

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 17, 2020****DEVELOPMENT NAME**

White-Spunner Realty (Matt White, Agent)

LOCATION

3651 Government Boulevard
(South side of Government Boulevard, 200'± East of the
South terminus of Lakeside Drive, adjacent to the West
side of Montlimar Creek).

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

2 Lots / 3.6± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared
access between building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately upon approval.

**ENGINEERING
COMMENTS**
PLAN:

ADD THE FOLLOWING NOTES TO THE PUD SITE

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 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).
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 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.
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. 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.
5. 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.
 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with 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. 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 shared access between building sites.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the adopted 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

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 / Subdivision plat 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 states:

DESCRIPTION OF THE COMTEMPLATED USE AND CHARACTER OF IMPROVEMENTS:

A SUBDIVISION APPLICATION HAS BEEN SUBMITTED TO PLANNING COMMISSION REQUESTING APPROVAL TO SPLIT THIS PROPERTY INTO TWO LOTS AND REDUCE THE FRONT SETBACK LINE TO 20 FEET. THE OWNER OF

THE PROPERTY HAS A BUYER FOR THE NORTH LOT WHO IS INTERESTED IN BUILDING A SELF STORAGE FACILITY. CURRENTLY, THERE ARE NO PLANS TO SELL OR DEVELOP THE SOUTH LOT. ALDOT WILL ONLY ALLOW ONE CURB CUT TO THIS PROPERTY; THEREFORE, WE ARE SUBMITTING THIS PUD APPLICATION FOR SHARED ACCESS BETWEEN THE TWO PROPOSED LOTS.

This site most recently appeared before the Planning Commission at its August 20th meeting at which it was approved for a two-lot subdivision, Brookwood Properties Self Storage Subdivision. The Final Plat for that subdivision has not yet been signed or recorded. Therefore, should the PUD be approved, it should be subject to the completion of the Subdivision process for Brookwood Properties Self Storage Subdivision, including the submittal of seven copies of the recorded Final Plat to Planning and Zoning.

The Brookwood Properties Self Storage Subdivision approval limited the site to one curb cut to Government Boulevard due to Alabama Department of Transportation (ALDOT) restrictions. A PUD for the site is required due to the fact that the two proposed lots will be sharing one curb cut instead of each lot having its own curb cut, hence this application.

The site plan indicates a 30' wide shared curb cut, with 18' being on the North lot and 12' being on the South lot. The 30' width is for a 30' wide required access easement in favor of the City of Mobile leading to a 20' Mobile Area Water and Sewer Service (MAWSS) easement at the rear of the site.

Also indicated on the site plan is the 20' front minimum building setback line approved via Brookwood Properties Self Storage Subdivision. As this is less than the required 25' minimum building setback line, the subdivision approval was conditioned upon the approval of a Front Yard Setback Variance by the Board of Zoning Adjustment prior to the signing of the Final Plat for the subdivision. The Commission could approve the reduced setback as part of the PUD approval. However, the Final Plat for the subdivision has now been signed indicating the required 25' minimum building setback line. Therefore, the site plan should be revised to indicate the 25' minimum building setback line as per the subdivision plat. Any portions of the proposed storage building encroaching within the normal 25' setback would either have to be granted a Setback Variance or the site plan would have to be revised to indicate all portions of the building meeting the 25' minimum building setback.

The site is zoned B-3, Community Business District, which allows a maximum site coverage of 50% by all buildings. As the area of the lot on which the storage building is proposed is given as 86,705 square feet, 50% site coverage would be 43,352 square feet. Footprint coverage is given as 43,352 square feet with three stories resulting in a 130,056 square foot building. The site plan indicates an office area of 1,130 square feet but no parking calculations for the site are provided. The office area would require 4 parking spaces, and the site plan indicates 13 parking spaces to be provided; therefore, on-site parking is compliant. No parking is required for the storage units, however, the site plan should be revised to include parking calculations.

Landscaping calculations provided by the applicant are based upon the site area after eliminating the area within easements. For the total site area of 86,705 square feet, 10,405 square feet of

landscaping would be required. However, 9,922 square feet of easement area is subtracted resulting in the landscaping calculations being based upon 76,783 square feet of site area, with a resultant 9,214 square feet of landscaping proposed. For the purposes of calculating required landscaping, the area within easements is not subtracted from the over-all site area, thus the site plan should be revised to base landscaping calculations on the total site area. It should be noted that as long as the surface area shown in the easements is vegetated, the area would then be counted towards landscaping compliance. However, a compliant plan showing revised landscaping areas required and provided, including frontage landscaping, is needed.

Tree planting calculations indicate compliance with the tree planting requirements based upon the ratio of one tree per 30' of public street frontage. However, as the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40' between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings.

