

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: July 15, 2021**

**DEVELOPMENT NAME**

Airport Boulevard Storage, LLC

**LOCATION**

3673 and 3679 Airport Boulevard  
(South side of Airport Boulevard, 355'± East of Montlimar Drive, extending to the West side of Montlimar Creek Drainage Canal).

**CITY COUNCIL  
DISTRICT**

District 5

**AREA OF PROPERTY**

2 Lots / 3.6± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING  
COMMENTS**

drawing SHEET 1 of 1.

Retain NOTES #3 - #8, as shown on the PUD Site Plan

**TRAFFIC ENGINEERING  
COMMENTS**

Site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

**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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map adopted by the Planning Commission. 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.

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from midrise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit

greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant's narrative states the following:

*The purpose of this PUD Application is to request approval for shared access to Airport Boulevard Service Road and shared parking on Lots A and B, Kola Mobile Subdivision as shown on the accompanying drawing. A proposed building for Extra Space Storage with parking and landscaping conforming to the City of Mobile Zoning Ordinance is planned for Lot B. No improvements are planned for Lot A.*

The site consists of both Lots A and B, Kola Mobile Subdivision, which was approved by the Commission, along with the previously-mention PUD, in November, 2019. However, the legal description on the site plan provided lists only Lot B. Therefore, if approved, the legal description on the site plan should be revised to include both Lots A and B, Kola Mobile Subdivision.

In the previously approved PUD, Lot A contained an existing restaurant and Lot B remained vacant. That PUD allowed for shared access and parking between the two lots, and the associated Kola Mobile Subdivision shifted the internal lot line between the two existing lots. Parking totals provided on the previous PUD indicated Lot A contained 152 parking spaces, and Lot B contained 85 parking spaces, for a total of 237 spaces provided for the over-all site. No size was provided for the restaurant; however, recent building plans for renovations of the building indicate the restaurant to be 7,168 square feet, meaning a minimum of 72 parking spaces would be required. The site plan should be revised to provide the size of the restaurant building. The site plan provided for the application at hand indicates that some of the parking spaces previously proposed on Lot B will be removed in order to allow for the construction of the proposed storage facility. Parking calculations are provided for the storage facility, but not for the restaurant. Although the over-all site provides excess parking for the uses, the site plan should be revised to also include parking calculations for the restaurant.

The PUD approval in 2019 required that all trees and landscaping must comply with the previously approved Planned Unit Development requirements. This same condition should be applied to the applications at hand, to be coordinated with Planning and Zoning staff. A note should be required on a revised site plan stating such.

The site plan does not indicate dumpsters on either lot. Therefore, the site plan should be revised to either illustrate compliant dumpsters, or a note should be placed on the site plan stating that

dumpsters will not be utilized and refuse collection will be via curbside service or private can collection.

The site has recorded water and sewer easements along both the Airport Boulevard frontage and the rear of Lot B. These appear to be indicated as dashed lines on the site plan but are not identified. Therefore, the site plan should be revised to identify both easements. A note on the site plan states that no structure shall be constructed or placed within any easement without permission of the easement holder, and this should be retained on the revised site plan.

As per the Traffic Engineering comments, the site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A note should be required on the site plan stating these comments.

If approved, a copy of a revised PUD site plan should be submitted to and approved by Planning and Zoning prior to the submittal for building or land disturbance permits.

