

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: August 6, 2020

DEVELOPMENT NAME

IHS Medical Park Subdivision, Phase Two

SUBDIVISION NAME

IHS Medical Park Subdivision, Phase Two

LOCATION

1721 & 1725 Spring Hill Avenue
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

1 Lot / 2.7± Acres (Subdivision)
2 Lots/ 6.7 ± Acres (PUD)

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access and parking between building sites, and Subdivision approval to create one (1) legal lot of record from four (4) metes-and-bounds parcels.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner and add to LEGEND.
- C. Check SURVEY NOTE #7 for the date of the FEMA maps. The new maps went into effect and are dated June 5, 2020.
- D. Clarify the line weight and type used for the easements and the tax parcel lines. They appear to be the same.
- E. Provide the Surveyor's and Owner's (notarized) signatures.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) LOT 1 will receive historical credit of existing (1984) impervious area

towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 45,000 sf.

- G. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development:

- 1. Provide an actual PUD Site Plan OR label the set of plans submitted as the PUD SITE PLAN on the Cover Sheet G100.
- 2. 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 Permitting 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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
 - e. 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.
 - f. 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.
 - g. 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. The site is limited to its existing curb cuts to Spring Hill Avenue with any changes to size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any 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 (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.

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 shared access and parking between building sites, and Subdivision approval to create one (1) legal lot of record from four (4) metes-and-bounds parcels. The site is located in Council District 2, and according to the applicant the site is served by public water and sanitary sewer.

The site has been given a Traditional Corridor (TC) 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 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), TC 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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed Lot 1 exceeds the minimum size requirement, and the lot size is provided in square feet and acres. If approved, the lot size data should be retained on the Final Plat.

The 25' minimum building setback is shown on the preliminary plat, and if approved, should be retained on the Final Plat.

The site has frontage on Spring Hill Avenue, a major street, with an existing right-of-way of 100 feet, making no dedication required.

As a means of access management, the 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.

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 / Subdivision plat will require approval by the Planning Commission.

Regarding the PUD application, the applicant states:

2. **Description:** *Infirmity Health is proposing to amend the current PUD in place with the Walgreen's site, Infirmity Credit Union, and Infirmity Health (1725 Springhill Avenue) to include the Infirmity Health property located at 1721 Springhill Avenue. Both of these facilities currently have a need for additional parking for employees and patron. This additional parking (52 parking spaces) will be located along the east and south sides of the existing parking facilities, increasing connectivity and allowing for safer traffic circulation. The uses for the aforementioned buildings will not change, and no additional lighting will be constructed with the new parking. The Scope of Work to be performed shall include removing the existing vegetation, storm inlet and pipe, concrete curb, and installing new curb and gutter, asphalt paving and storm drainage inlet and pipe. The total project area to be disturbed is approximately 0.57 acres. Construction should take about 4 months.*

3. **Plan Consistency Analysis:** On page 7 of 'Map for Mobile: Framework for Growth', the City lists their seven principle statements, outlining their core values. Principle number 4 is the following:

"A connected community with...

- *Ease of mobility for pedestrians, automobiles, and bicyclists*
- *Safe and appealing transportation options*
- *Access to businesses, parks and open spaces, cultural amenities and other destinations."*

These improvements within 1725 and 1721 Springhill Avenue would connect the two parking lots, and add additional parking spaces; therefore, allowing citizens to more readily access any of the surrounding businesses/services.

The applicant is not proposing to make any changes to the existing structures on the site but is proposing to add some additional driveways (all internal to the PUD) and 52 parking spaces. The driveways will connect the two building sites and create a total of 132 parking spaces. Because the number of parking spaces will be increased more than 25%, a photometric plan will be required at the time of permitting. Because the footprint of structures is not changing, no tree and landscaping compliance will be required at this time.

It should be noted that the site plan depicts existing shared access with building sites to the West of the subject site. A previous Administrative Planned Unit Development allowed this shared access, and as such, approval from those property owners has been submitted with this application.

RECOMMENDATION

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

- 1) Retention of the right-of-way width of Spring Hill Avenue;
- 2) Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) Depiction of the 25-foot minimum building setback line along Spring Hill Avenue;
- 4) Compliance with Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner and add to LEGEND. C. Check SURVEY NOTE #7 for the date of the FEMA maps. The new maps went into effect and are dated June 5, 2020. D. Clarify the line weight and type used for the easements and the tax parcel lines. They appear to be the same. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown

on the 1984 aerial photo (FLIGHT 28 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, *Storm Water Management and Flood Control*) as follows: LOT 1 – 45,000 sf. G. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. The site is limited to its existing curb cuts to Spring Hill Avenue with any changes to size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) 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);
- 7) 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)); and
- 8) full compliance with all municipal codes and ordinances.

