

**PLANNED UNIT DEVELOPMENT****Date: February 1, 2018****DEVELOPMENT NAME**

Volunteers of America

**SUBDIVISION NAME**

Volunteers of America

**LOCATION**

1204 Hillcrest  
(West side of Hillcrest Road at the West terminus of Omni  
Park Drive)

**CITY COUNCIL  
DISTRICT**

Council District 6

**AREA OF PROPERTY**

1 Lot / 4.8 ± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow  
multiple buildings on a single building.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given.

**ENGINEERING  
COMMENTS**

No comments.

**TRAFFIC ENGINEERING  
COMMENTS**

The site is limited to one curb cut to Hillcrest Road and one  
curb cut to Hillcrest Crossing South with size, location and design to be approved by Traffic  
Engineering and conform to AASHTO standards. Any 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  
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).  
Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall  
under the State or County Fire Code (2012 IFC).

**MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

The site was most recently approved by the Planning Commission at its August 18, 2016 meeting to allow multiple buildings on a single building site along with shared access and parking. The applicant added a concrete patio and walkway behind a proposed two-story building to the rear of the site. The site was also the subject of a Subdivision, Planning Approval, and a Planned Unit Development at the Planning Commission's December 3, 2015 meeting, creating one legal lot, allowing the expansion of an existing church in an R-3, Multiple Family District, and allowing multiple buildings on a single building and shared access. The applicant now wishes to make some changes to the site plan and remove some of the conditions of approval that were placed on the previous approvals. Due to the fact PUD's and Planning Approvals are site plan specific, revised applications are required to amend the previously approved site plans.

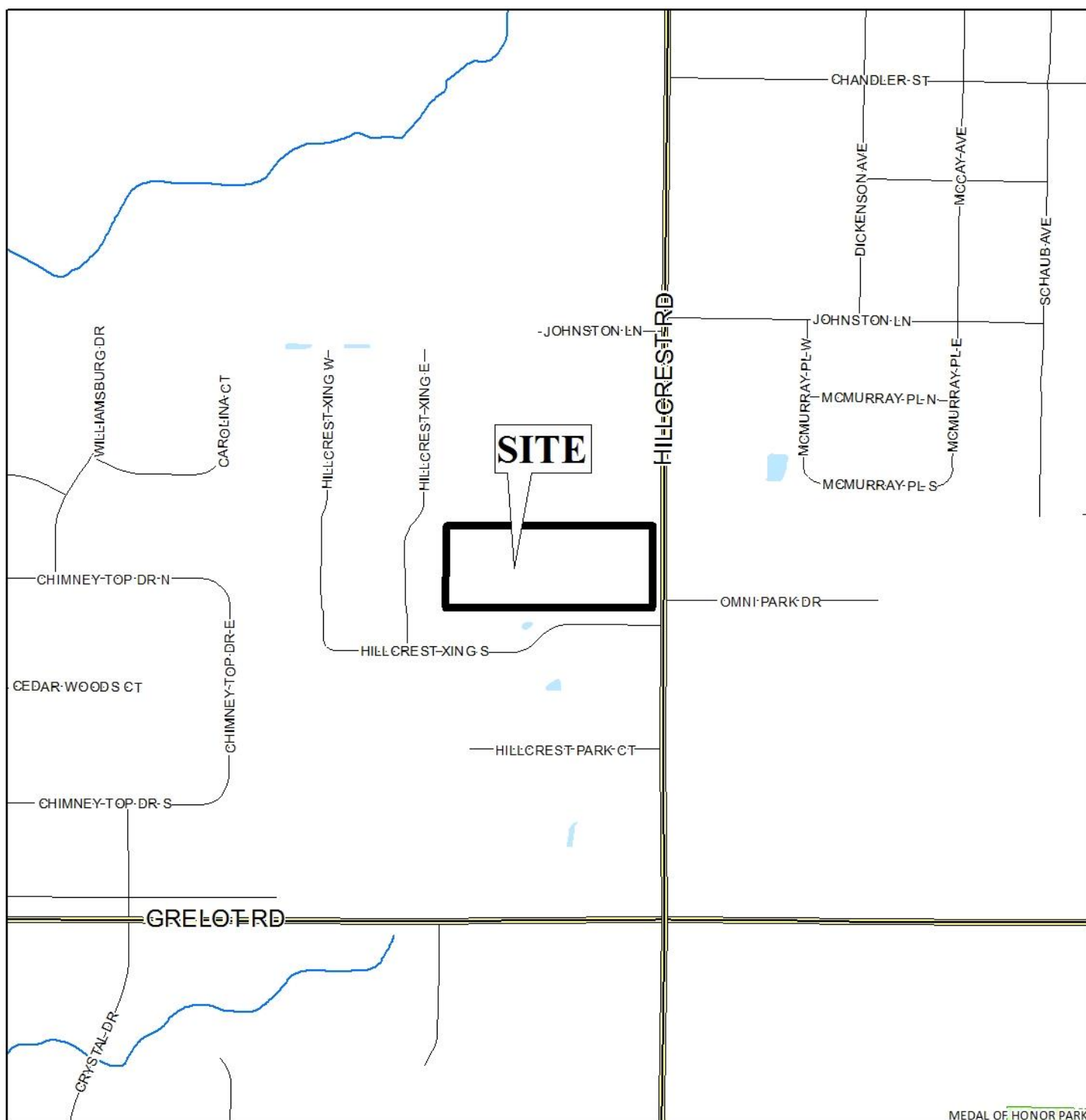
It should be pointed out that only a Planned Unit Development application was submitted; however a Planning Approval applicant is also required as both applications were required in the previous approvals, and as the requested modification of conditions impacts both the previous PUD and PA approvals.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the March 15, 2018 meeting, with revisions due by Wednesday February 15, 2018 to address the following:

- 1) the submission of a Planning Approval application to be heard in conjunction with the Planned Unit Development application.

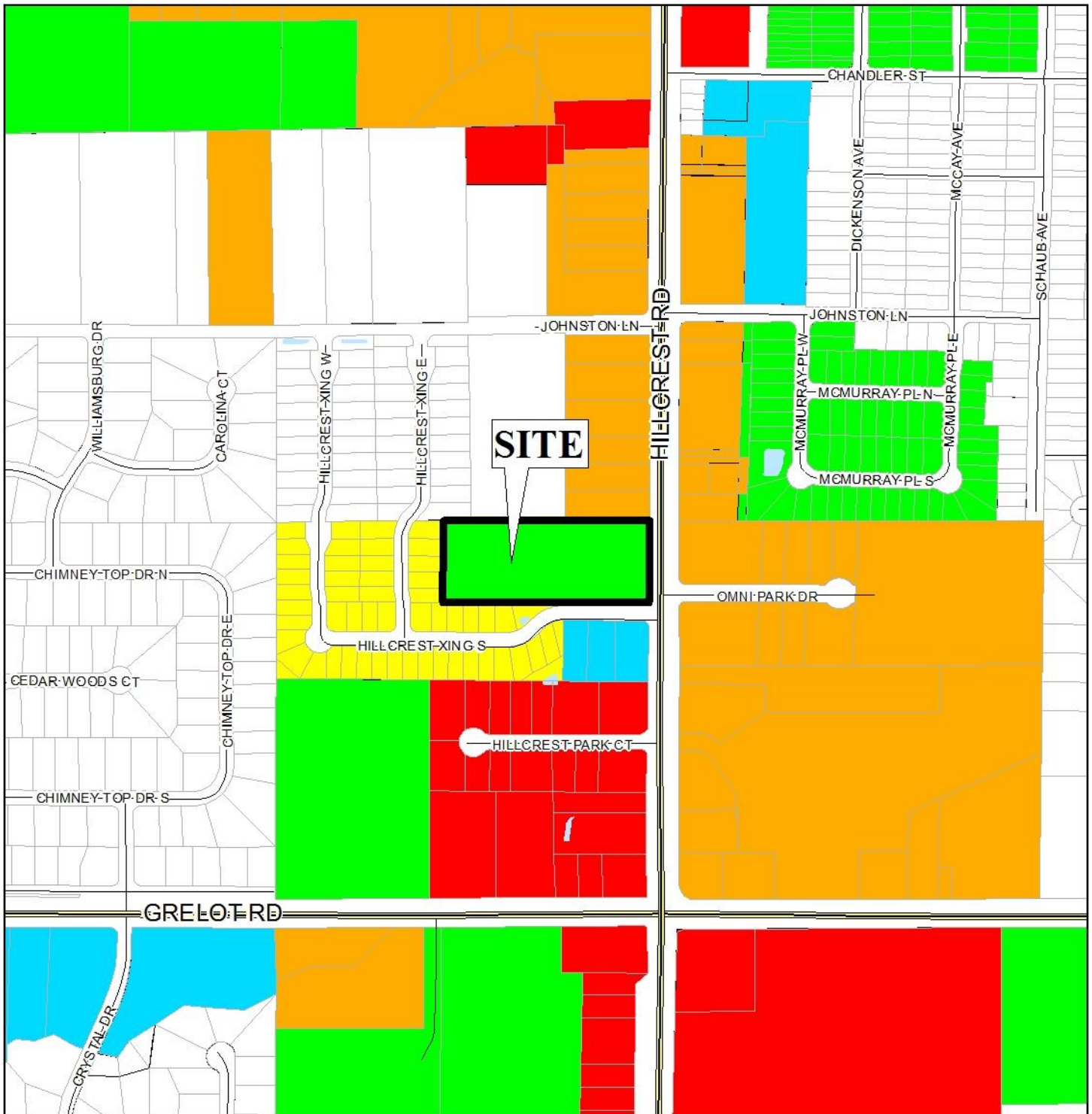
# LOCATOR MAP



APPLICATION NUMBER 6 DATE February 1, 2018  
 APPLICANT Volunteers of America  