## **RECOMMENDATION**

Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

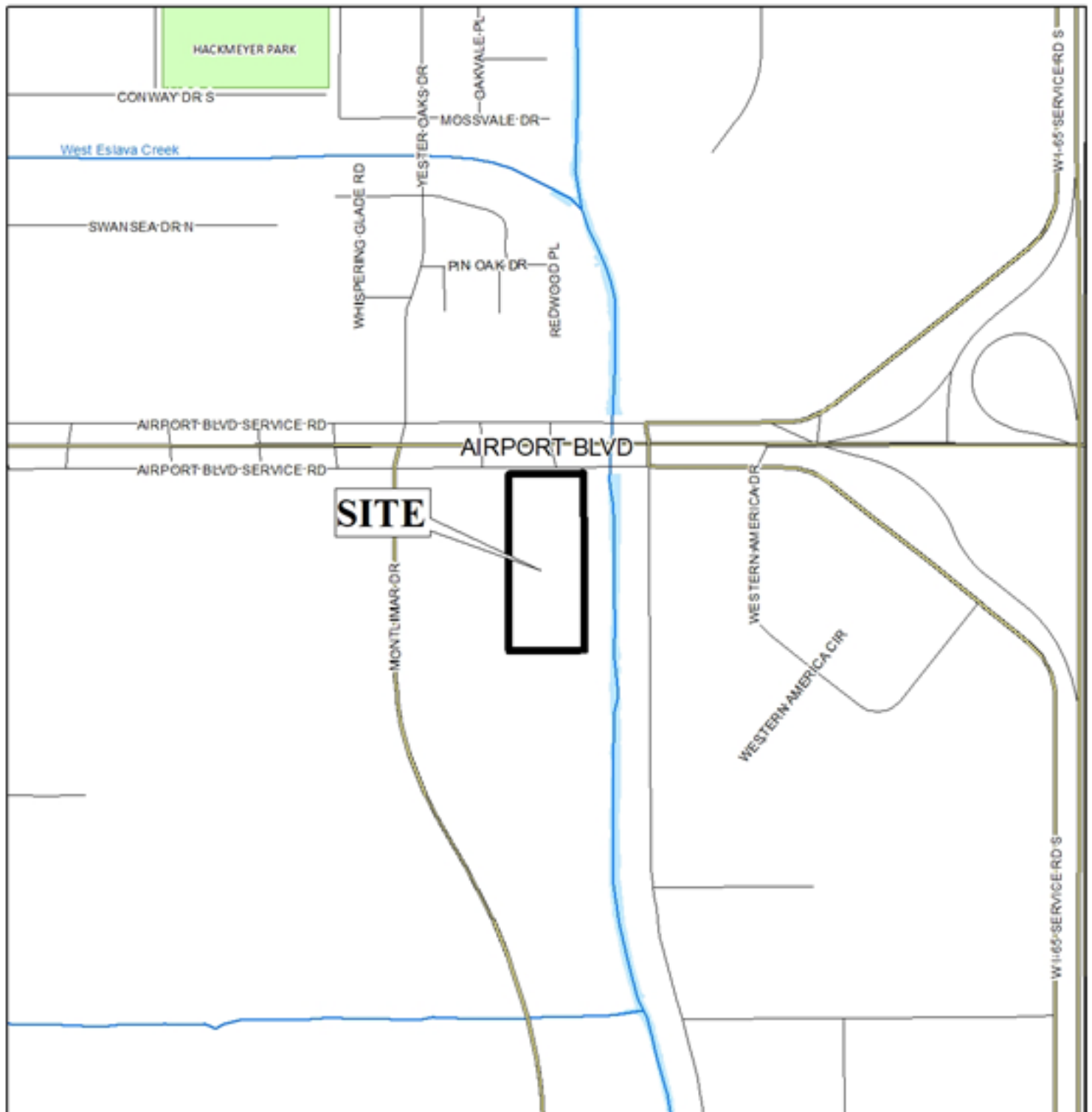
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) because it will allow shared parking and access between two properties;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow two properties to share access and parking;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a portion of the over-all site will be re-purposed with access to the existing developed portion;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site has access to existing infrastructure.

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

- 1) revision of the legal description on the site plan to include both Lots A and B, Kola Mobile Subdivision;

- 2) revision of the site plan to provide the size of the existing restaurant building;
- 3) revision of the site plan to provide parking calculations for the existing restaurant;
- 4) placement of a note on the site plan stating that landscaping and tree plantings shall comply with the 2019 PUD site plan, to be coordinated with Planning and Zoning staff;
- 5) revision of the site plan to either illustrate compliant dumpsters, or placement of a note on the site plan stating that dumpsters will not be utilized and refuse collection will be via curbside service or private can collection;
- 6) revision of the site plan to identify the water and sewer easements along the Airport Boulevard frontage and at the South end of Lot B;
- 7) retention of the note on the site plan stating that no structure shall be constructed or placed within any easement without permission of the easement holder;
- 8) compliance with the Engineering comments: *(Retain NOTES #3 - #8, as shown on the PUD Site Plan drawing SHEET 1 of 1.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.];*
- 11) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.];*
- 12) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 13) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



