

PLANNED UNIT DEVELOPMENT**Date: December 17, 2009****DEVELOPMENT NAME**

DBM Company, LP

LOCATION1234 & 1248 Hillcrest Road
(Northwest corner of Hillcrest Road and Grelot Road)**CITY COUNCIL
DISTRICT**

City Council District 6

**PRESENT
ZONING DISTRICT**

B-3, Community Business District

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Given

**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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. To improve access to Hillcrest Road and to eliminate on site circulation conflicts the driveway accessing Hillcrest Road from the site should be closed and the eastern most driveway access the easement should be eliminated.

**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).

Updated landscape plan showing both sites in compliance with landscaping and tree requirements of the Zoning Ordinance.

**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 seeking Planned Unit Development Approval to allow shared access between two building sites. The site is located in Council District 6.

The applicant states that the Southernmost property (Lot 4 Crest Commercial Park) will remain as restaurant use, but with additional parking. The Northernmost property (Lot 5-B Crest Commercial Park) will also remain in its current state as retail, but with new cross-access to the Southern lot.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

It should be noted that, while the applicant's proposal may be minor and desired, one issue must be addressed. As illustrated on the site plan, there is an existing 25' joint ingress/egress easement providing access to the property to the West of the subject site; shared access that was approved in 2006 via Planned Unit Development. Before this application can be approved, all properties sharing access must be included.

As mentioned, all proposed work is mainly limited to the Southernmost lot, which has one existing curb cut to both Hillcrest and Grelot Roads. As illustrated on the site plan, the applicant is proposing two additional curb cuts to the joint ingress/egress easement. As both Hillcrest and Grelot Roads are major streets, access management is of great concern. With that said, Planning and Traffic Engineering staff feel that the proposed number of curb cuts is extreme. At a minimum, the existing curb cut to Hillcrest Road should be removed; ideally, the Eastern curb cut to the joint ingress/egress easement should also be removed in order to provide the safest and most efficient circulation of traffic. Additionally, the applicant has not accurately delineated the existing curb cut onto Hillcrest Road for the ingress/egress easement; this should also be addressed.

It should also be noted that the proposed configuration of curb cuts will require the removal of several "protected" trees. While, the site plan appears to illustrate compliance, a new thorough review will be required at the time of permitting. Furthermore, per comments from Urban Forestry, the lot to the North should also be brought into full compliance.

It appears that proposed dumpster location is approximately one (1) foot from the West property line. Section 64-3.E.3 of the Zoning Ordinance requires a side yard setback of zero (0) **OR** five (5) feet for sites within a B-3, Community Business District; the applicant should revise the site plan accordingly.

On a minor note, the site plan illustrates the Northern property as Lot 5-A, contrary to the associated recorded plat. It should be revised to read Lot 5-B.

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.

Based on the preceding, it is recommended that this application be held over to allow the applicant submit a revised site plan addressing the following:

