

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: March 19, 2020**

<b><u>DEVELOPMENT NAME</u></b>	BRPC Holdings, LLC
<b><u>LOCATION</u></b>	3703 Old Shell Road (Southwest corner of Old Shell Road and Wacker Lane South)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 7
<b><u>PRESENT ZONING</u></b>	LB-2 Limited Neighborhood Business District
<b><u>AREA OF PROPERTY</u></b>	21,636 ± sf / 0.5 ± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	<ol style="list-style-type: none"><li>1. Correct/Revise the north arrow.</li><li>2. Add a scale/graphic scale.</li><li>3. Add a vicinity map.</li><li>4. Add a legend.</li><li>5. Label all existing and proposed structures and features, or add a note that would say something about everything is existing except for those features labeled as proposed.</li><li>6. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:<ol style="list-style-type: none"><li>a. 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).</li><li>b. 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 and paving 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.</li><li>c. 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</li></ol></li></ol>

Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

- d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
- e. 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.
- f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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)

## **REMARKS**

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site. This request also includes an allowance for a reduced setback along the West property line, to allow for an approximately 625 square foot expansion of the existing structure. The expansion will be approximately 3 feet 4 inches from the property line.

The site has been given a Mixed Density Residential land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. PUD approvals expire within one (1) year if no permits for the development are obtained.

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.

The site has been before the Planning Commission several times, including for a rezoning in 2018, and a subdivision in 2019. Both requests were approved.

The circa 1862 property, the Pfau-Creighton Cottage (aka “*Chinaberry*”), is individually listed on the National Register of Historic Places. The main structure is also protected by a façade easement held by the Mobile Historic Development Commission (MHDC) Properties Committee. The applicant has obtained approval from the National Park Service and the MHDC Properties Committee for the site plan submitted with this PUD application, and now seeks approval from the Planning Commission.

The PUD request is to allow the three existing habitable structures to remain on the site, and to also allow for an approximately 625 square foot expansion of the main structure, that will be approximately 3 feet 4 inches from the West property line. As proposed, the new addition will be setback from the façade of the main structure in such a manner as to not detract from the historic appearance of the building from the street.

The site is developed with three buildings: the one and a half story house, a 240 ± square foot outbuilding and a 192 ± square foot outbuilding. The larger outbuilding was originally a detached kitchen, while the smaller building was used as a chapel. The applicant is in the process of renovating the structures and the site for a small commercial use. Staff estimates that all structures, including the expansion, will be about 3,020 square feet. The site plan also depicts up to 20 parking spaces (*sufficient for office or retail uses*), accessed from Wacker Lane, and a dumpster.

Given the unique and historic nature of this property, an approval of the request may be appropriate.

## **RECOMMENDATION**

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

- 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 for the renovation and reuse of an existing historic resource;
- 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 the site’s historic designation limits the options for modifications to the existing site, and when the site was developed in the 1860s, such limitations were not in place;
- 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 the existing site will be renovated;