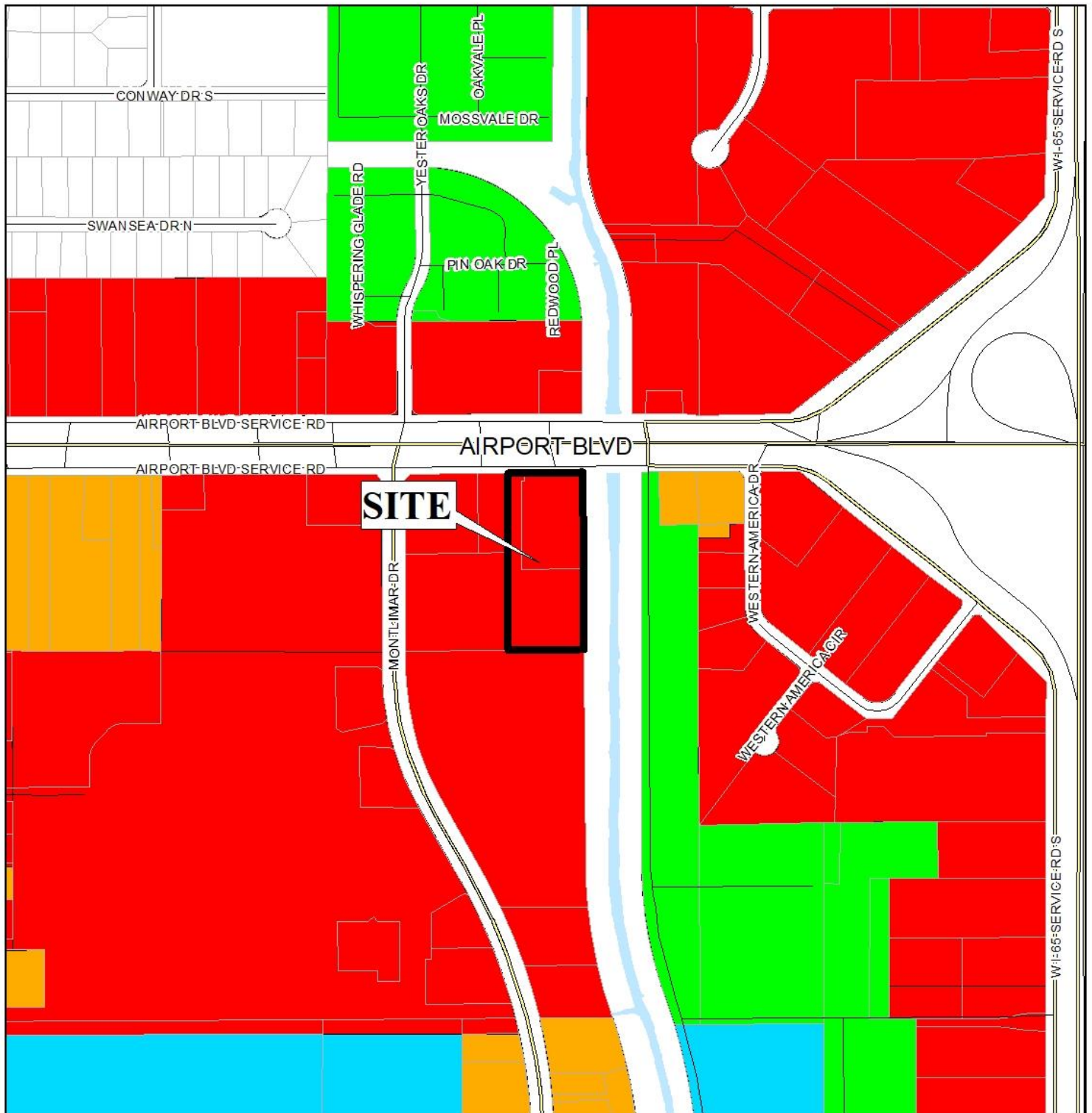
APPLICATION NUMBER 7 DATE July 15, 2021

APPLICANT Airport Blvd Storage, LLC

REQUEST Planned Unit Development