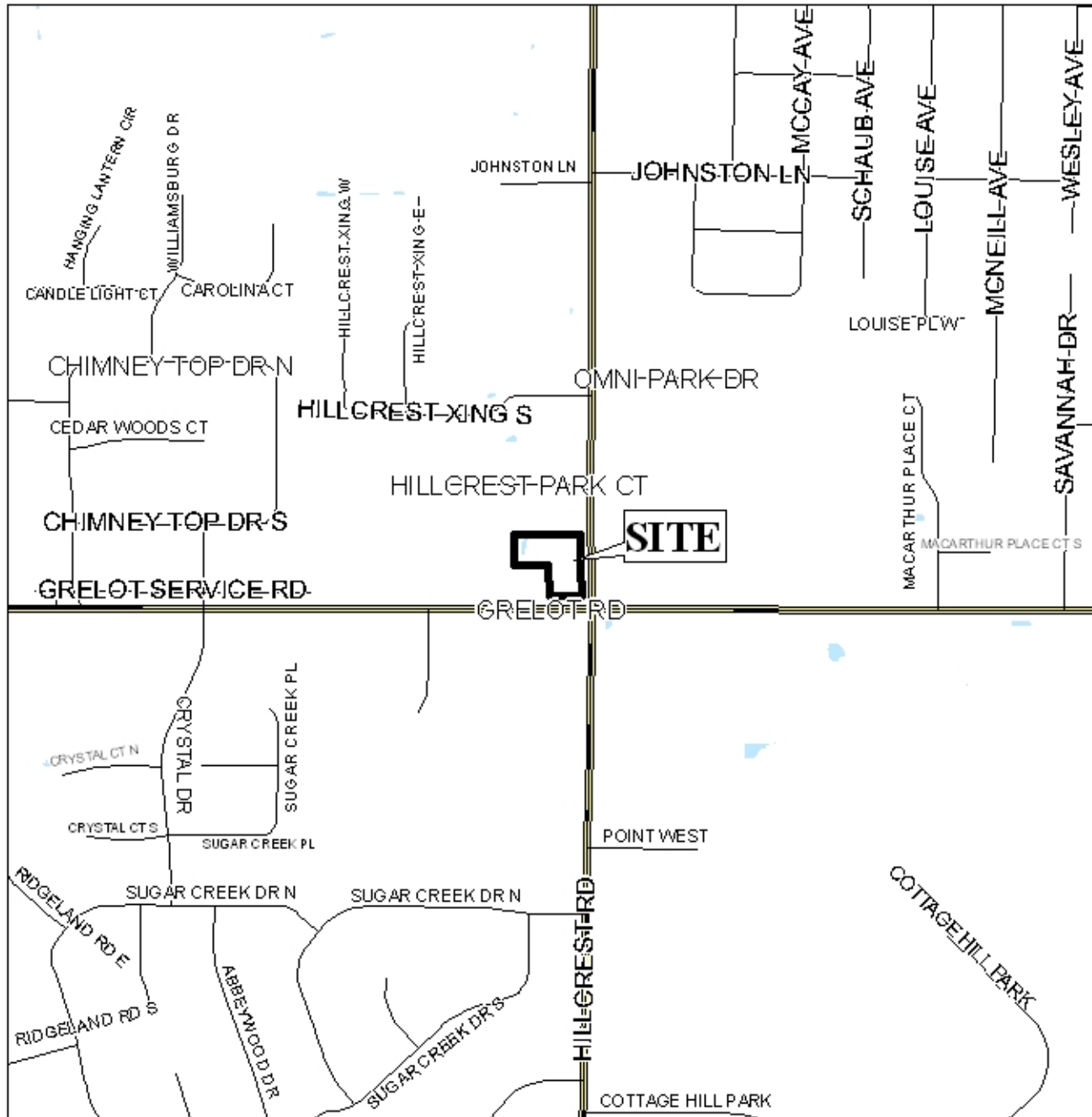
- 1) Inclusion of all properties sharing access via the joint ingress/egress easement, along with the submittal of additional fees and mailing labels;
- 2) Elimination of both the Eastern curb cut onto the shared ingress/egress easement and the existing curb cut to Hillcrest Road (on the Southernmost lot);
- 3) Revision of the site plan to accurately delineate the existing curb cut onto Hillcrest Road for the joint ingress/egress easement;
- 4) Revision of the dumpster location to comply with Section 64-3.E.3 of the Zoning Ordinance; and
- 5) Revision of the site plan to label the Northern property as Lot 5-B, instead of 5-A.

Revised for the January 21st meeting:

This application was held over at the December 17th meeting to allow the applicant to address several issues, including but not limited to the inclusion of all properties sharing access.

As no new information has been submitted, this application is recommended for denial.