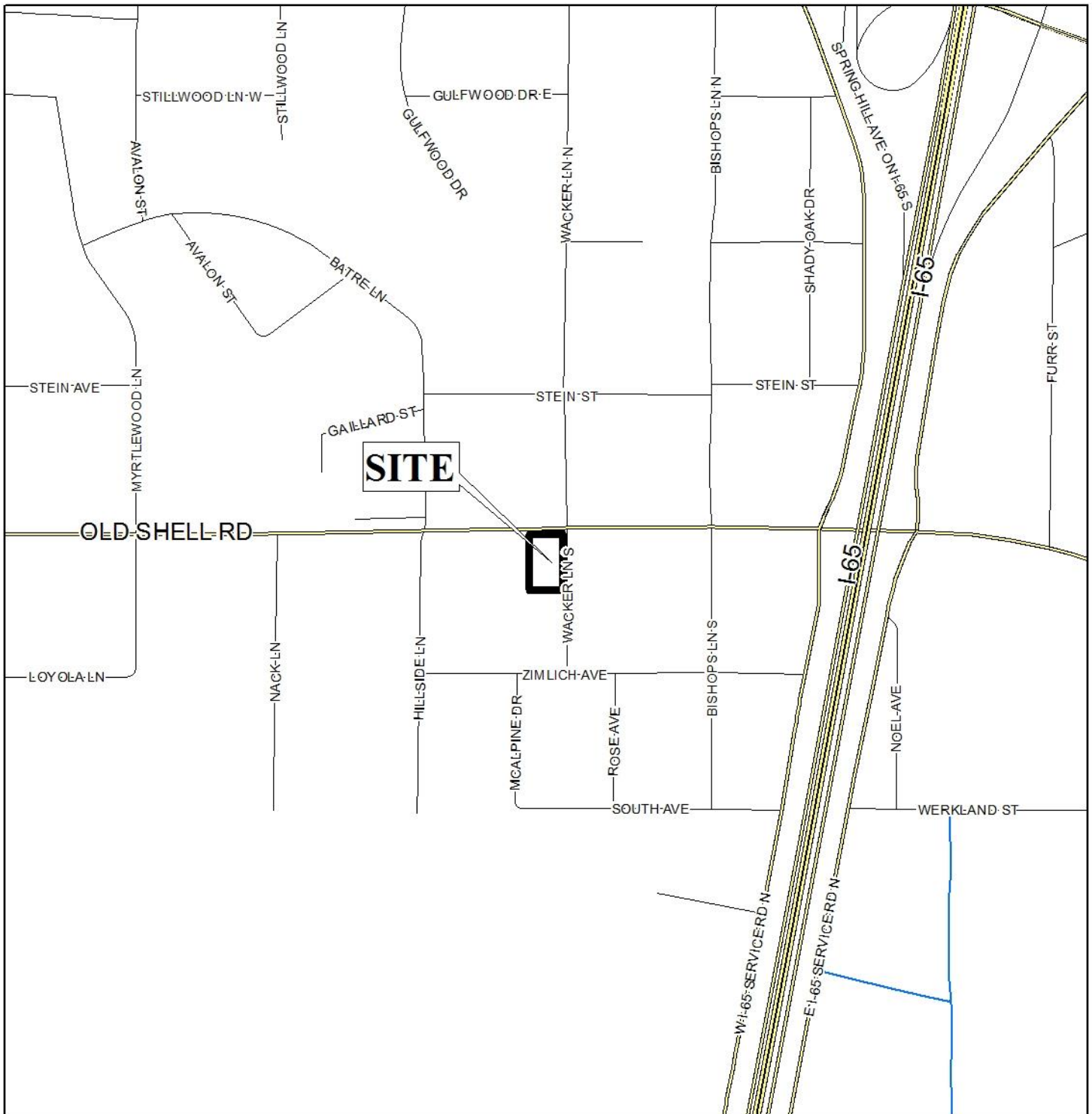
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it will not result in the new development of property;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because aspects of the site will be preserved in accordance with the requirements of the National Park Service;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the existing developed site will only be slightly modified, but will take advantage of existing infrastructure.

The approval should be subject to the following conditions:

- 1) Compliance with Engineering comments [*1. Correct/Revise the north arrow. 2. Add a scale/graphic scale. 3. Add a vicinity map. 4. Add a legend. 5. Label all existing and proposed structures and features, or add a note that would say something about everything is existing except for those features labeled as proposed. 6. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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). b. 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 and paving 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. c. 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. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*];
- 2) Compliance with Traffic Engineering comments, and placement as a note on the site plan (Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 3) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 4) Compliance with 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)*];
- 5) Provision of one copy of the revised PUD site plan prior to any permit requests for site development; and
- 6) Full compliance with all municipal codes and ordinances.

