

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 20, 2017****DEVELOPMENT NAME**

Ken Knuckles (Development Management Group, LLC)

LOCATION1753 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Mobile
Infirmary Boulevard)**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1 Lot / 1.0 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
shared access and parking between multiple sites.**TIME SCHEDULE
FOR DEVELOPMENT**

None provided.

**ENGINEERING
COMMENTS**RETAIN THE FIVE (5) ENGINEERING NOTES
SHOWN ON THE FOLLOWING NOTES ON THE PUD SITE PLAN (labeled
PRELIMINARY 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. 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

Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one direct curb cut on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Site is also limited to one curb cut to Mobile Infirmary Boulevard, with size, location and design to 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. Although site access is similar to a previously approved PUD, cross access has been modified that may impact the previous ALDOT approval the site had for its own right-in only access to the site. Developer should provide confirmation from ALDOT that the proposed access from Spring Hill Avenue is acceptable as the PUD approval is site plan specific.

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).

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).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved PUD to allow shared access between multiple sites. The site received approval for a 2-lot Subdivision at the Planning Commission's April 21st meeting; it appears that the plat has been recorded in Mobile County Probate Court, but 7 full size copies have not been submitted for the Planning and Zoning files. The site also received Planned Unit Development approval at the Planning Commission's May 5, 2016 meeting as well as the Commission's August 18, 2016 meeting. No permits were pulled for construction. PUD's are site plan specific and due to the fact a new development and layout is proposed for the site, a new PUD application must be submitted, thus the reason for this application.

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 the adverse effects from the PUD.

The site has been given a Traditional Corridor land use designation, per the recently adopted Future Land Use Plan and Map. 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.

The Traditional Corridor land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), Traditional Corridor designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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.

The site currently has a structure which the applicant is proposing to demolish in order to construct a new 4,600 square foot multi-tenant commercial building with a drive-thru restaurant and retail space. The proposed restaurant will be 1,600 square feet and the retail space will be 3,000 square feet. It should be noted that a demolition permit will be required for the existing structure prior to the issuance of building and land disturbance permits. The applicant states that new site improvements are proposed as well as an asphalt parking lot, sidewalks, landscaping, drainage and utilities.

The drive-thru restaurant is illustrated as being 1,600 square feet, requiring 16 parking spaces. The retail space is illustrated as being 3,000 square, requiring 10 parking spaces for a total of 26 spaces. The site plan illustrates a total of 43 parking spaces as being provided. Curbing and bumper stops are illustrated for the parking spaces to prevent vehicles from parking on the landscaped area.

The building is positioned so that the front of the building will face Spring Hill Avenue with the drive-thru lane and pickup window facing Mobile Infirmary Boulevard. The applicant is proposing a single lane, right-in only driveway from Spring Hill Avenue as well as a drive aisle that will be accessed by the Wells Fargo Bank to the west via an existing shared access easement. The existing drive to the South of the site provides access to the sites adjacent to the West and South, which were approved in the previous PUD applications.

The site plan illustrates a dumpster on the site, with a note stating “*masonry trash enclosure: the dumpster will be connected to sanitary sewer*”. The site plan should be revised to add a note stating the dumpster will comply with Section 64-4.D.9. of the Zoning Ordinance.

A proposed site plan illustrating tree plantings and landscape area was provided, however it does not depict the total/frontage landscaping area calculations. The site plan does however depict a compliant number of frontage trees and parking trees. Although it appears that full tree and landscaping compliance is possible, staff cannot accurately determine the total/frontage landscaping area based on the plan submitted. If approved, the site plan should be revised to illustrate full compliance with Section 64-4.E of the Zoning Ordinance regarding tree planting and landscape area.

There is a 10' drainage easement depicted on the site plan along the southern portion of the site. A note should be placed on the site plan stating that no structures shall be constructed or placed within any easements.

Due to the fact the site will have more than 25 parking spaces, a photometric plan will be required at the time of permitting.

Sidewalks are illustrated on the site plan and should be retained on any future plans.

It should be noted, all signage will require separate permits and separate approvals.