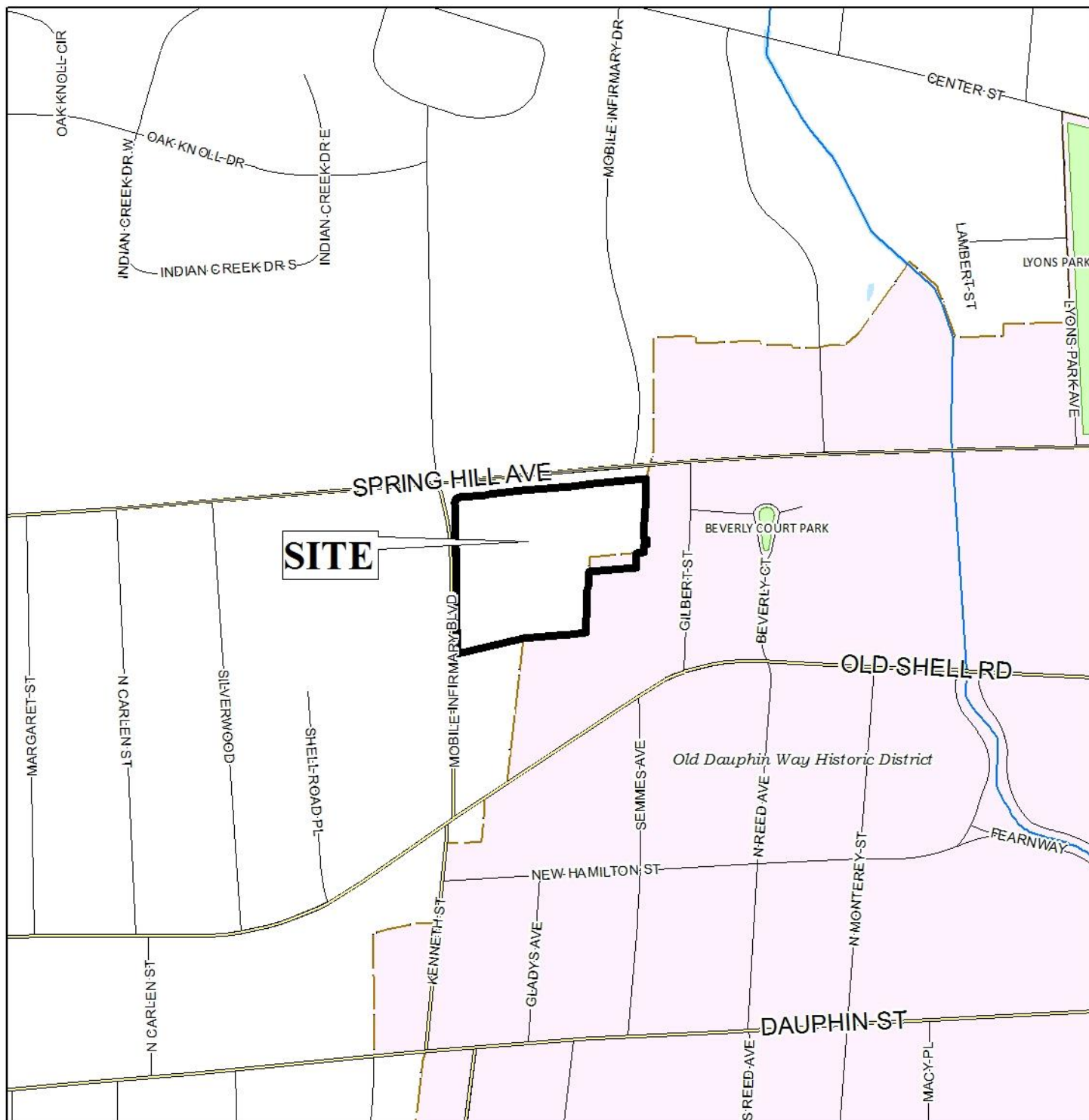
Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

- a. 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 the applicant to amend a previously approved Planned Unit Development allowing shared access between sites;
- b. 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 it will allow an additional development to further utilize their existing site without the need to develop a new site;
- c. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because now new public services will be required by the proposed parking spaces.