# LOCATOR MAP



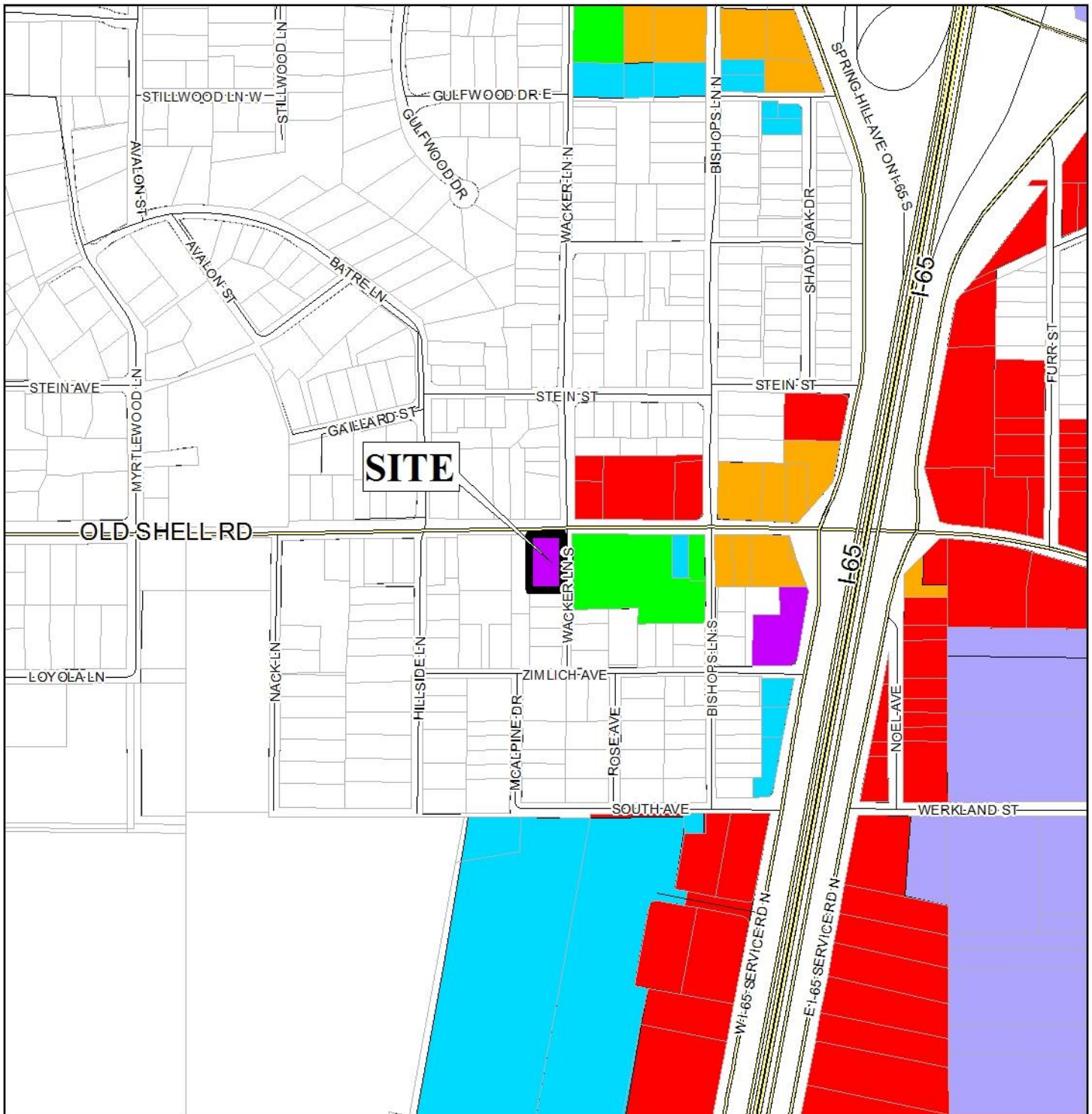
APPLICATION NUMBER 7 DATE March 19, 2020