The site plan does not indicate a dumpster, nor is there a note referencing refuse collection. The site plan should be revised to provide a dumpster, in compliance with Section 64-4.D.9.c. of the Zoning Ordinance, or a note should be placed on the site plan stating that no dumpster will be utilized, and refuse collection will be either by curbside pickup or by a commercial can service. nor is there any note addressing refuse collection. A compliant City-standard public sidewalk is indicated along the street frontage.

The lot proposed to be developed adjoins R-1, Single-Family Residential zoning to the rear. No residential buffer is indicated on the site plan. Therefore, the site plan should be revised to provide a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance along the rear of the site.

The site plan indicates easements along the South and East sides of the site. Therefore, a note should be required on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

As there are some concerns about the site plan submitted, this application should be heldover for revision of the site plan to illustrate that commercial site compliance can be achieved.

RECOMMENDATION Based on the preceding, the application is recommended for Holdover to the October 15th meeting, with revisions due by September 28th, to allow the applicant to address the following items:

- 1) revision of the site plan to include parking calculations;
- 2) revision of the site plan to provide a 25' front minimum building setback line as per the revised and signed subdivision plat;
- 3) revision of the site plan to base landscaping calculations on the total site area, with any revisions to building site coverage or paving required to meet the landscaping requirements;

- 4) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9.c. of the Zoning Ordinance, or placement of a note on the site plan stating that no dumpster will be utilized, and refuse collection will be either by curbside pickup or by a commercial can service; and
- 5) revision of the site plan to provide a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance along the rear of the site.

Revised for the October 1 meeting:

Subsequent to the review and recommendations for the September 17th meeting, the applicant submitted a revised site plan addressing the items which initially prompted the holdover recommendation. A review of the revised site plan indicates compliance with the commercial site standards of the Zoning Ordinance and the PUD should be considered for approval, with conditions.

RECOMMENDATION

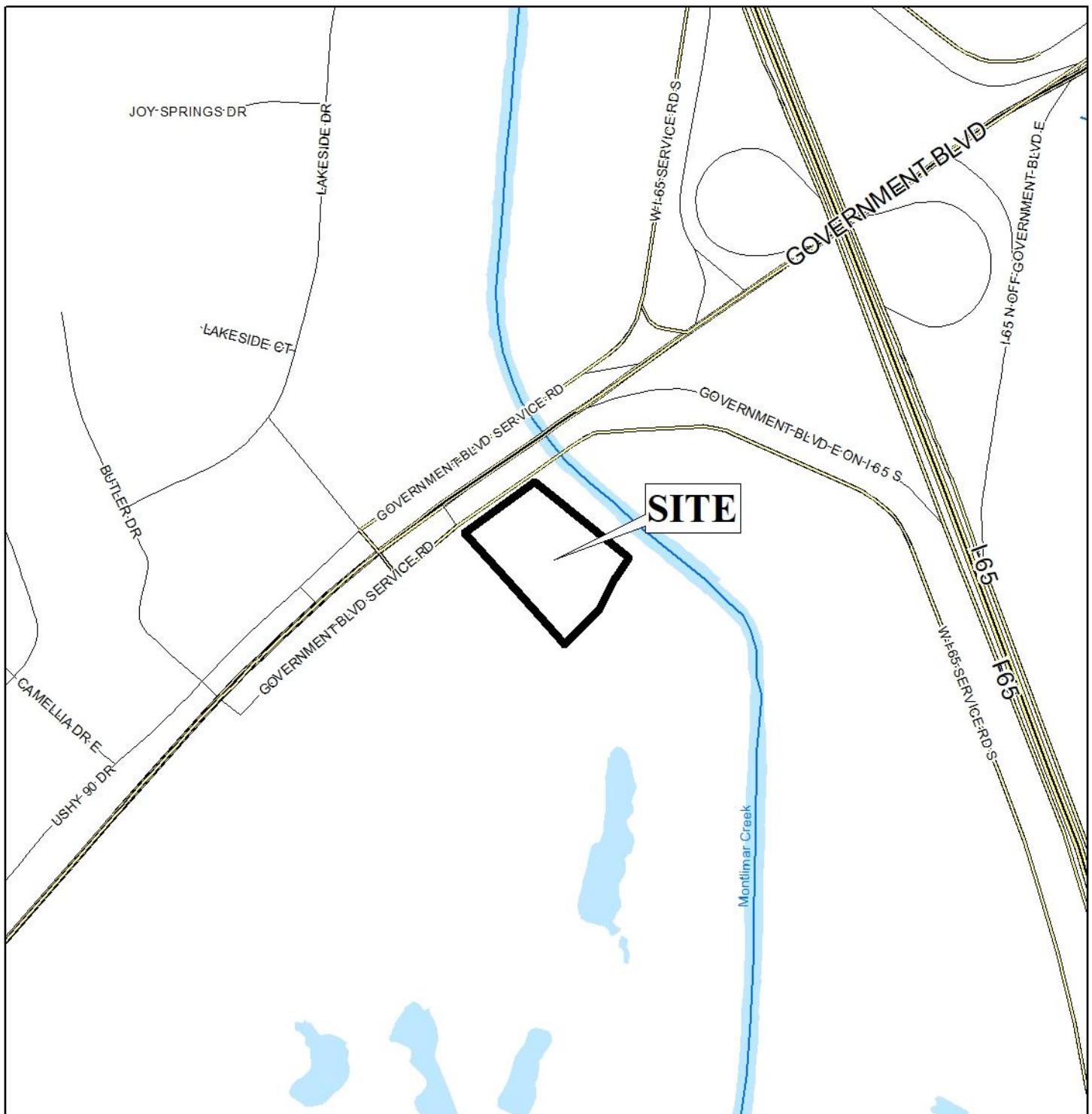
Planned Unit Development: Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for shared access for two building designs via a single curb cut;
- 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 single shared access allows greater area for site development;
- 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 proposed property use as a storage facility is in close proximity to major street systems;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the site will acquire landscaping and tree plantings which were not previously provided;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed layout will result in over twice the amount of landscape area to be provided than what the Zoning Ordinance requires; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The Approval should be subject to the following conditions:

- 1) compliance with the 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 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). 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 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. 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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 2) placement of a note on a revised site plan stating the Traffic Engineering comments: *(US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with 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.);*
- 3) 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). 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 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).];*
- 5) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for site development permits; and
- 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP



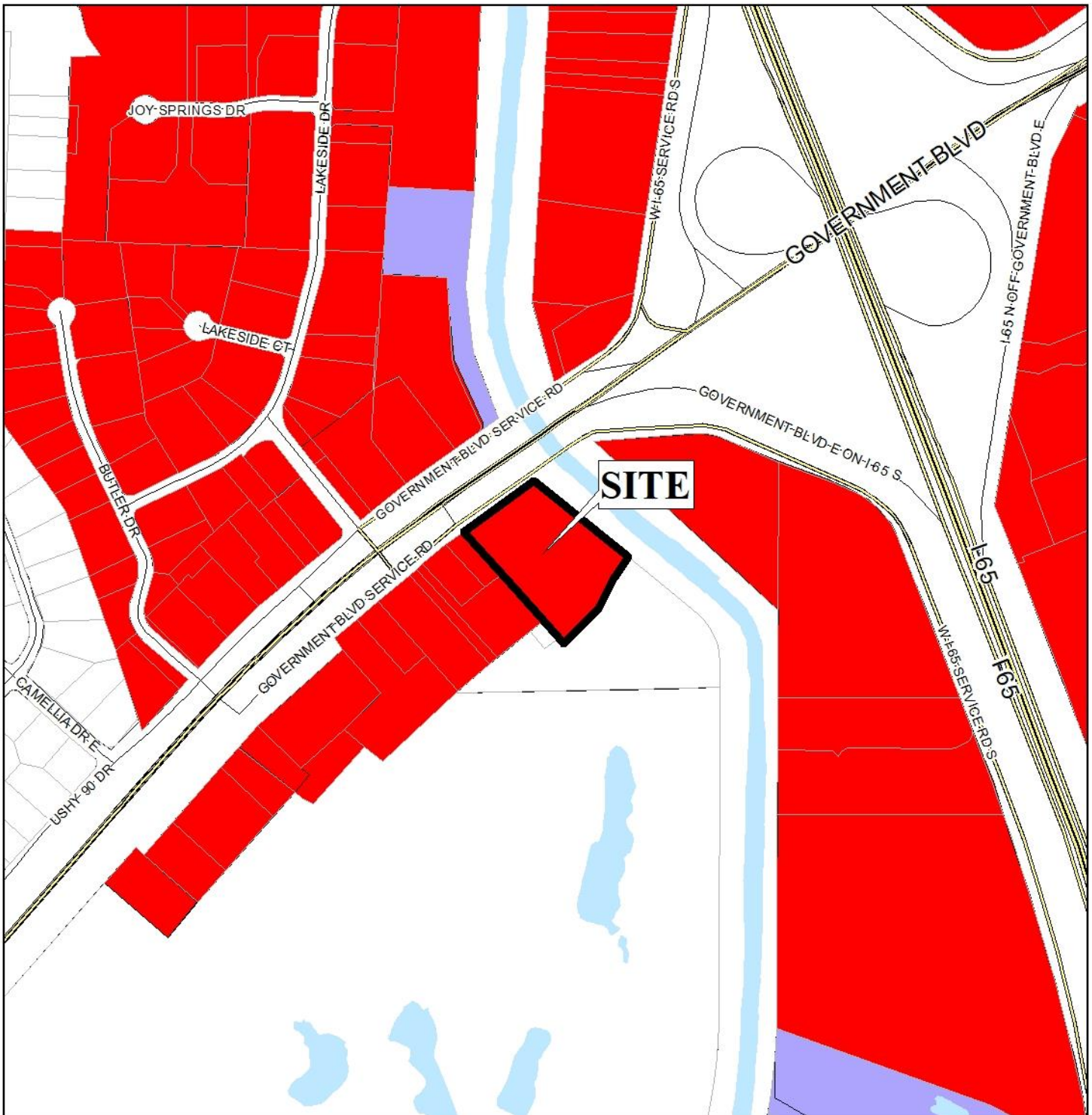
APPLICATION NUMBER 7 DATE September 17, 2020