# LOCATOR ZONING MAP



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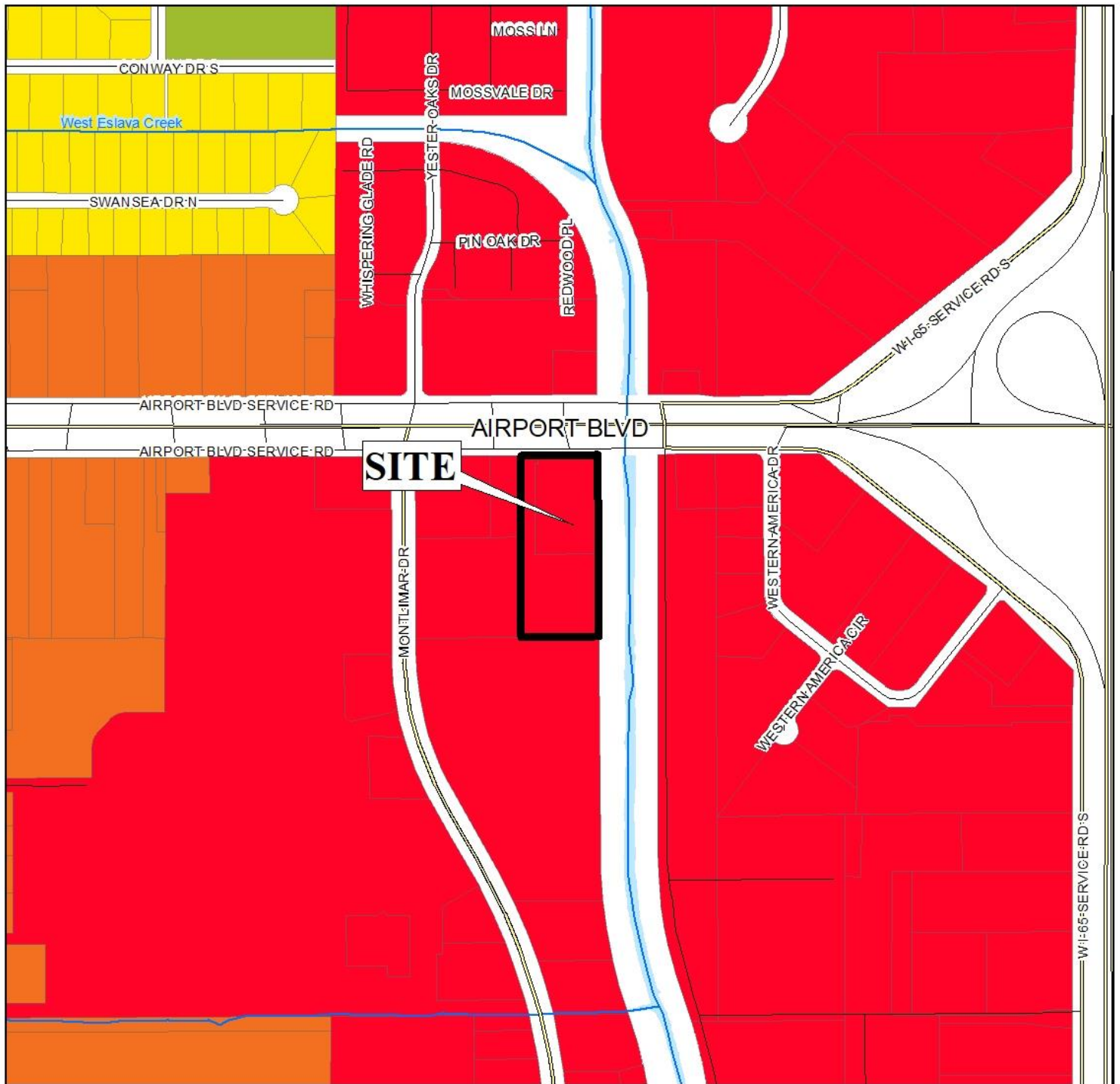
APPLICANT Airport Blvd Storage, LLC

