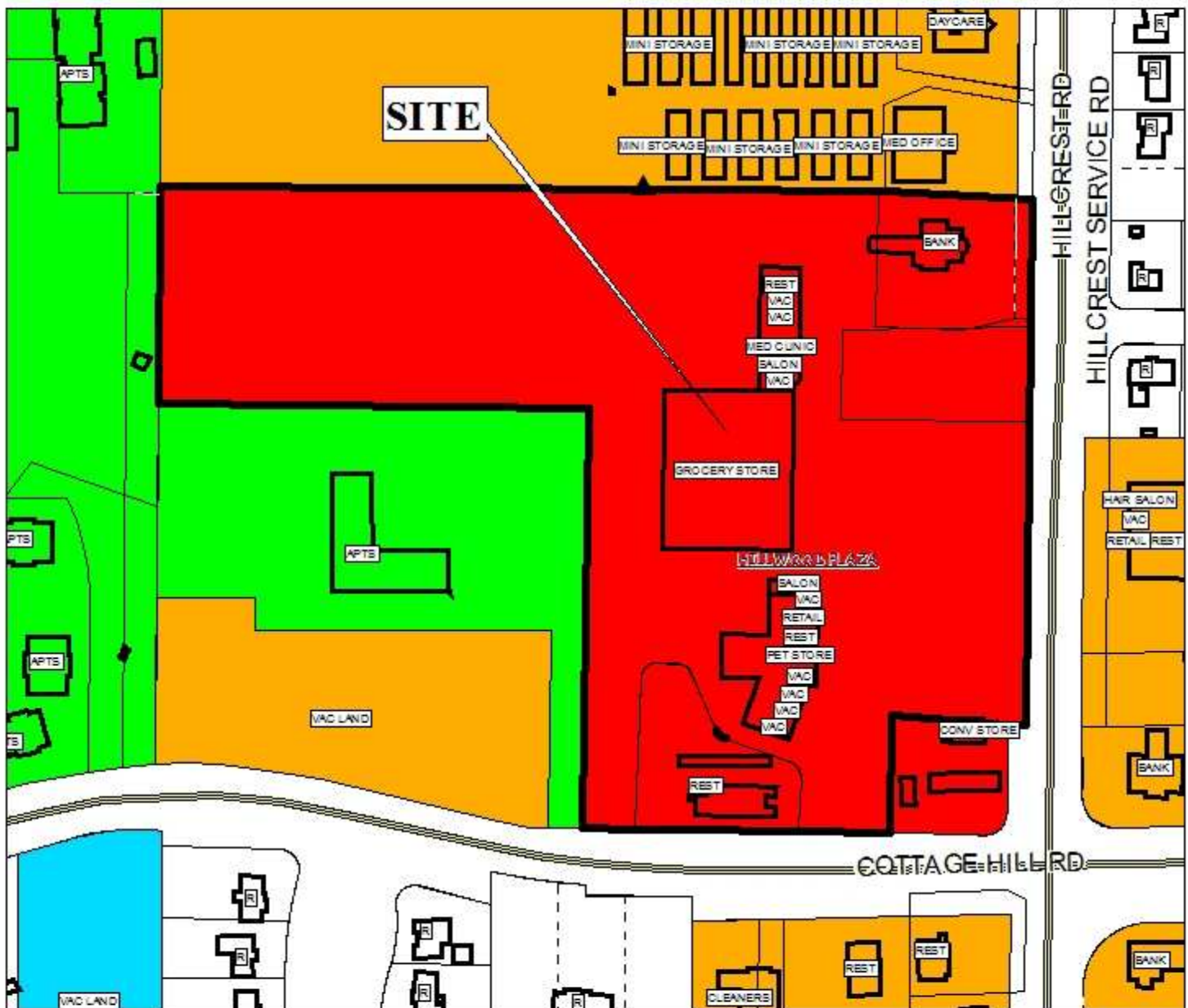
APPLICATION NUMBER 6 DATE August 7, 2014

APPLICANT H & C Development Co., Inc.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial land use.

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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





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# DETAIL SITE PLAN



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