APPLICANT BRPC Holdings, LLC

REQUEST Planned Unit Development



# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE March 19, 2020

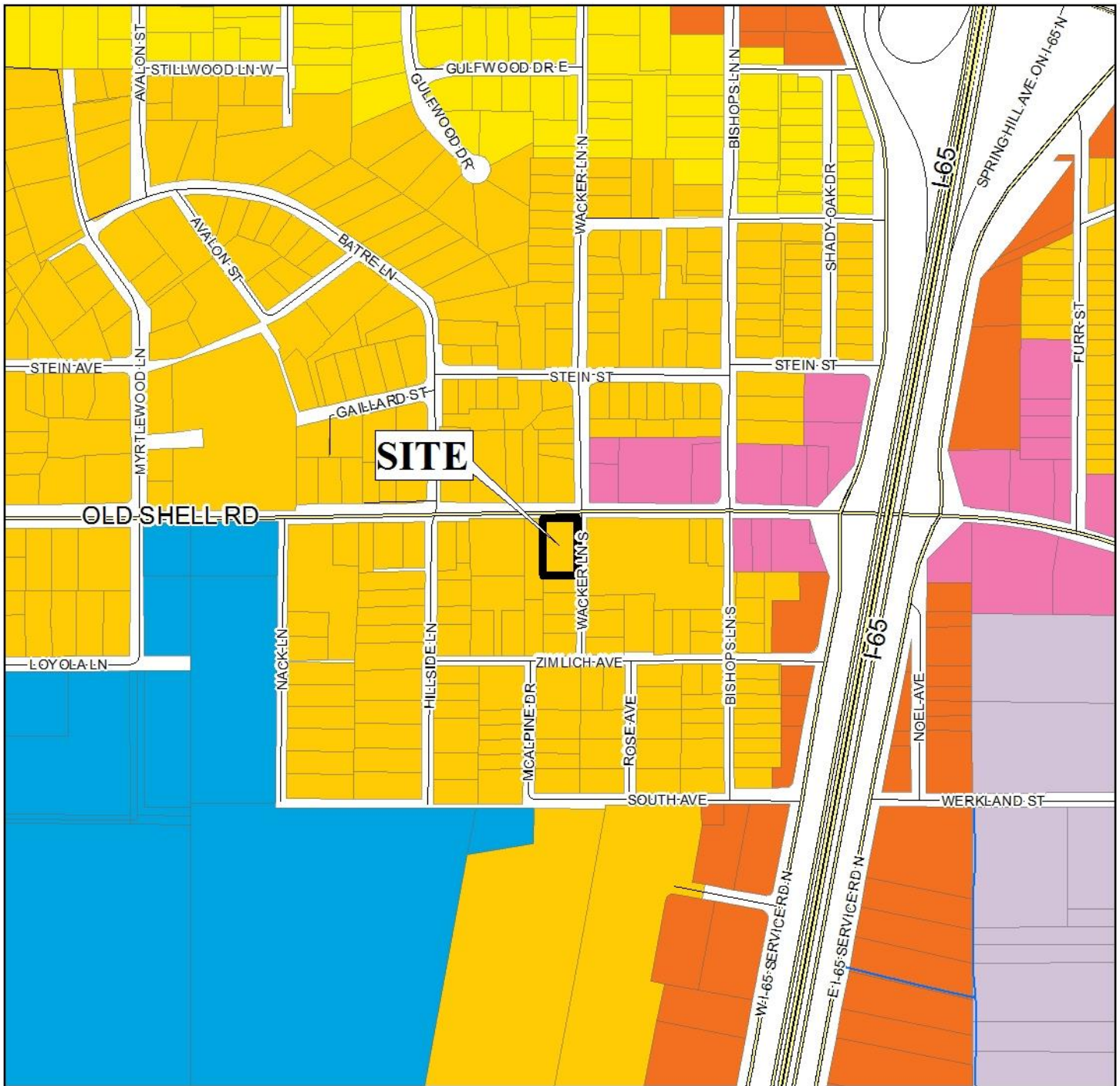
APPLICANT BRPC Holdings, LLC

REQUEST Planned Unit Development





# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE March 19, 2020