 REQUEST Planned Unit Development



# LOCATOR ZONING MAP



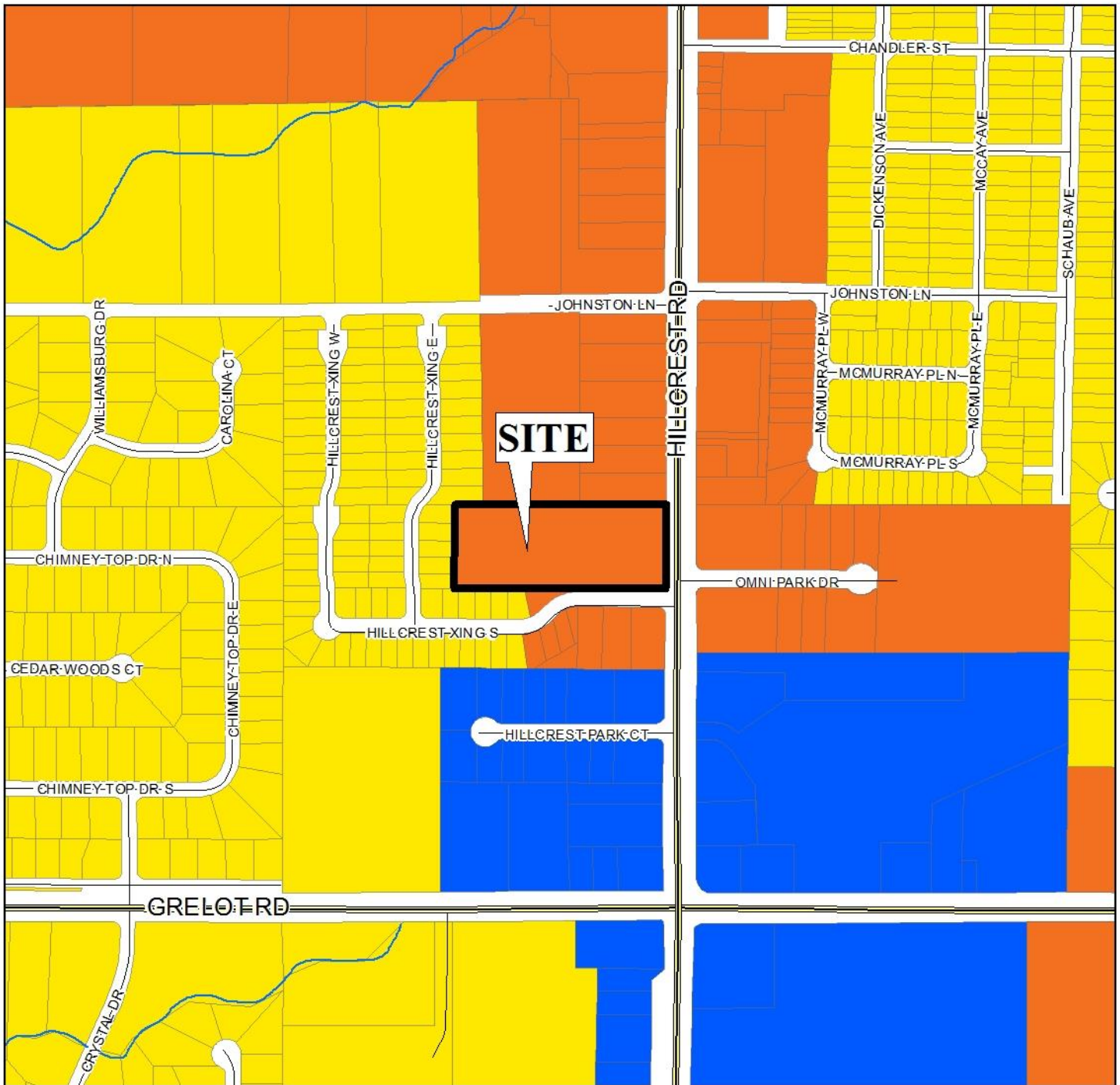
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REQUEST Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE February 1, 2018