The approval should be subject to the following conditions:

- 1) obtain all associated permits for the proposed parking area including the submission of a compliant photometric plan; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



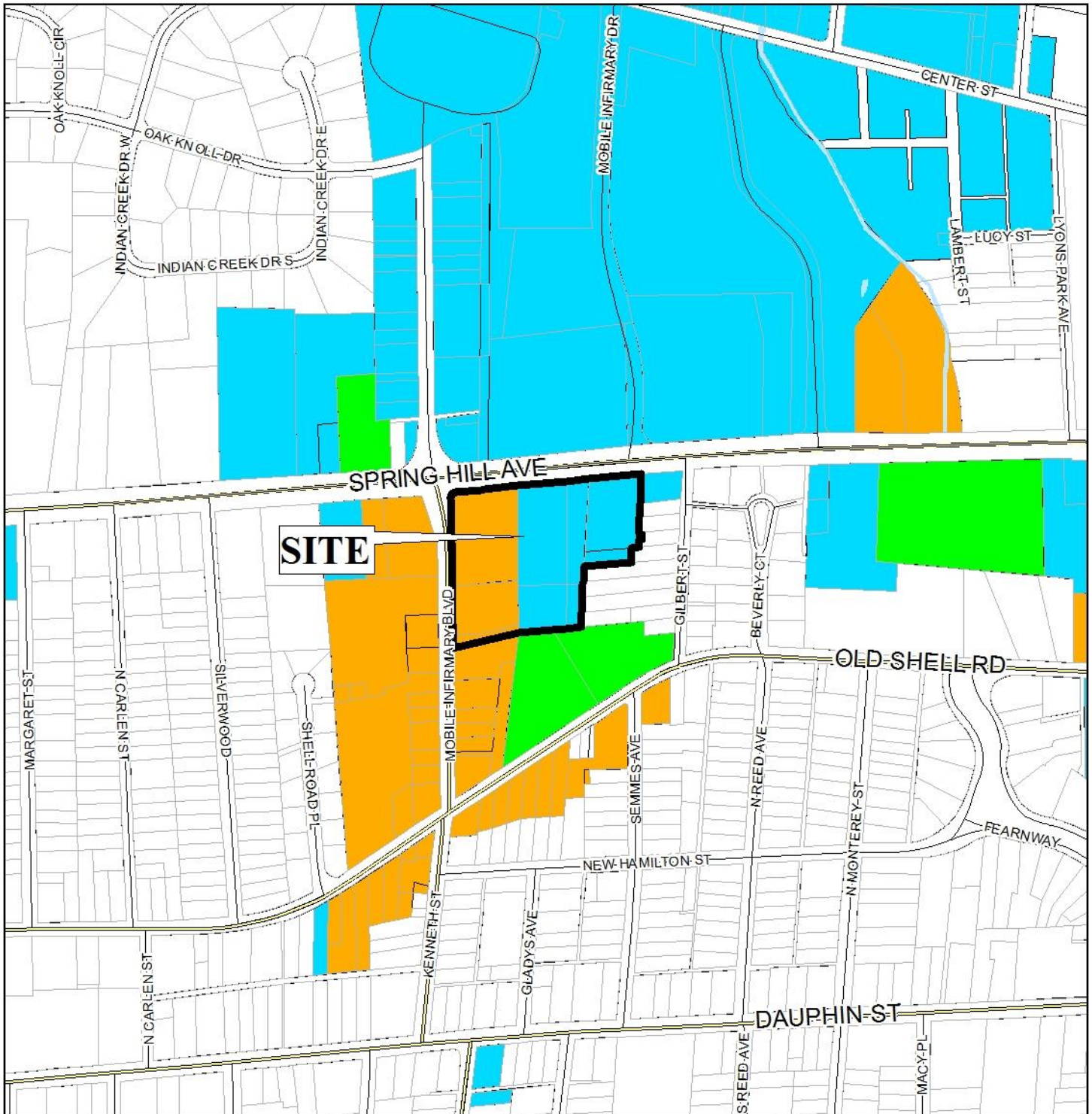
APPLICATION NUMBER 7 DATE August 6, 2020