APPLICANT BRPC Holdings, LLC

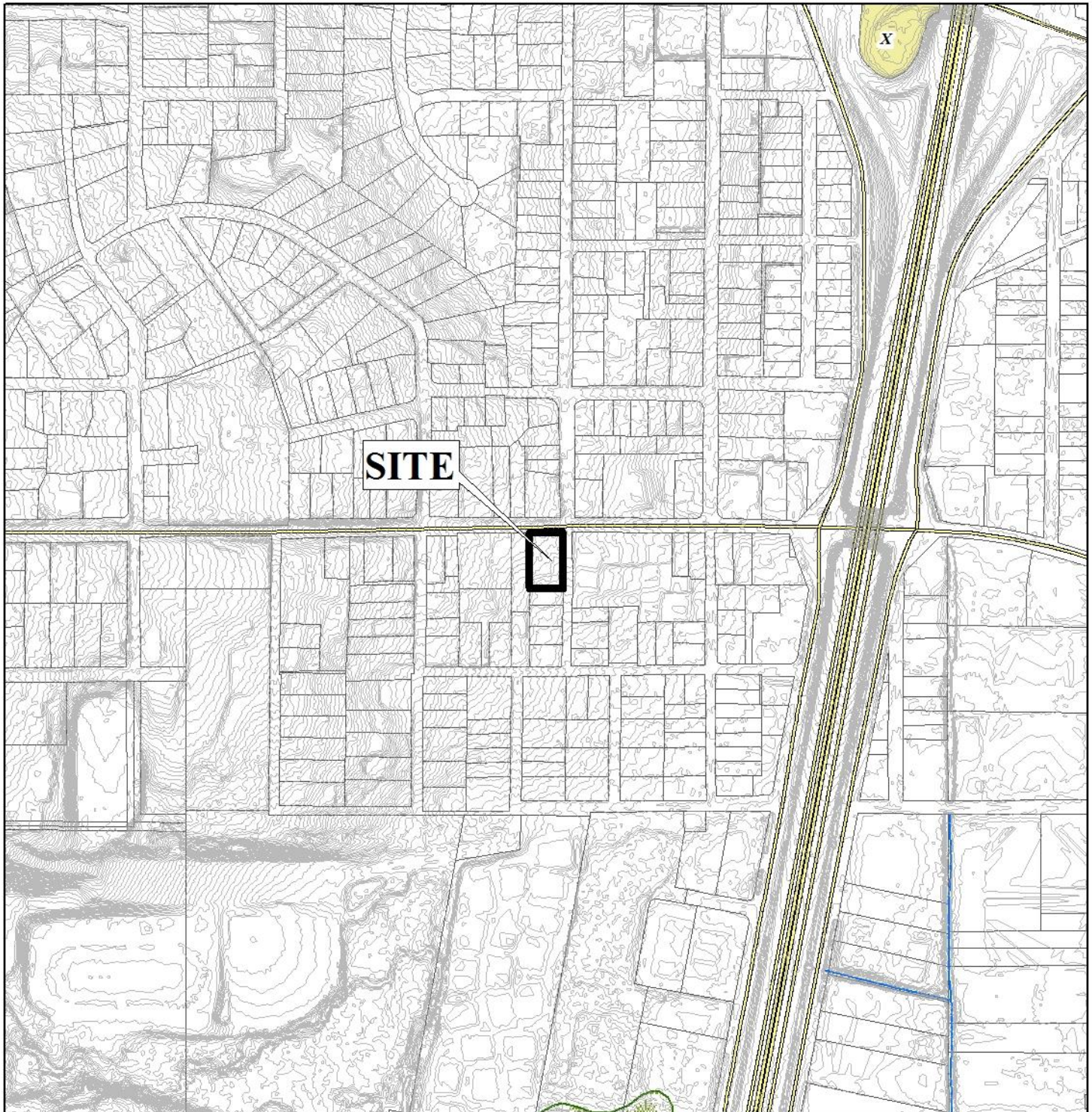
REQUEST Planned Unit Development

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



APPLICATION NUMBER 7 DATE March 19, 2020

APPLICANT BRPC Holdings, LLC

REQUEST Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units with commercial units to the northeast.