APPLICANT Volunteers of America

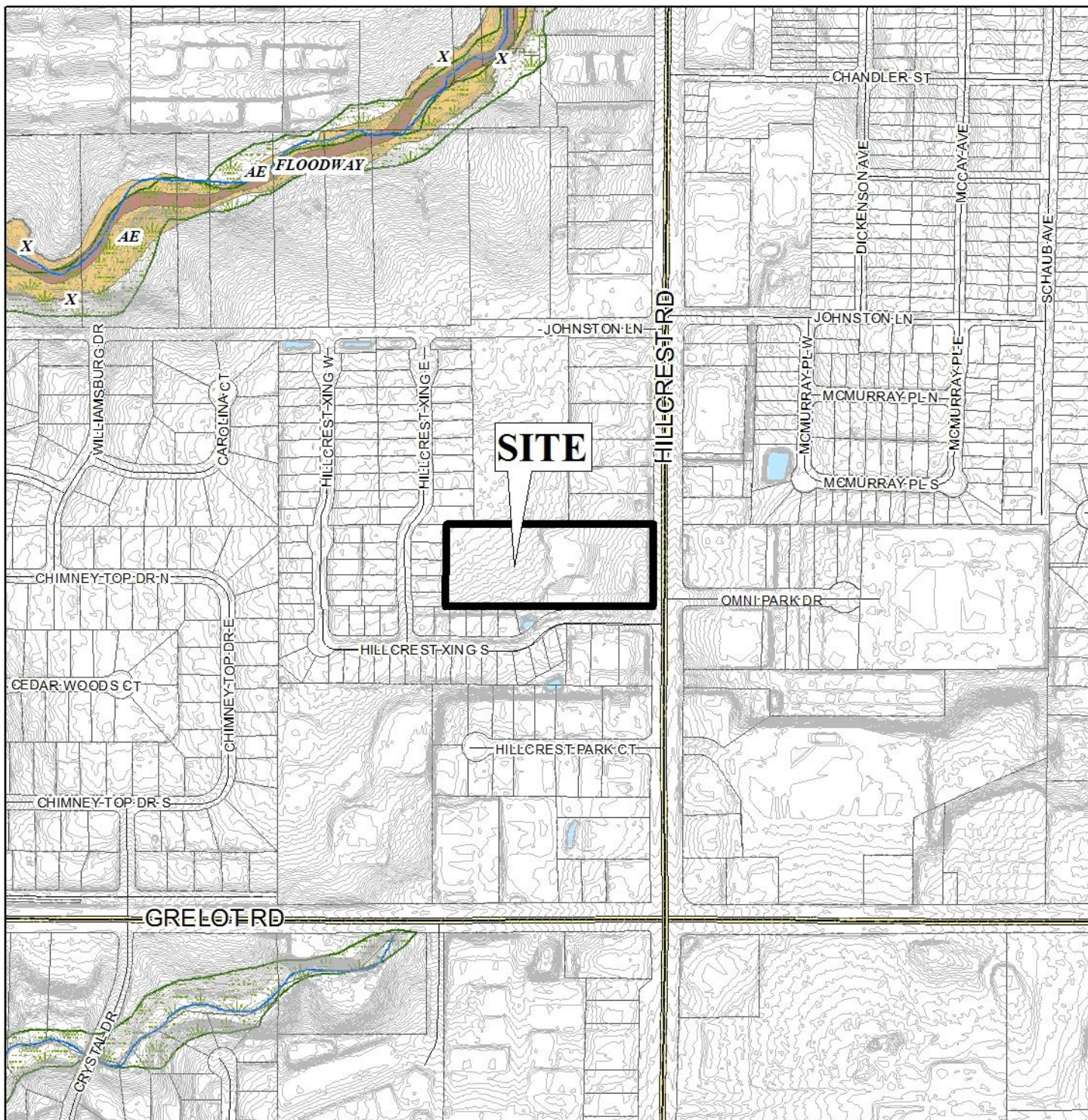
REQUEST Planned Unit Development

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