REQUEST Planned Unit Development





# FLUM LOCATOR MAP



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REQUEST Planned Unit Development

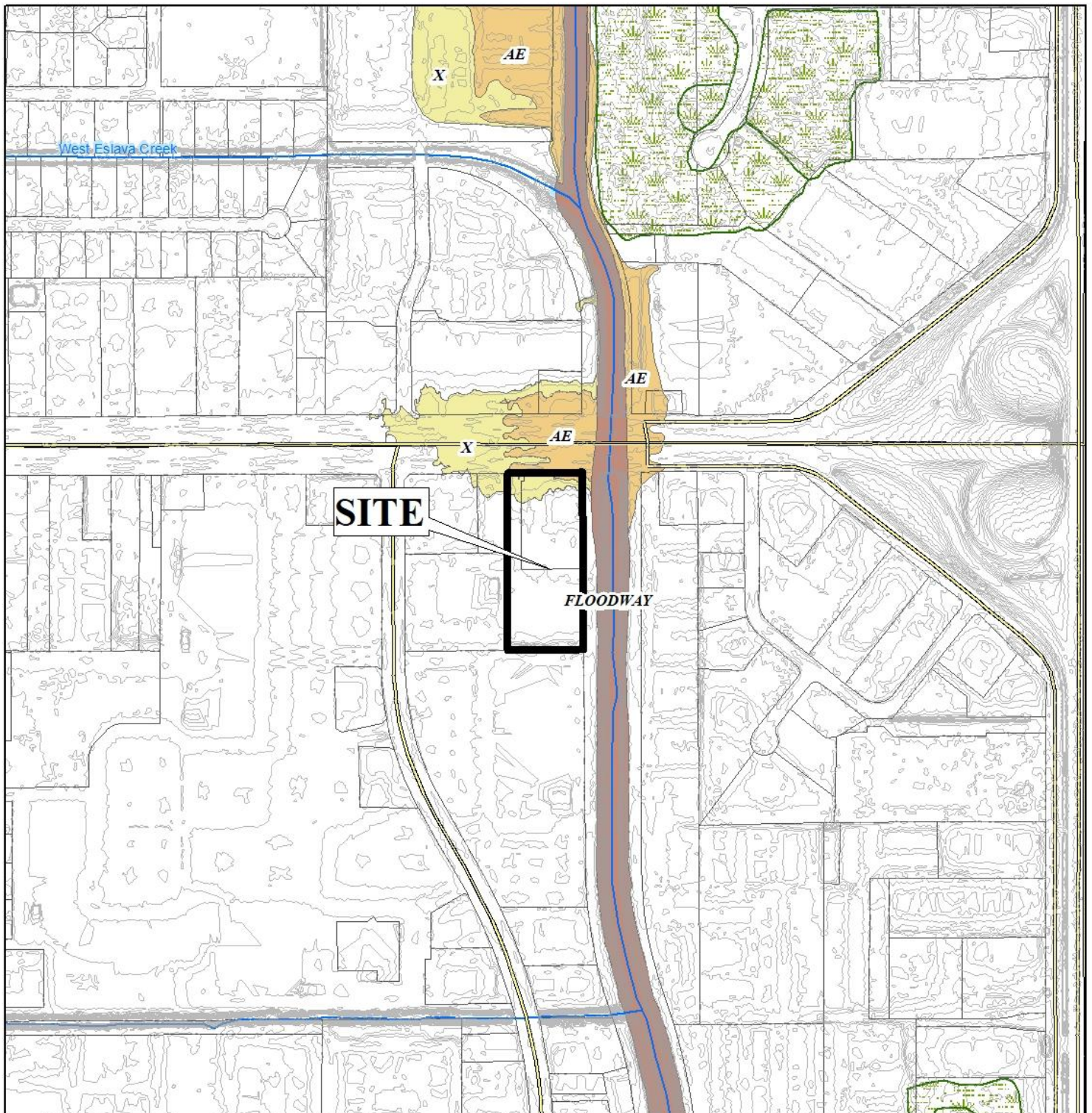
Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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# ENVIRONMENTAL LOCATOR MAP