LOCATOR MAP



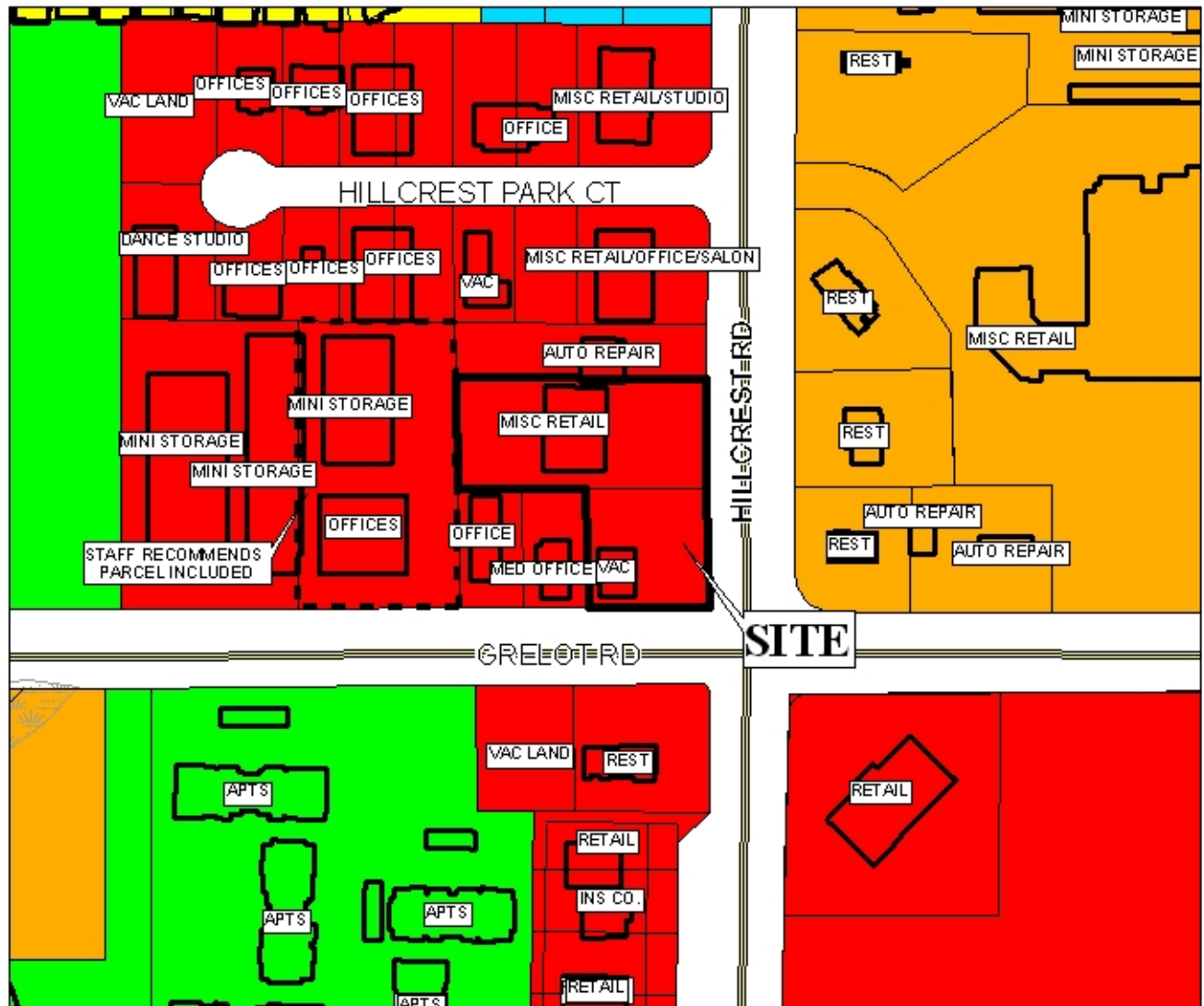
APPLICATION NUMBER 6 DATE January 21, 2010

APPLICANT DBM Company, LP

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial land use.