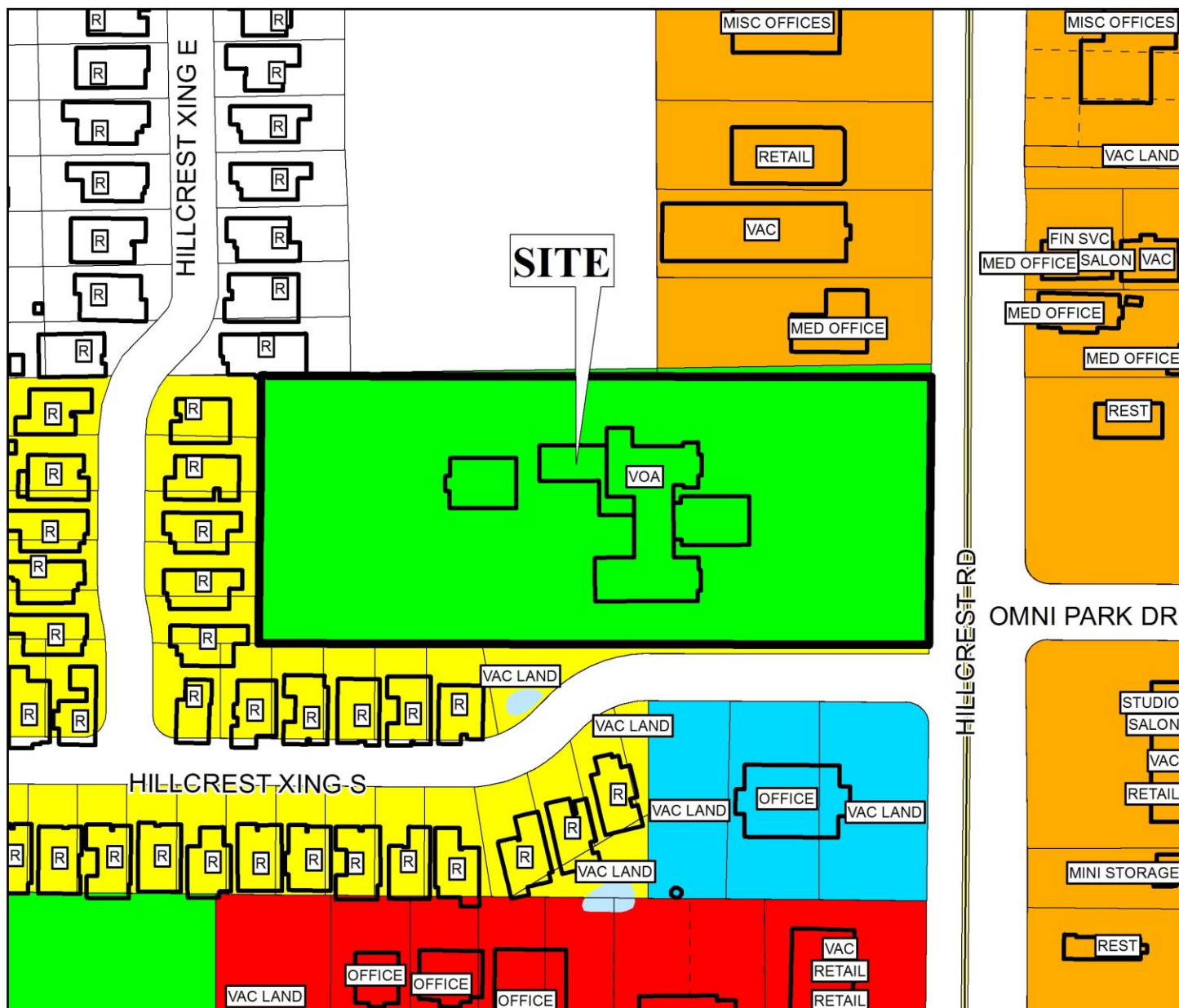


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west, and commercial units to the east.