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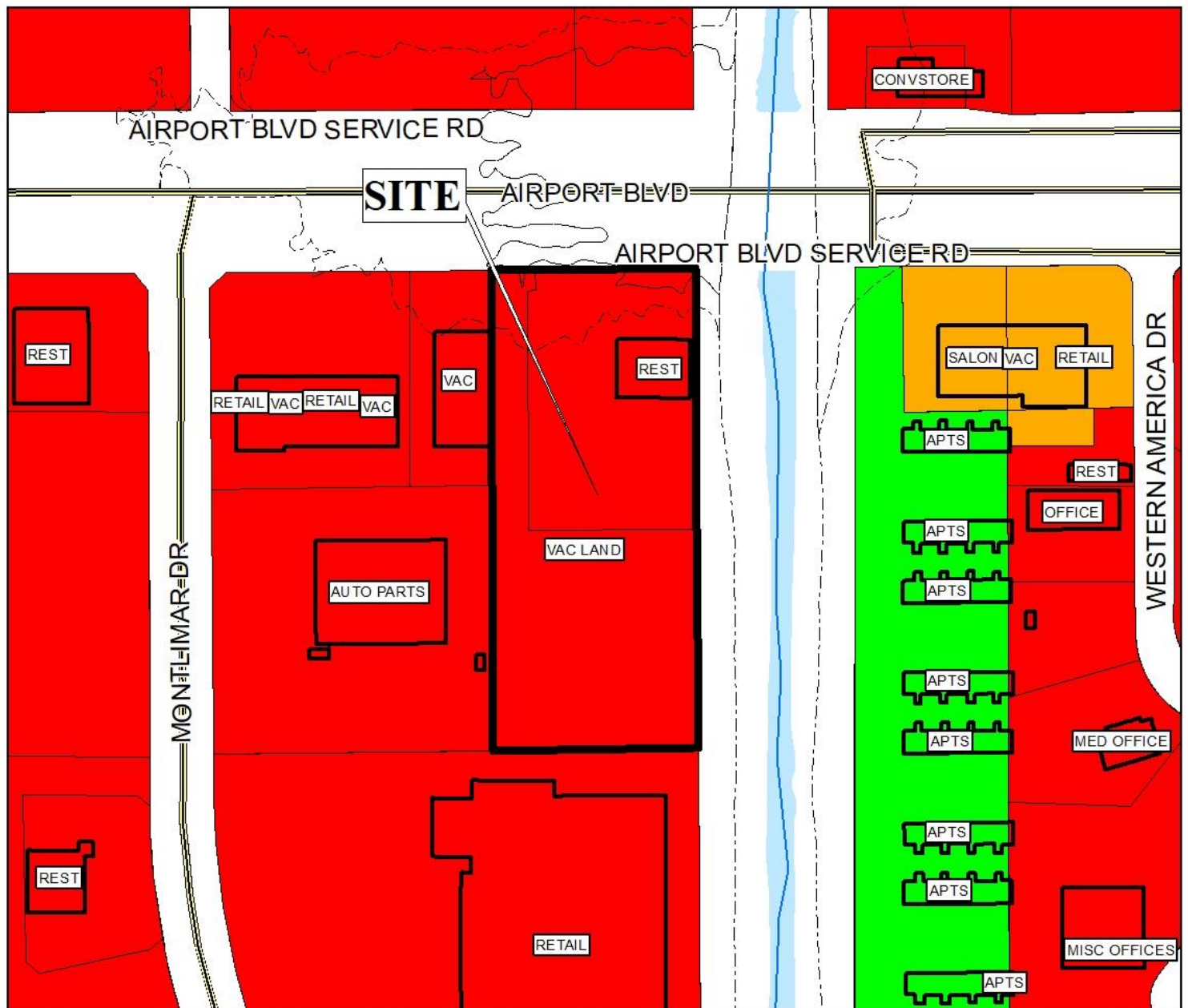
APPLICANT Airport Blvd Storage, LLC

REQUEST Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by retail and vacant units, restaurants, a salon, vacant lands, apartment buildings and medical offices.