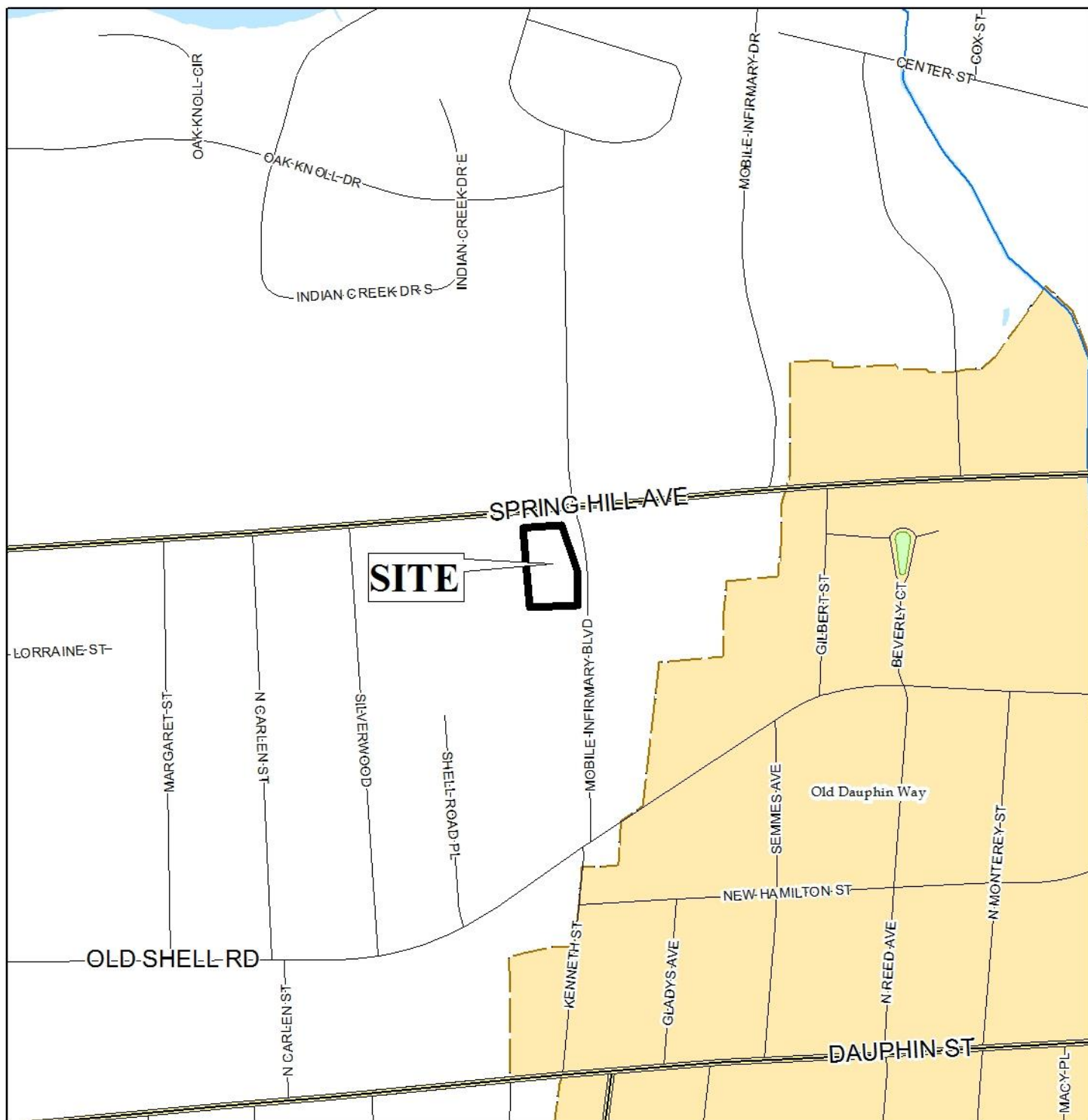
RECOMMENDATION

The Planned Unit Development request is recommended for Approval, subject to the following:

- 1) submission of 7 copies of the Final Plat for “A Resubdivision of Lot 1, Springhill-Louiselle Subdivision”;
- 2) obtaining a demolition permit for the existing structure prior to issuance of land disturbance or building permits;
- 3) revision of the site plan/ tree and landscape plan to depict the total/frontage landscaping area calculations and depict full compliance with Section 64-4.E of the Zoning Ordinance;
- 4) placement of a note on the site plan stating the dumpster is in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) placement of a note on the site plan stating no structures shall be constructed or placed within any easements;
- 6) retention of sidewalks on any future plans;