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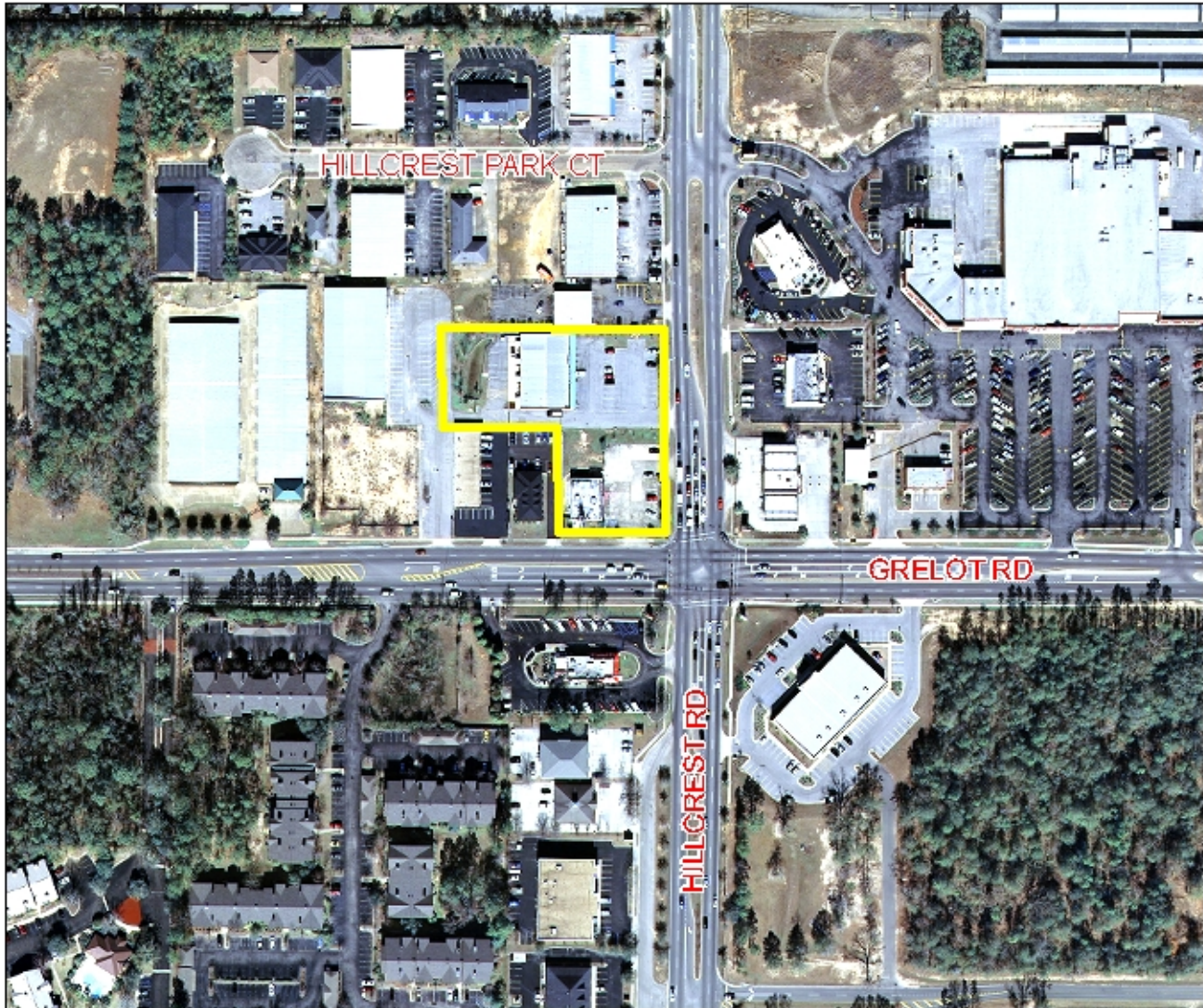
REQUEST Planned Unit Development

