

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 21, 2016****NAME**

Volunteers of America

**NAME**6500 Zeigler Boulevard  
(North side of Zeigler Boulevard, 150'± East of Athey Road, extending to the East side of Athey Road, 150'± North of Zeigler Boulevard)**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

5.2± Acre

**CONTEMPLATED USE**

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

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**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. 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** Driveway number, 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).

## **REMARKS**

The applicant is requesting Planned Unit Development (PUD) Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. The Planned Unit Development application is required to alter existing site characteristics/improvements and to amend the originally approved Planned Unit Development.

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 any changes to the site plan must be approved by the Planning Commission.

The subject site is part of the Zeigler Athey Resubdivision. The property is located within a B-2, Neighborhood Business District and the site is bounded by R-1, Single Family Residential to the North and South, as well as R-1, Single Family Residential and B-2, Neighborhood Business to the East and West.

The entire site appears to be depicted as a Suburban Corridor Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Corridor area is to allow for:

- Accommodation of all users: automobile, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Development concentrated in centers rather than in strips along the corridor

- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

The Planning Commission approved a 2-lot subdivision and Planned Unit Development request to allow shared access between the subject site and an adjacent retail site at its September 5, 2011 meeting. The Planning Commission then approved, at its December 18, 2014 meeting, the construction of a 34' x 72', 2,448± square foot maintenance building, with 10 parking spaces and access/maneuvering areas. The applicant now desires to reconfigure the existing parking lot area by reducing the asphalt surfacing and providing additional landscaping, realigning the parking rows/aisles, and converting all 60 degree angled parking spaces to 90 degree angled parking spaces, while allowing the continuance of multiple buildings and access on a single building site.

Currently, there are three buildings that share accessibility and maneuvering with the subject site; however, each building has its own designated parking area. According to Section 64-6. of the Zoning Ordinance, *general commercial buildings require (1) one parking space per 300 square feet of gross floor area.* Based off the aforementioned requirements, the 8,271± square foot commercial retail building requires 27 parking spaces, the 25,246± office building requires 84 parking spaces, and the maintenance building requires 8 parking spaces. The site plan currently depicts what appears to be 32 parking spaces for the retail building, 104 parking spaces for the office building, and 10 parking spaces for the maintenance building, which exceed the required parking spaces needed for the development.

It appears that the parking stall dimensions and the access aisle widths reflect compliance with Section 64-6.A.2. of the Zoning Ordinance; however, some parking spaces are not clearly delineated due to the interference of text labels. The site plan should be revised to clearly depict each onsite parking space.

The site plan illustrates fencing at the front property line along Zeigler Boulevard and Athey Road, in addition to the remaining perimeter of the property; however, the fence type and height is not indicated on the site plan. According to Section 64-4.D.6.a. of the Zoning Ordinance, *“no fence or wall that obstructs sight shall be erected or altered in any required front yard to exceed a height of three (3) feet, and no fence or wall shall be erected or altered in any required side or rear yard to exceed a height of eight (8) feet.”* The site plan should be revised to indicate the proposed fence type and height to be erected on the subject lot, particularly the portions located at the front property line along Zeigler Boulevard and Athey Road, and should ensure that the fencing is compliant with the requirements of the Zoning Ordinance prior to the issuance of any building permits.

Being that the site will have gated access points along both Zeigler Boulevard and Athey Road, the applicant should make certain that the width and length of the queuing spaces at each gated access point are in compliance with Section 64-4.F.2.a. of the Zoning Ordinance. The ingress/egress lane shall provide a minimum of three (3) queuing spaces of not less than 60 feet from the street right-of-way to the gated fence entry, especially if the gates are to remain closed during normal business operating hours. The queuing spaces along the primary access points at both Zeigler Boulevard and Athey Road are illustrated as 89'± and 68'± from the right-of-way,

thus reflecting compliance with Zoning Ordinance requirements. However, a secondary access point located to the far northwestern portion of the subject site, approximately 150'± North of the primary entrance along Athey Road, only depicts a queuing length of 30'. The site plan should be revised to depict a minimum of three (3) queuing spaces of not less than 60 feet from the street right-of-way to the gated fence.

The site plan illustrates additional landscaping on the subject site; however, due to the fact that the existing building footprints are not being decreased or increased by 50% or more, full compliance with tree planting and landscaping is not required at this time.

The applicant is proposing to replace approximately 21,106± square feet of existing asphalt with sod, while maintaining required parking and maneuvering. In addition to replacing portions of the existing asphalt with sod, 17 new heritage trees are proposed to be planted within the 25' minimum front setback area along Zeigler Boulevard, 1 heritage tree is proposed to be planted within the 25' minimum front setback area along Athey Road, 20 trees are proposed to be planted on the remaining subject site, and approximately 31± existing Oak, Hickory, and Pine trees will remain on the property.