- 7) compliance with Engineering comments: *(RETAIN THE FIVE (5) ENGINEERING NOTES SHOWN ON THE FOLLOWING NOTES ON THE PUD SITE PLAN (labeled PRELIMINARY 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. 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.”;*
- 8) compliance with Traffic Engineering comments: *“Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one direct curb cut on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Site is also limited to one curb cut to Mobile Infirmary Boulevard, with size, location and design to 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. Although site access is similar to a previously approved PUD, cross access has been modified that may impact the previous ALDOT approval the site had for its own right-in only access to the site. Developer should provide confirmation from ALDOT that the proposed access from Spring Hill Avenue is acceptable as the PUD approval is site plan specific.”;*
- 9) 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 2015-116 and City Code Chapters 57 and 64).”;*
- 10) compliance with 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”;*
- 11) submittal of a photometric plan at time of permitting;
- 12) provision of two copies of the revised Planned Unit Development site plan prior to the signing of the Final Plat; and
- 13) completion of the Subdivision process prior to land disturbance or permits for new construction (demo is ok).

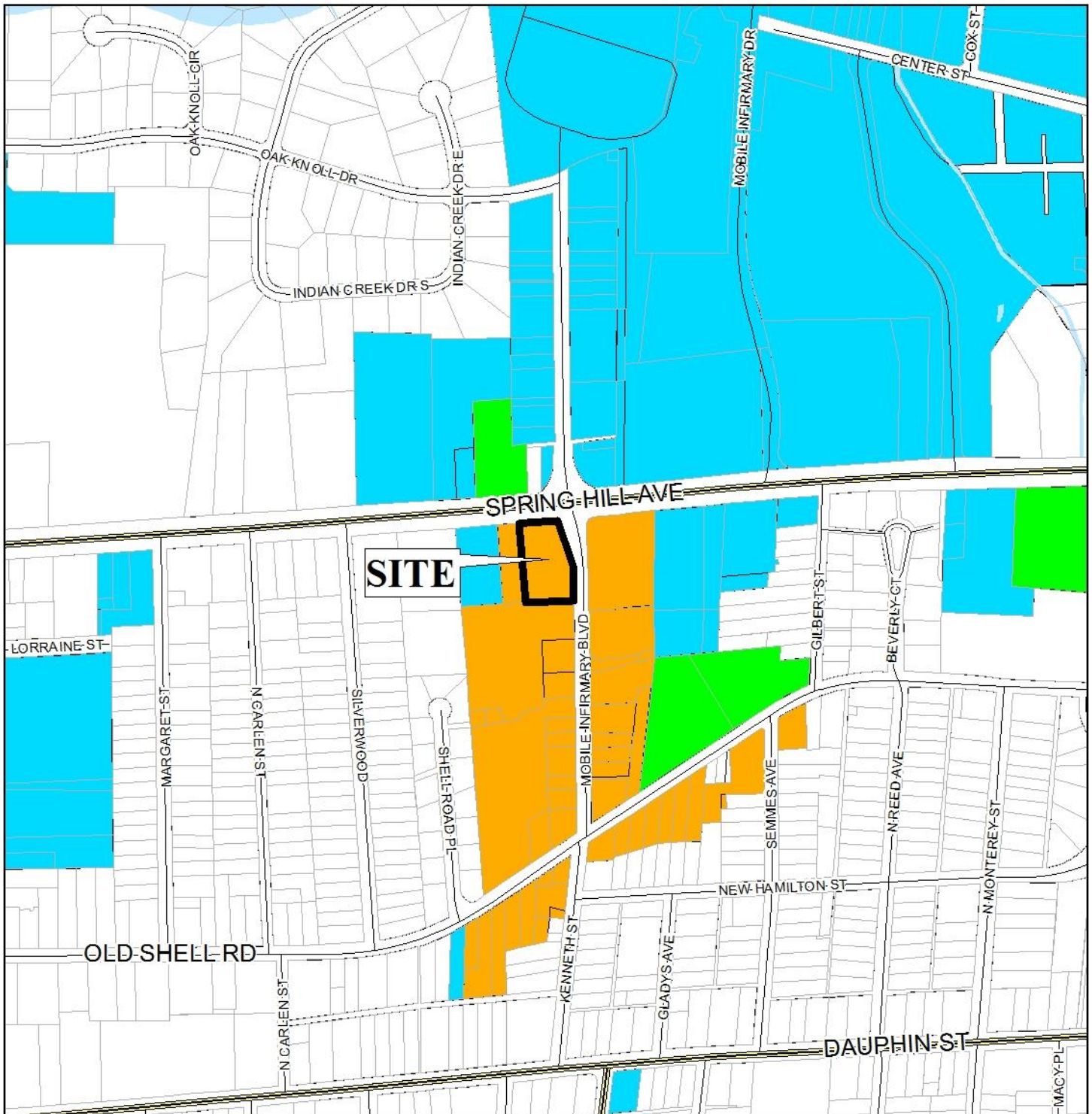
LOCATOR MAP



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LOCATOR ZONING 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