APPLICANT IHS Medical Park Subdivision, Phase 2

REQUEST Subdivision, PUD



LOCATOR ZONING MAP



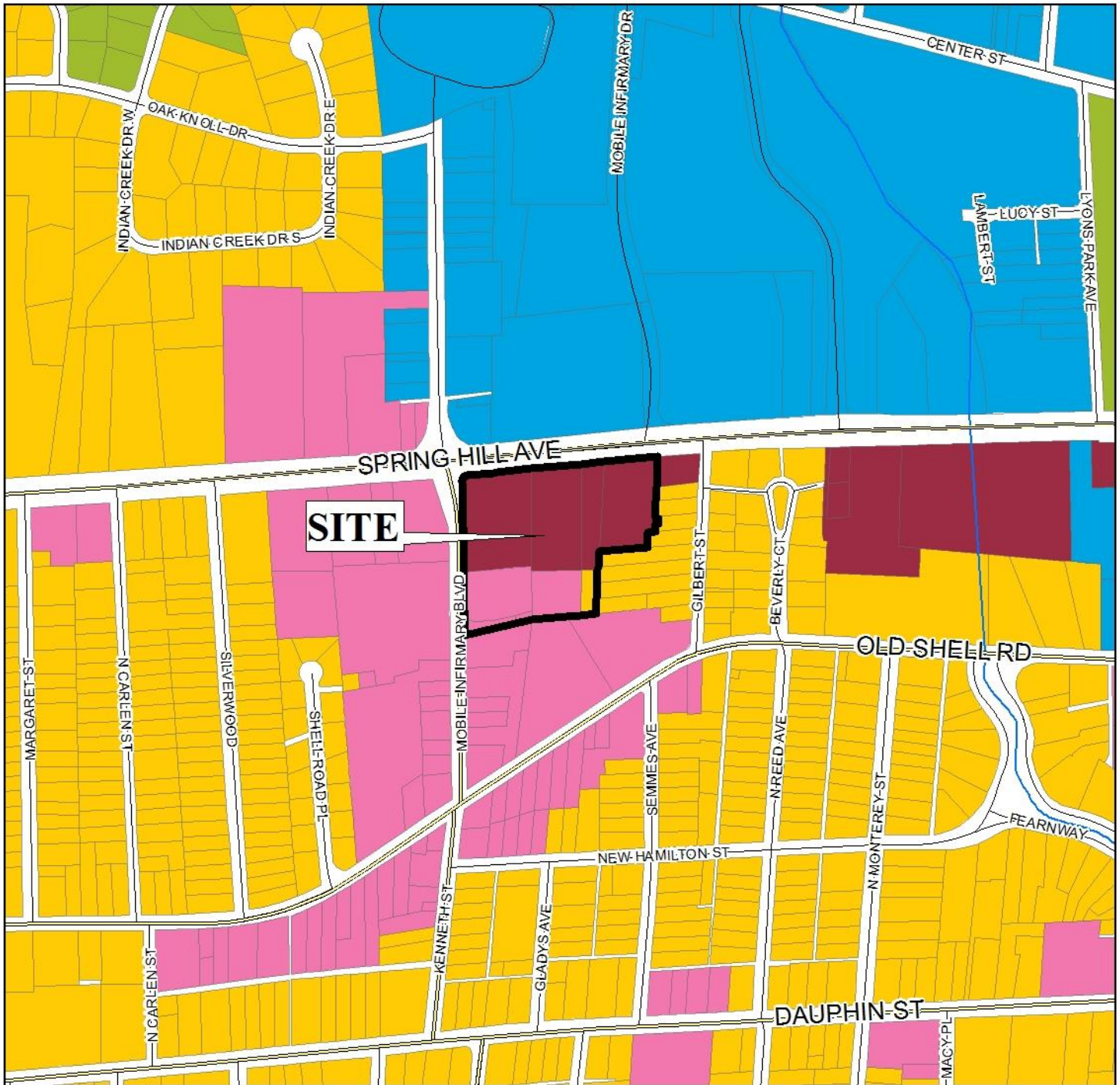
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REQUEST Subdivision, PUD