It should be mentioned that all front, side, and rear yard building setbacks are proposed to remain the same as on the originally approved PUD site plan.

Note #1 on the site plan says "Type of Survey: Administrative P.U.D.", and needs to be revised to state "P.U.D." and not "Administrative P.U.D.," as this request requires the approval of the Planning Commission and not staff.

The proposed amendment to the PUD does not appear to impede on the integrity or character of the surrounding neighborhood; however, if the proposed parking lot alterations are approved for the subject property, the proposed project must ensure compliance with all municipal codes and ordinances. The applicant must also provide Planning and Zoning with a revised PUD site plan prior to the issuance of any permits and before beginning any site improvements or building activities. Additionally, it appears that the proposed changes to the site are in keeping with the Map for Mobile in that they will provide enhanced streetscaping, in addition to improving traffic flow on and off the subject site along Zeigler Boulevard and Athey Road with the required changes; thus, approval of this application may be appropriate.

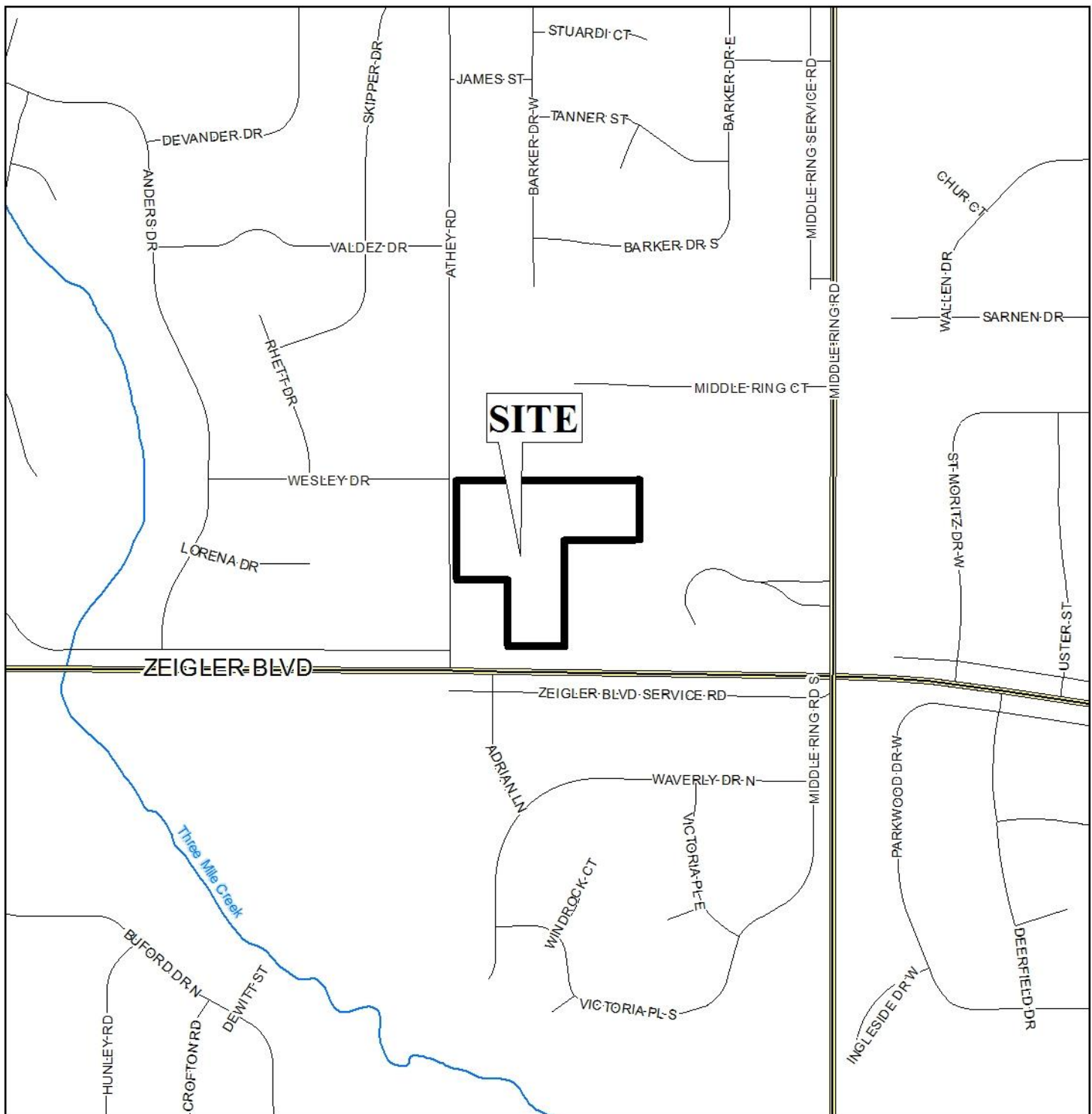
## **RECOMMENDATION**

Based upon the preceding, this application is recommended for Approval subject to the following conditions:

- 1) Revision of the site plan to clearly depict each onsite parking space;
- 2) Revision of the site plan to indicate the proposed fence type and height prior to the issuance of any building permits;
- 3) Revision of the site plan to depict a minimum of three (3) queuing spaces of not less than 60 feet from the street right-of-way to the gated fence;
- 4) Revision of Note #1 on the site plan to state "P.U.D." and not "Administrative P.U.D.";

- 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. 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*);
- 6) Compliance with Traffic Engineering comments: (*Driveway number, 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.*);
- 7) Compliance with the 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).*);
- 8) Compliance with the Fire 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).*);
- 9) Full compliance with all municipal codes and ordinances; and
- 10) Provision of a revised PUD site plan to Planning and Zoning prior to the issuance of any permits and before beginning any site improvements or building activities.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE July 21, 2016

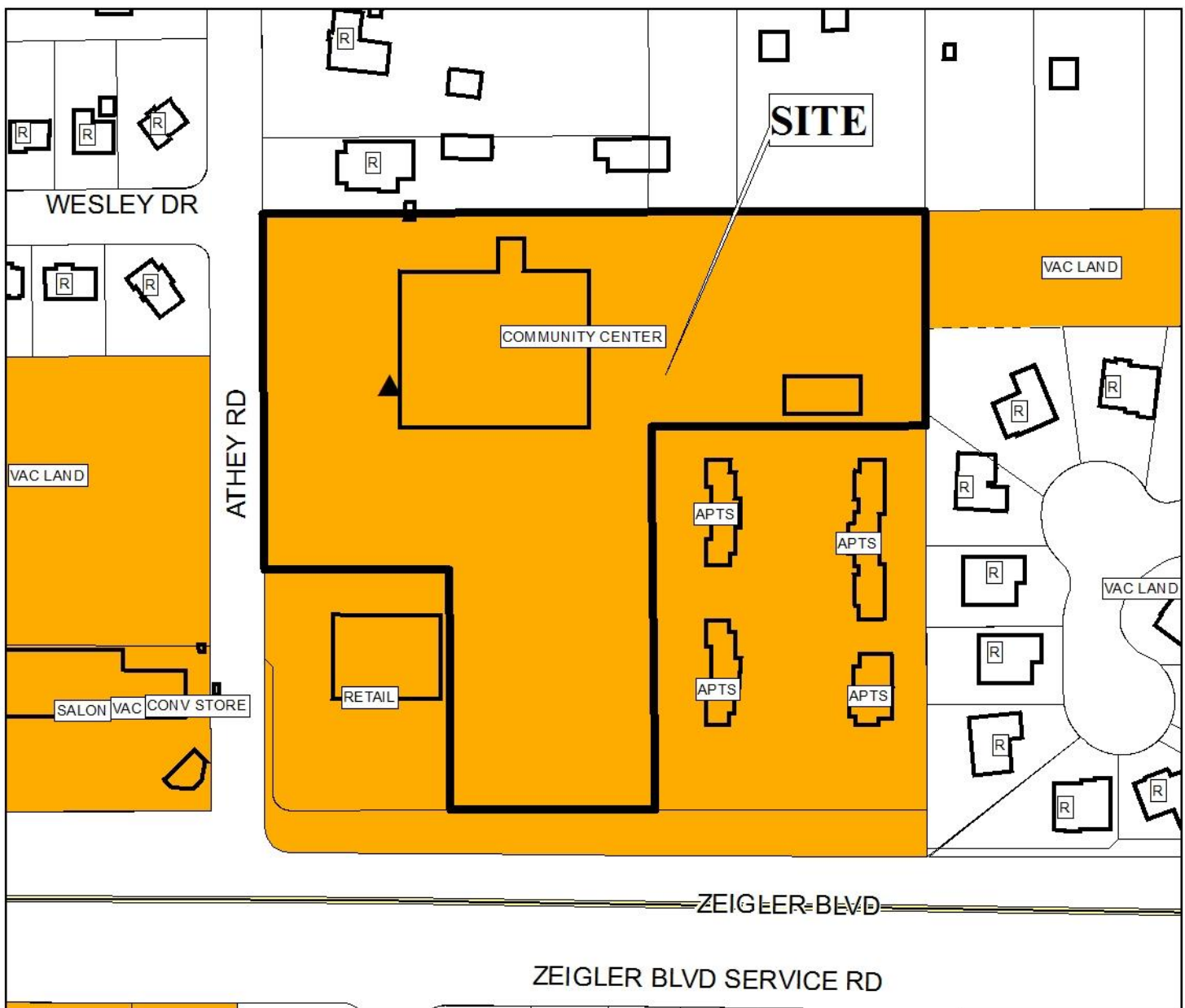
APPLICANT \_\_\_\_\_ Volunteers of America

REQUEST \_\_\_\_\_ Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the north, east, and northwest.  
Commercial units lie southwest of the site.