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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



The site is surrounded by retail and vacant units, restaurants, a salon, vacant lands, apartment buildings and medical offices.

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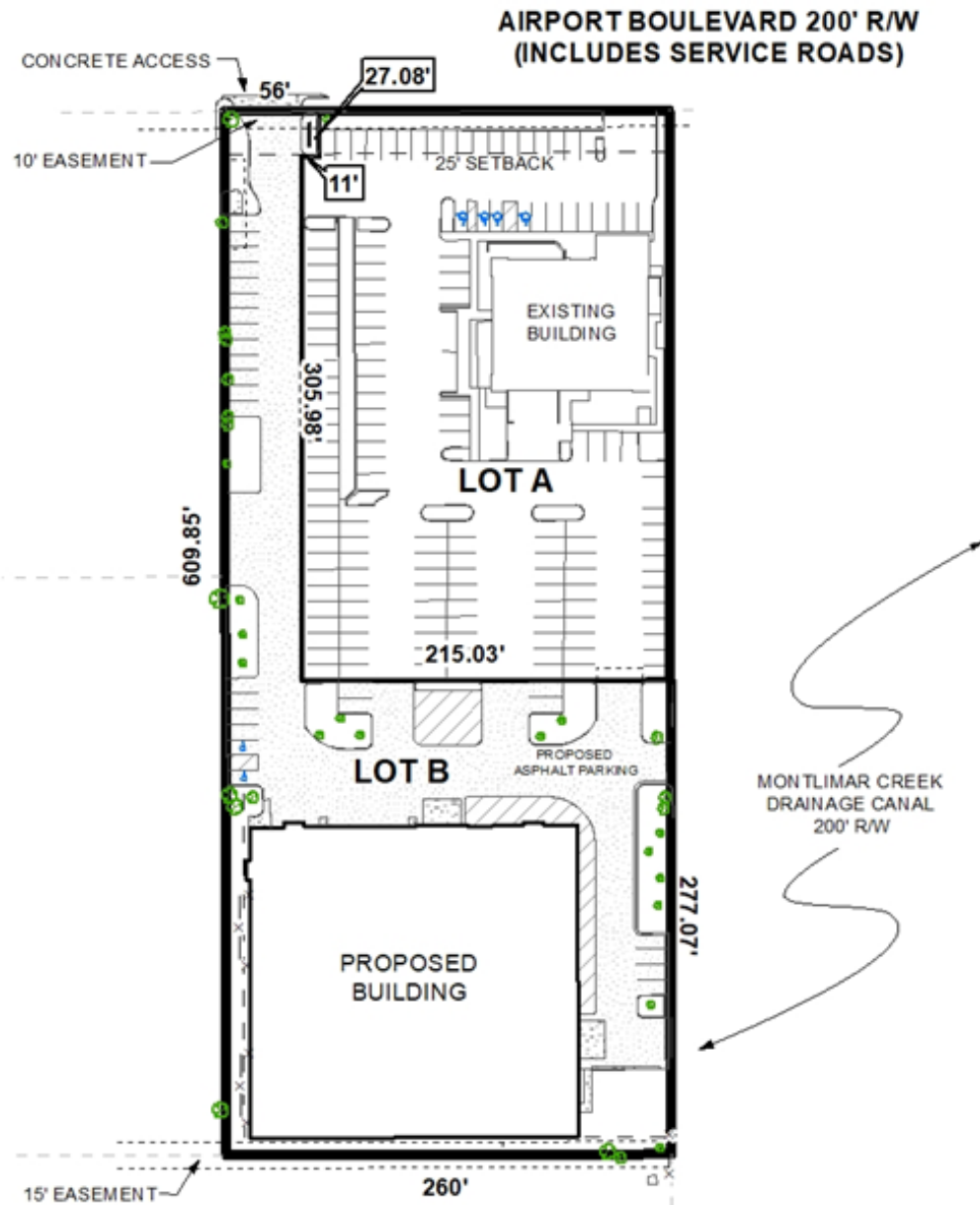
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# SITE PLAN



The site plan illustrates existing lots, easements and setback.  
As well as proposed building, parking areas and access.

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