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE August 6, 2020

APPLICANT IHS Medical Park Subdivision, Phase 2

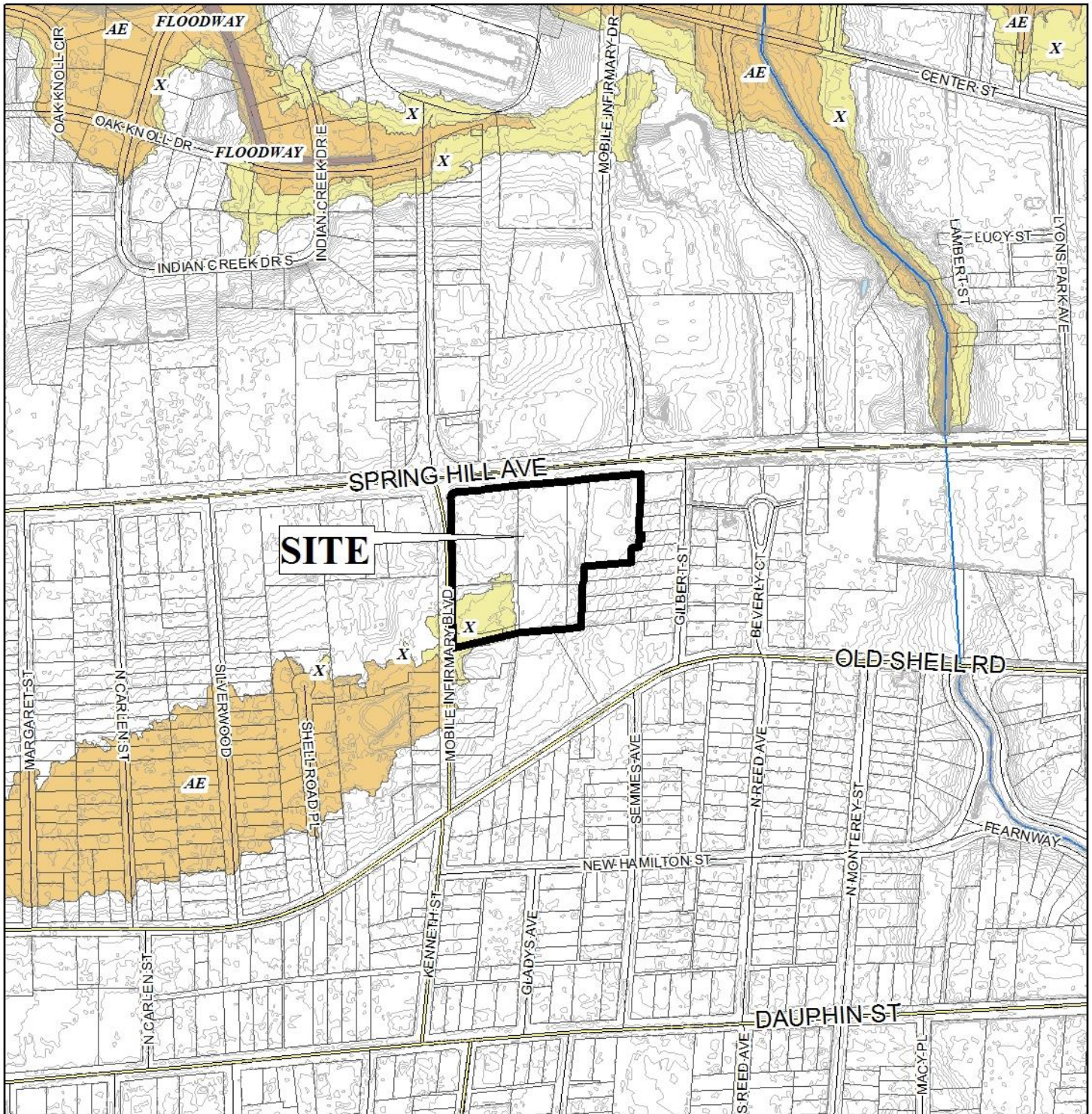
REQUEST Subdivision, PUD

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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



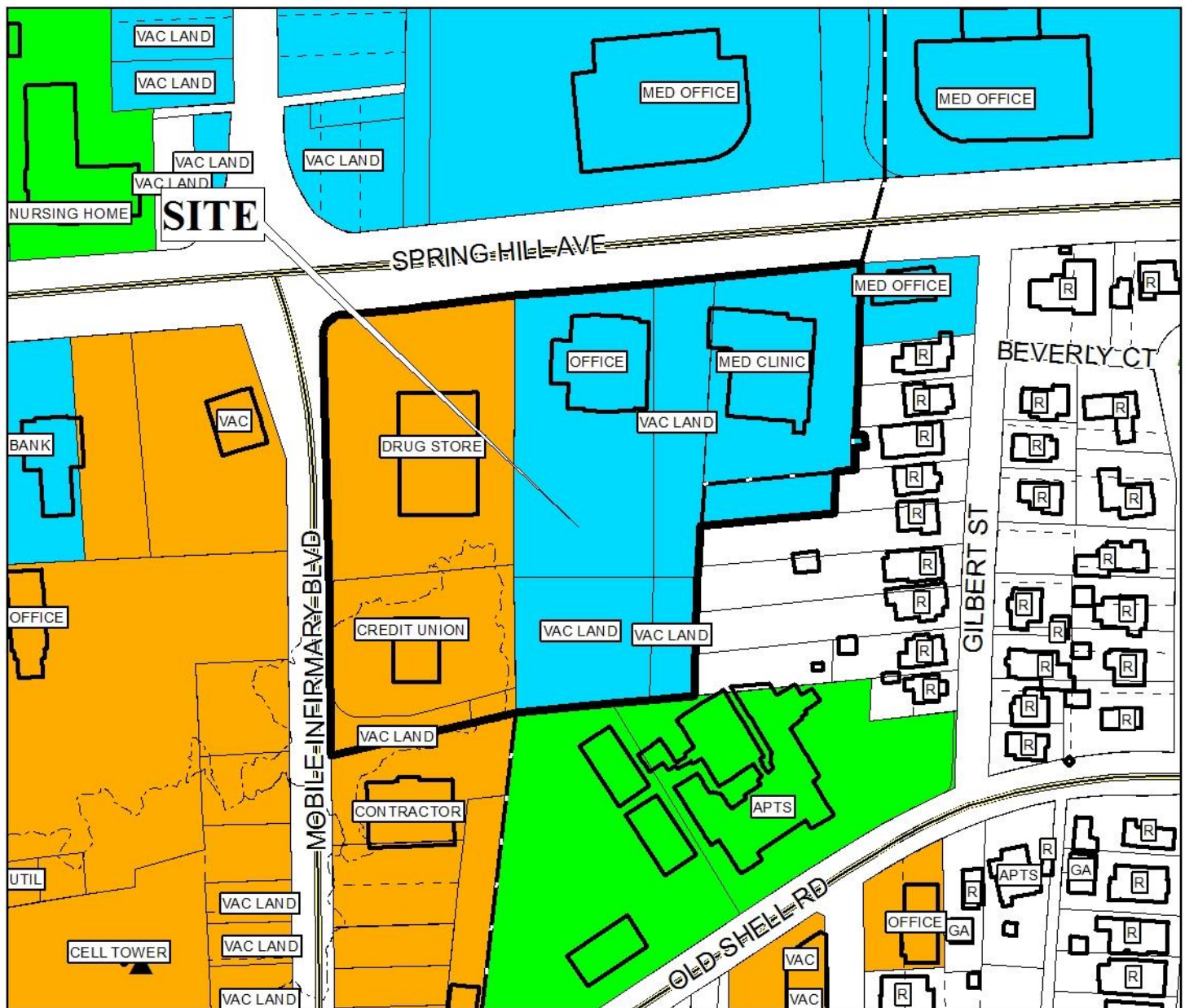
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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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