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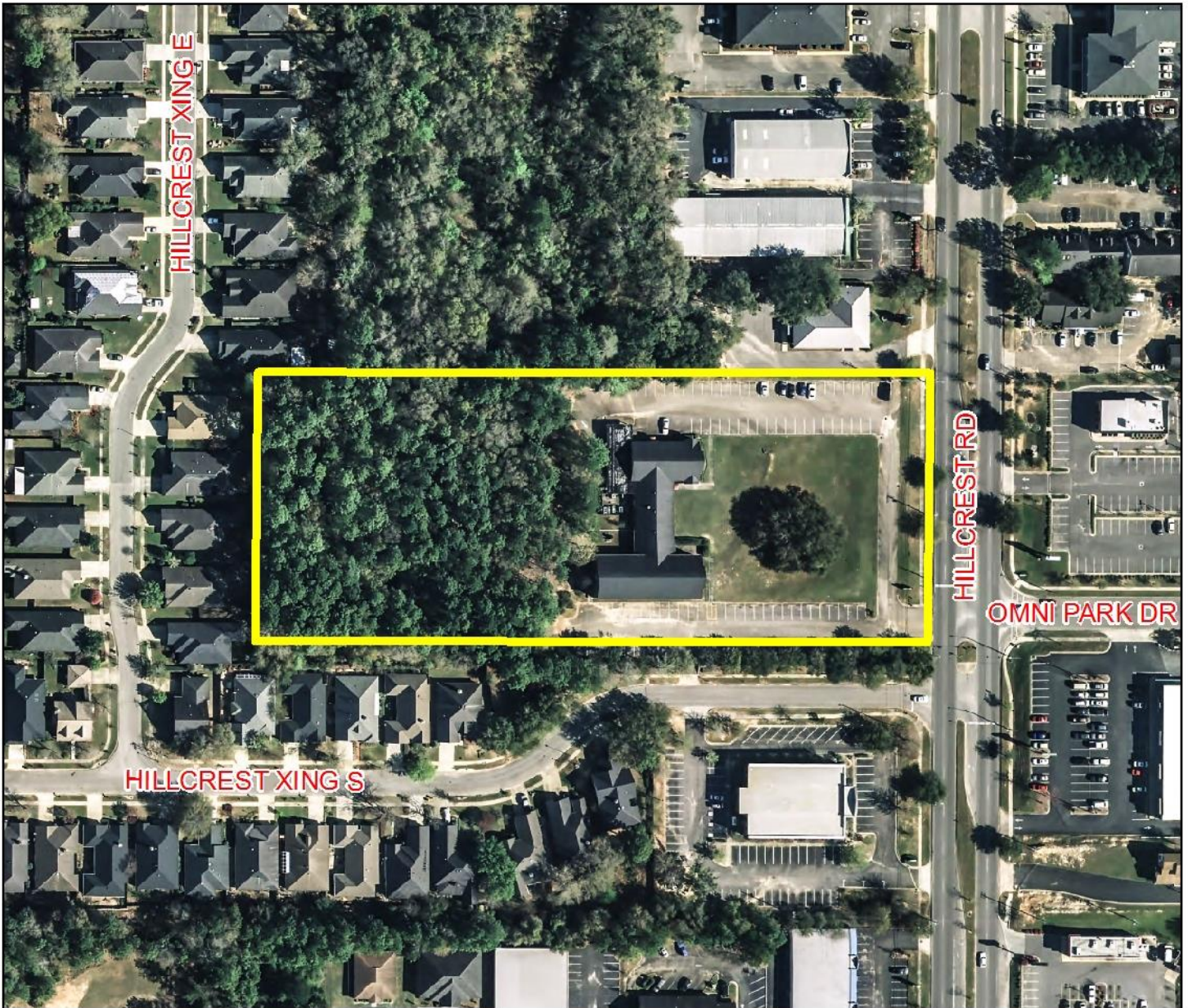
REQUEST Planned Unit Development