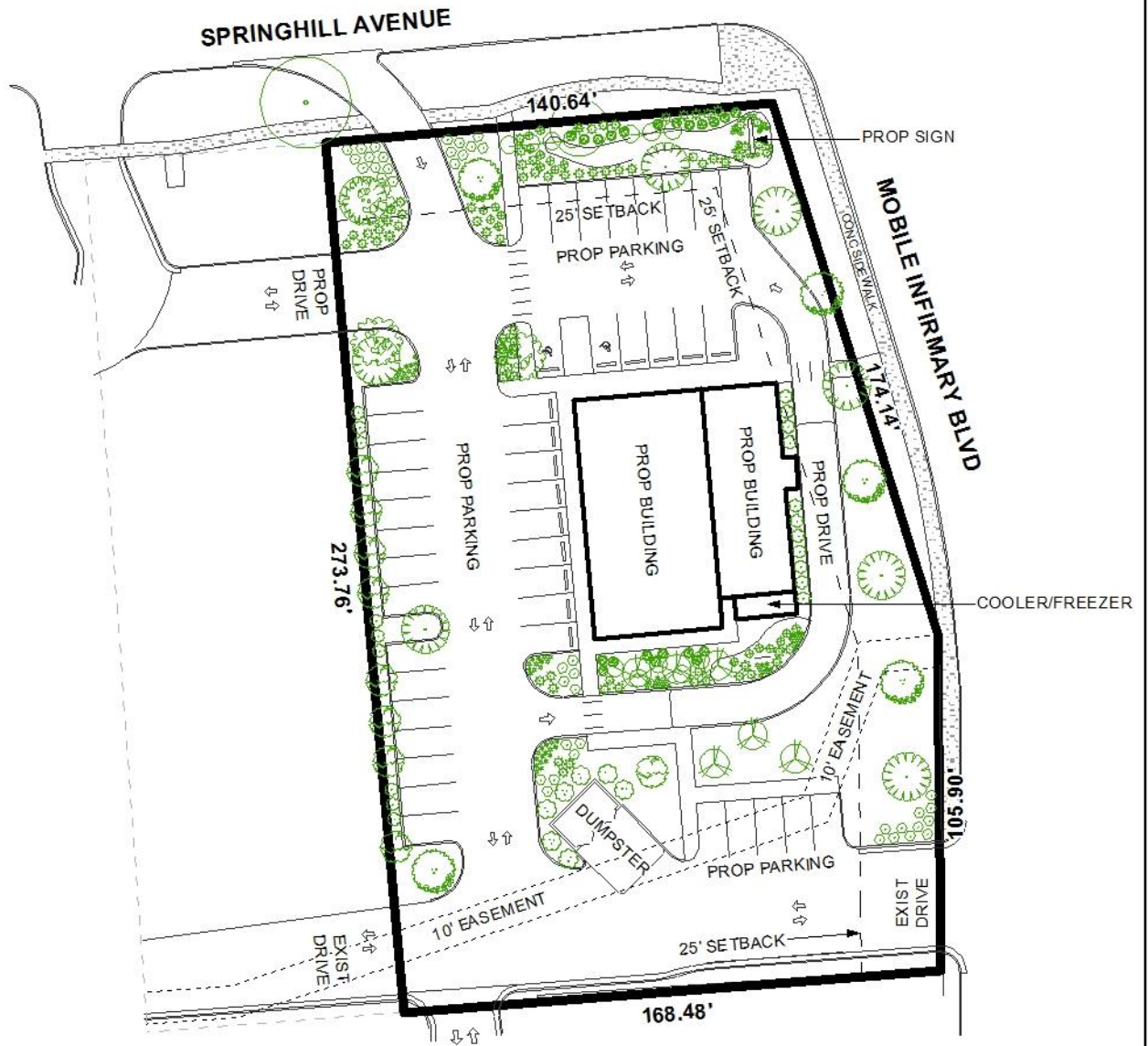


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SITE PLAN



The site plan illustrates the existing drives, proposed drives, proposed parking, and proposed buildings.

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