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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



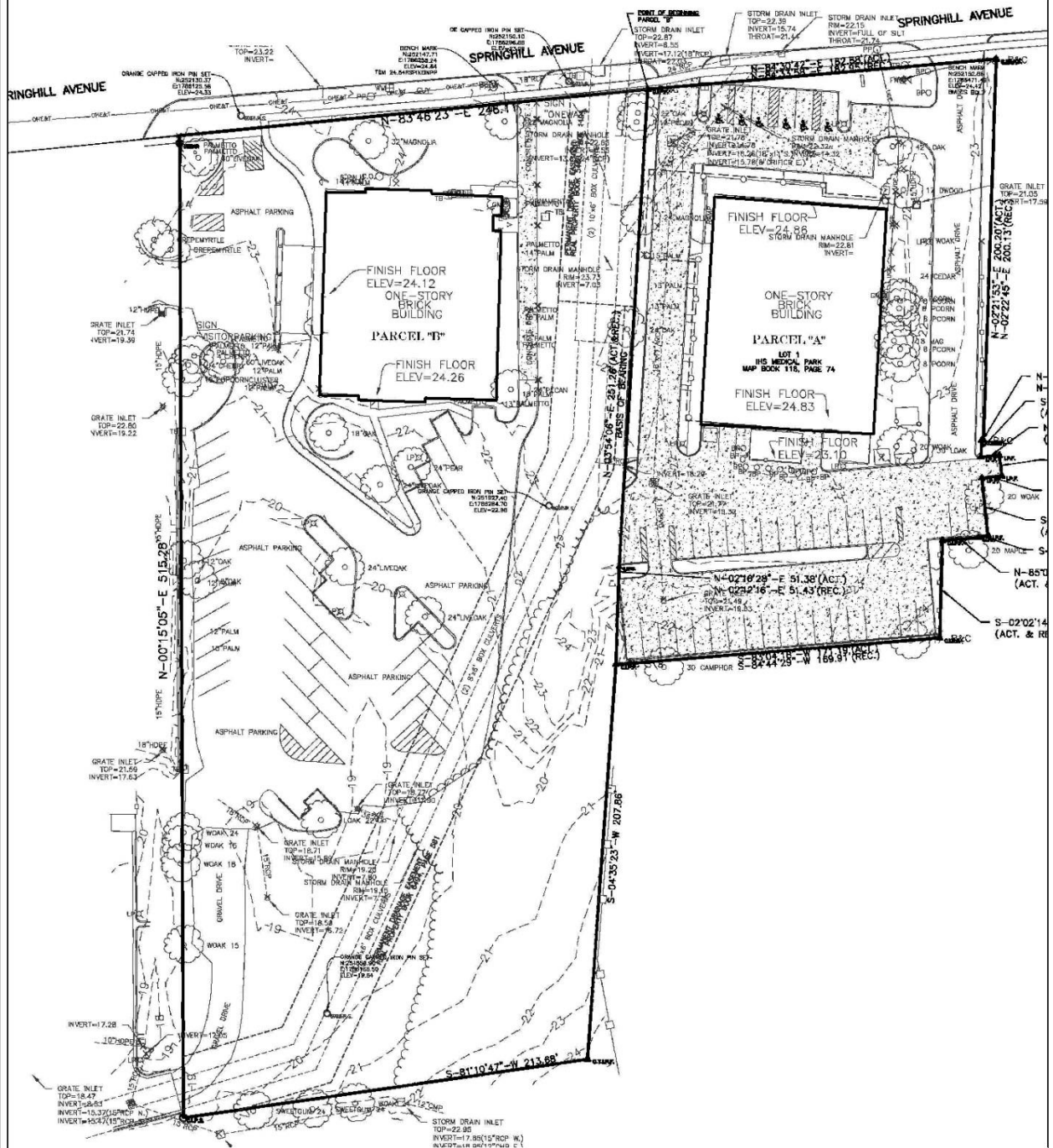
The site is surrounded by commercial units to the west and north, and residential units to the east.