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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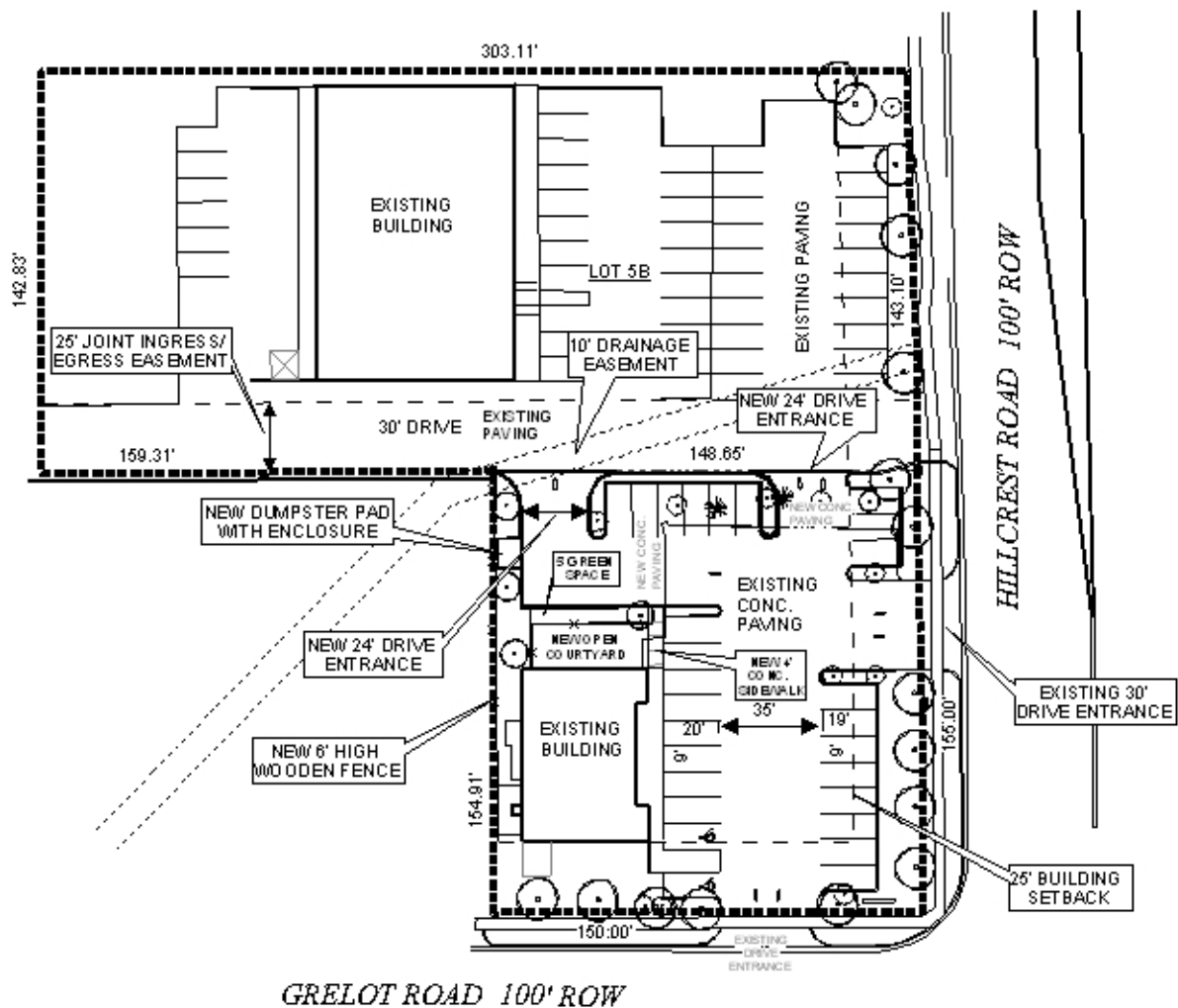
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N
NTS

SITE PLAN



The site plan illustrates the existing and proposed drives, joint ingress/egress, and parking.