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APPLICANT Volunteers of America

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 north, east, and northwest.  
Commercial units lie southwest of the site.

APPLICATION NUMBER 6 DATE July 21, 2016

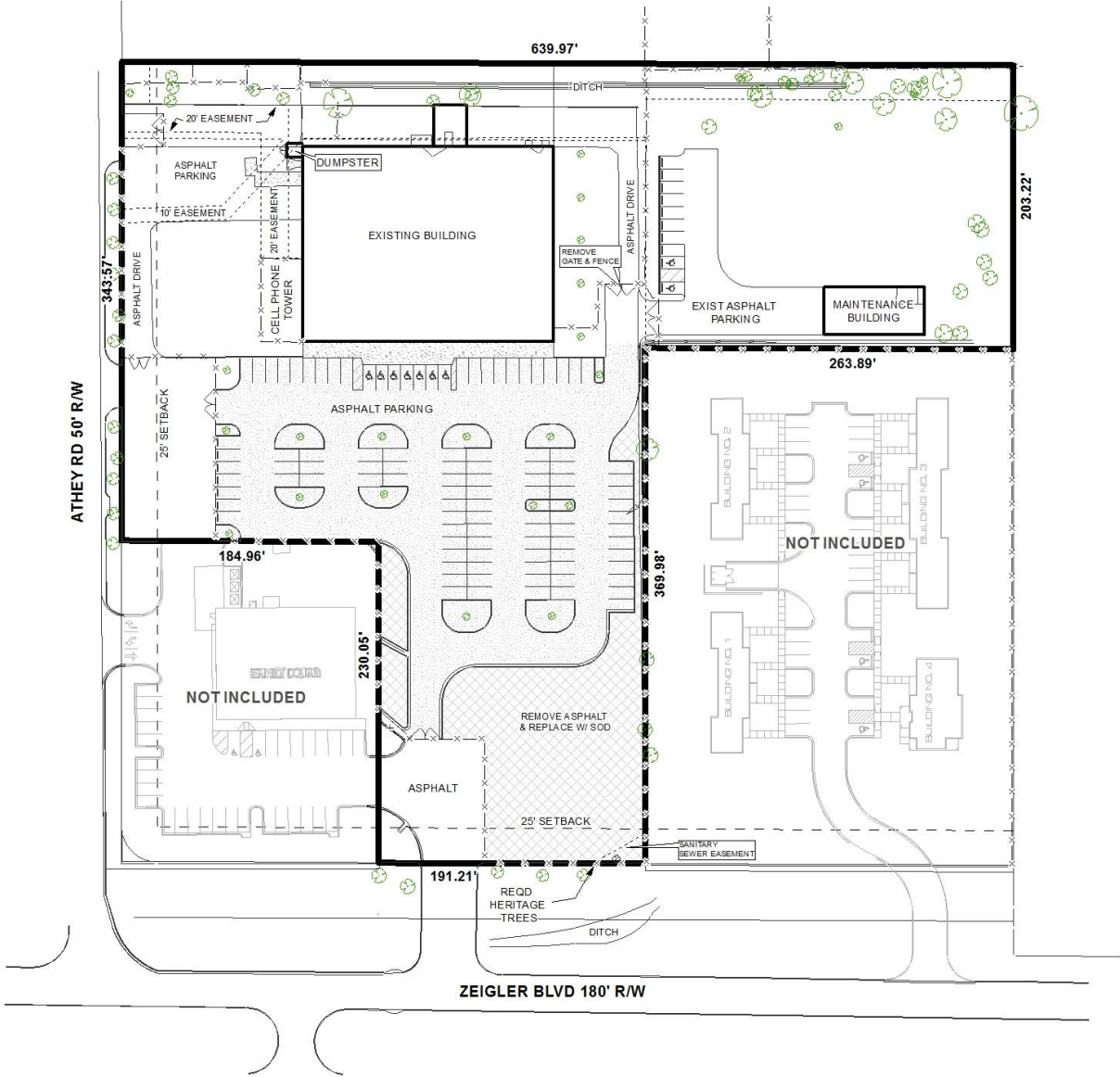
APPLICANT Volunteers of America

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SITE PLAN



The site plan illustrates the existing building, setbacks, easements, trees, and parking.

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