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EXISTING SITE PLAN



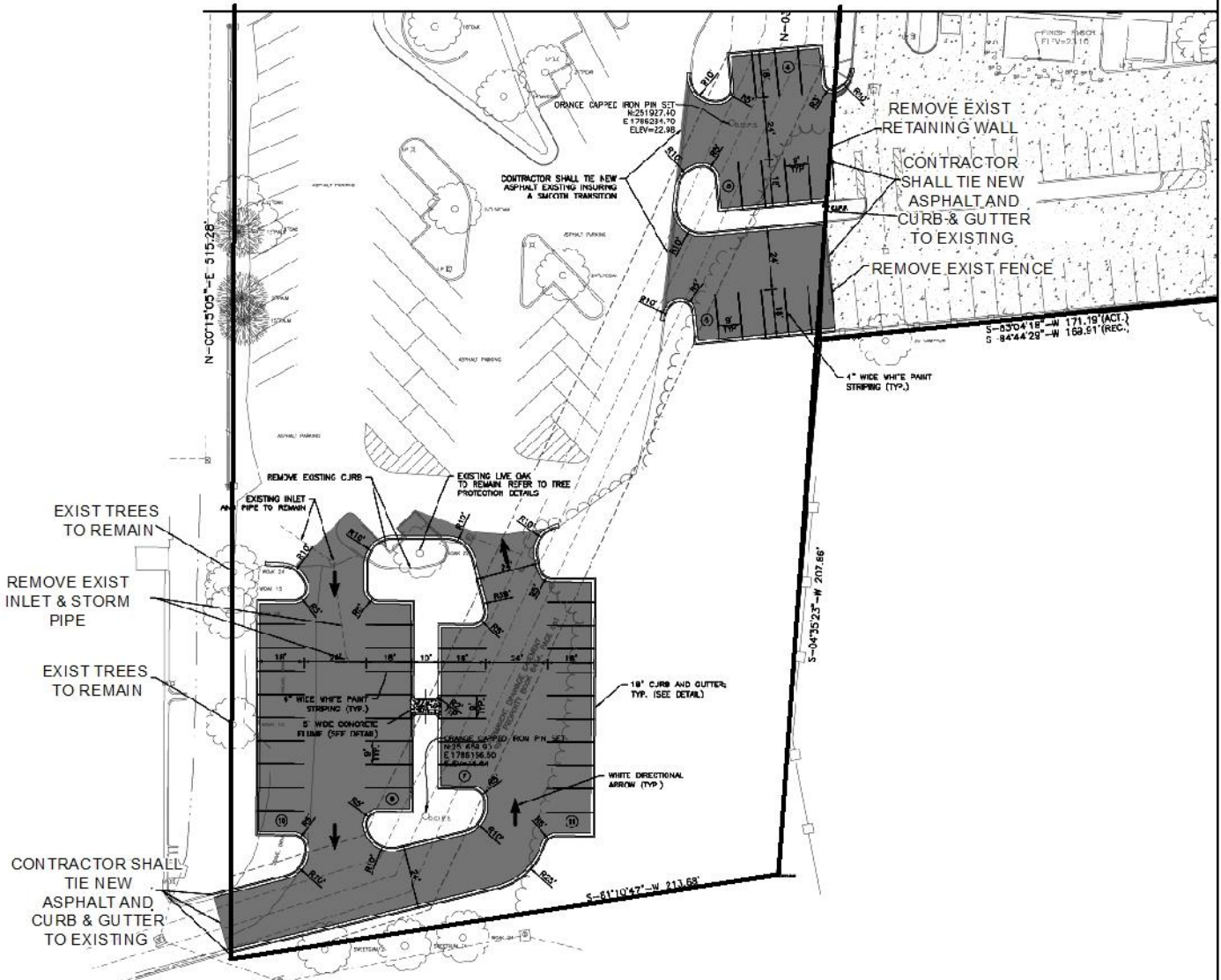
The site plan illustrates the existing buildings, parking, drives, and easement.