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APPLICANT BRPC Holdings, LLC

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 with commercial units to the northeast.

APPLICATION NUMBER 7 DATE March 19, 2020

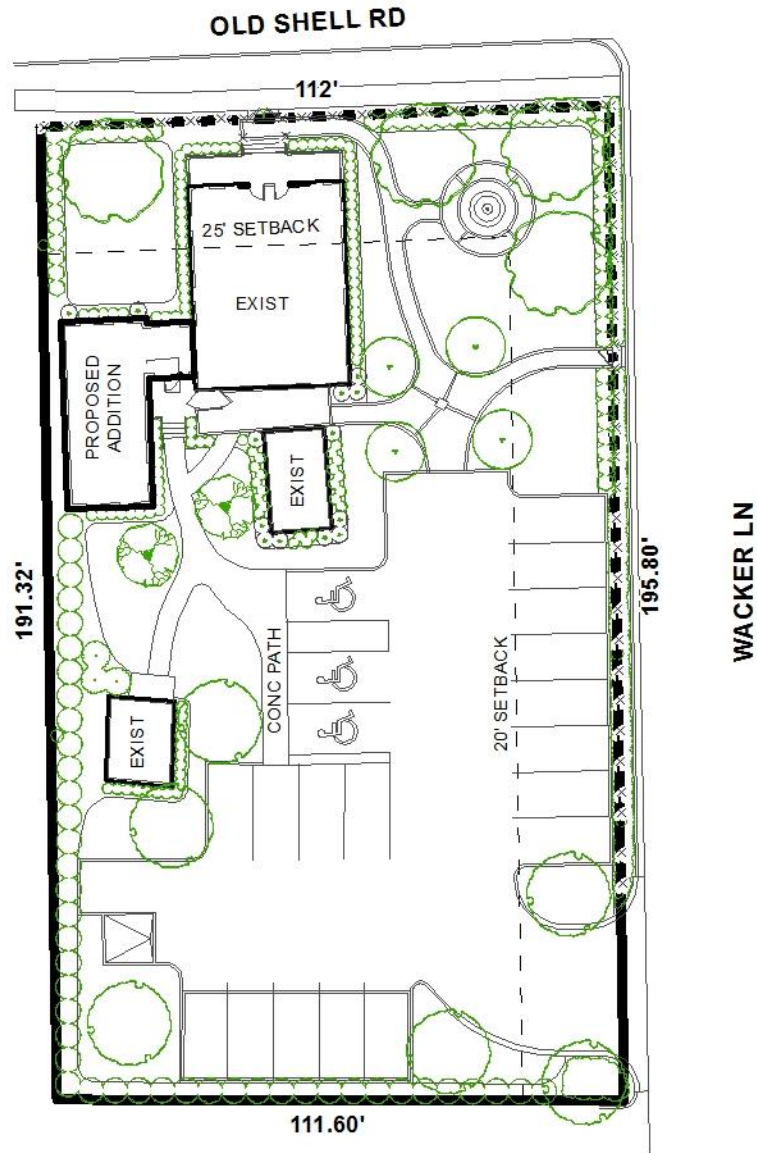
APPLICANT BRPC Holdings, LLC

REQUEST Planned Unit Development





# SITE PLAN



The site plan illustrates the existing structures, the proposed addition, proposed parking and setbacks.

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APPLICANT BRPC Holdings, LLC

REQUEST Planned Unit Development



NTS