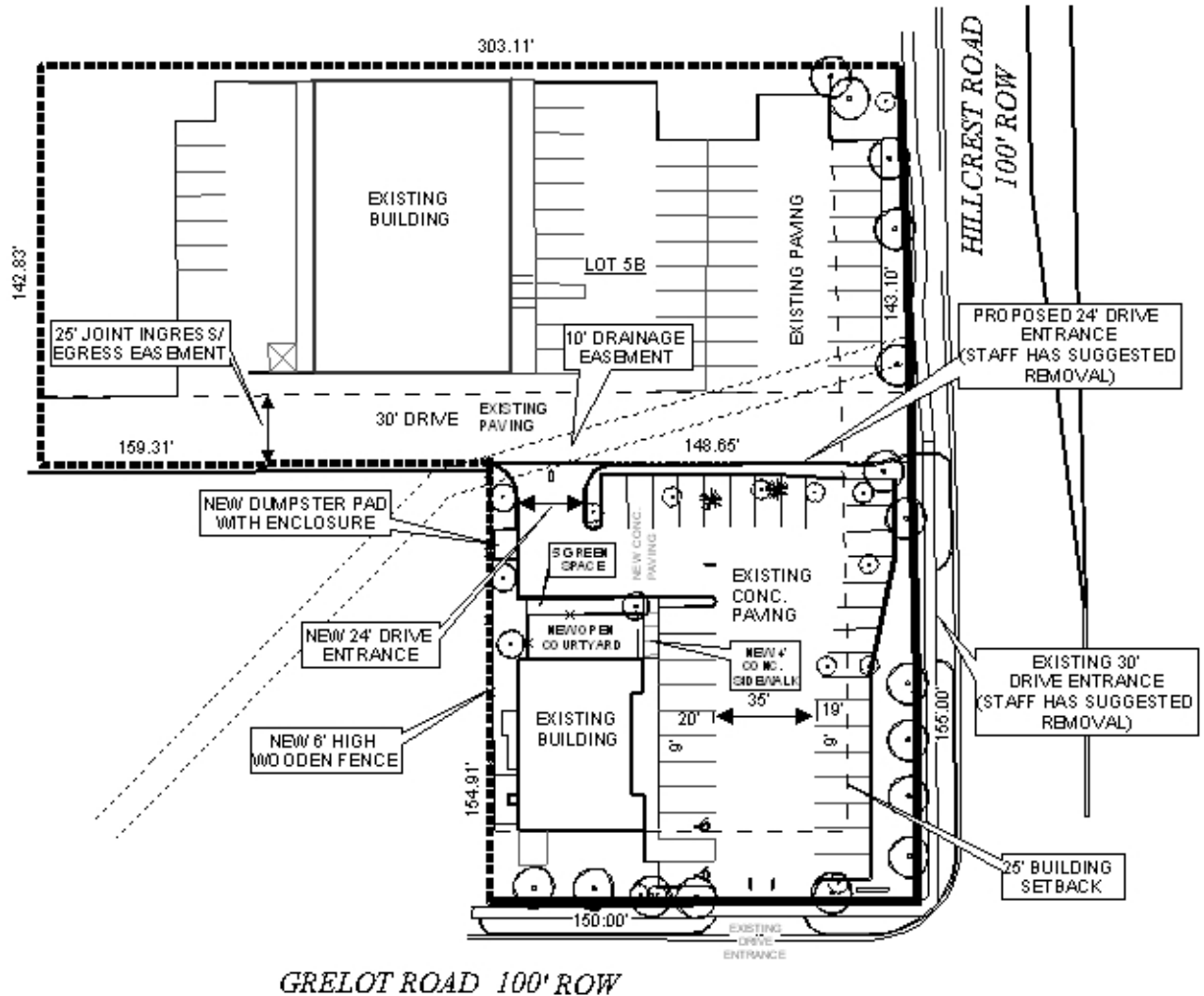
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SITE PLAN ILLUSTRATING STAFF PROPOSAL



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