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PROPOSED SITE PLAN

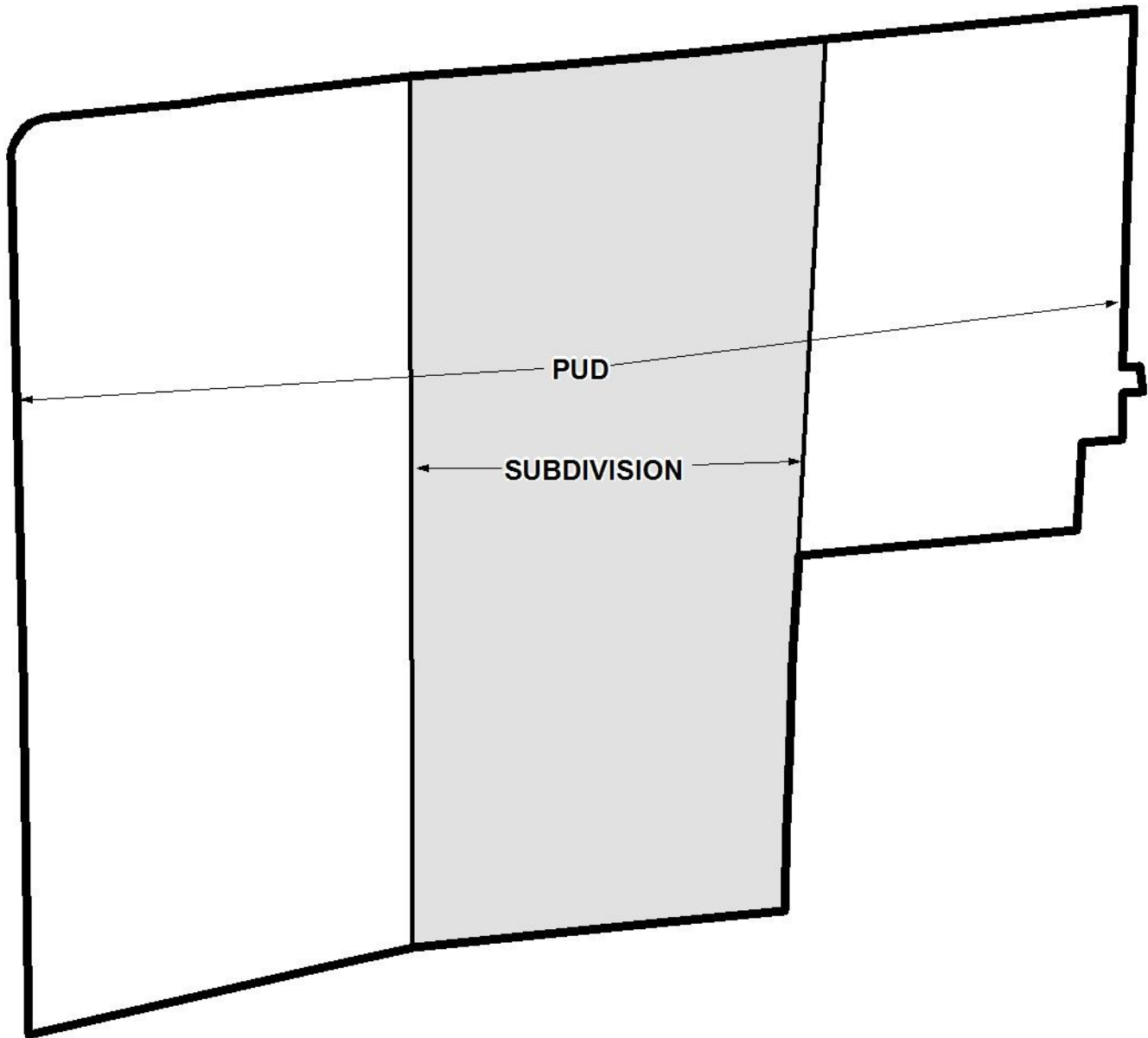


The site plan illustrates the existing parking, and proposed parking expansion.

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DETAIL SITE PLAN



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REQUEST Subdivision, PUD



REQUEST _____ Subdivision, PUD



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