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 residential units to the west, and commercial units to the east.

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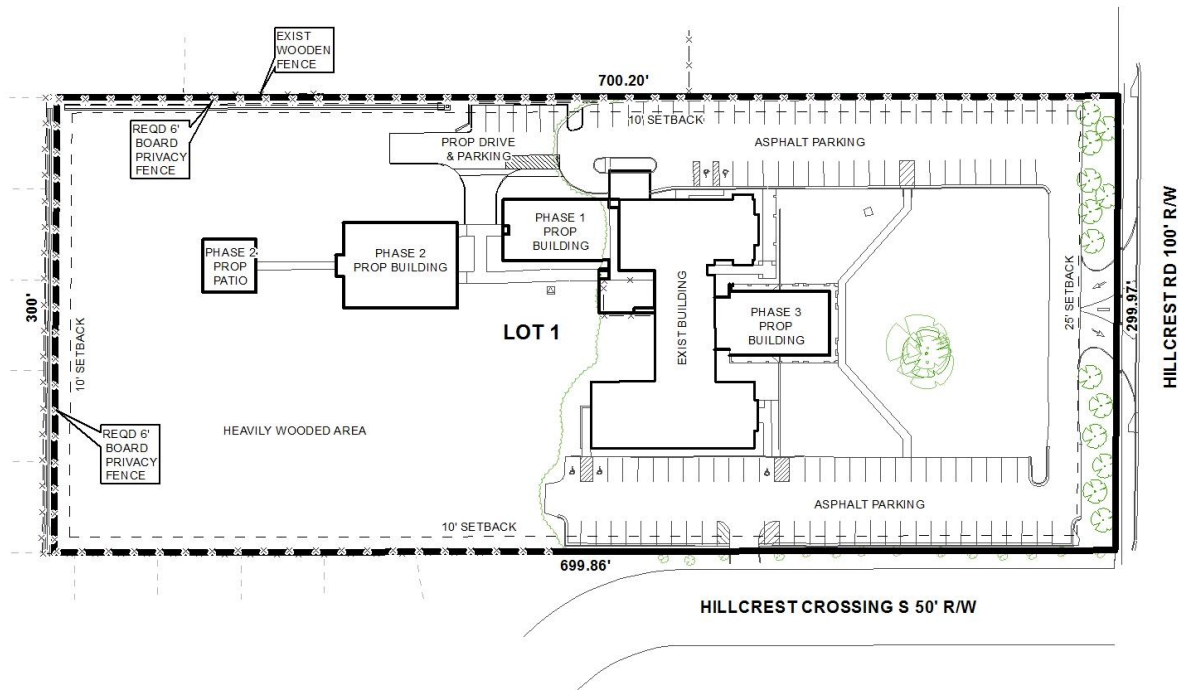
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REQUEST Planned Unit Development





# SITE PLAN



The site plan illustrates existing buildings, proposed buildings, setbacks, parking, and fences.

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NTS