APPLICANT White-Spunner Realty (Matt White, Agent)

REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE September 17, 2020

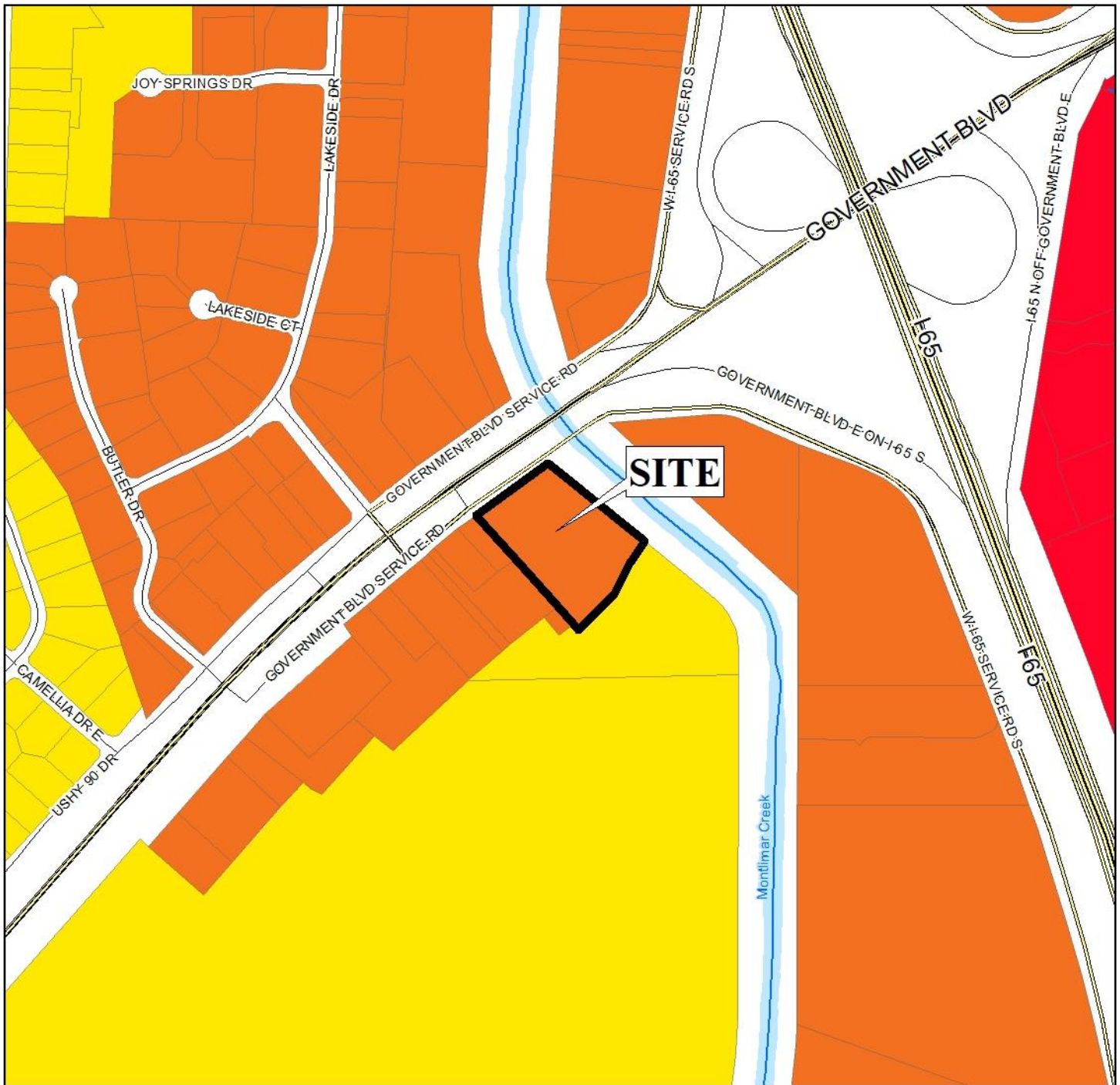
APPLICANT White-Spunner Realty (Matt White, Agent)

REQUEST Planned Unit Development



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE September 17, 2020

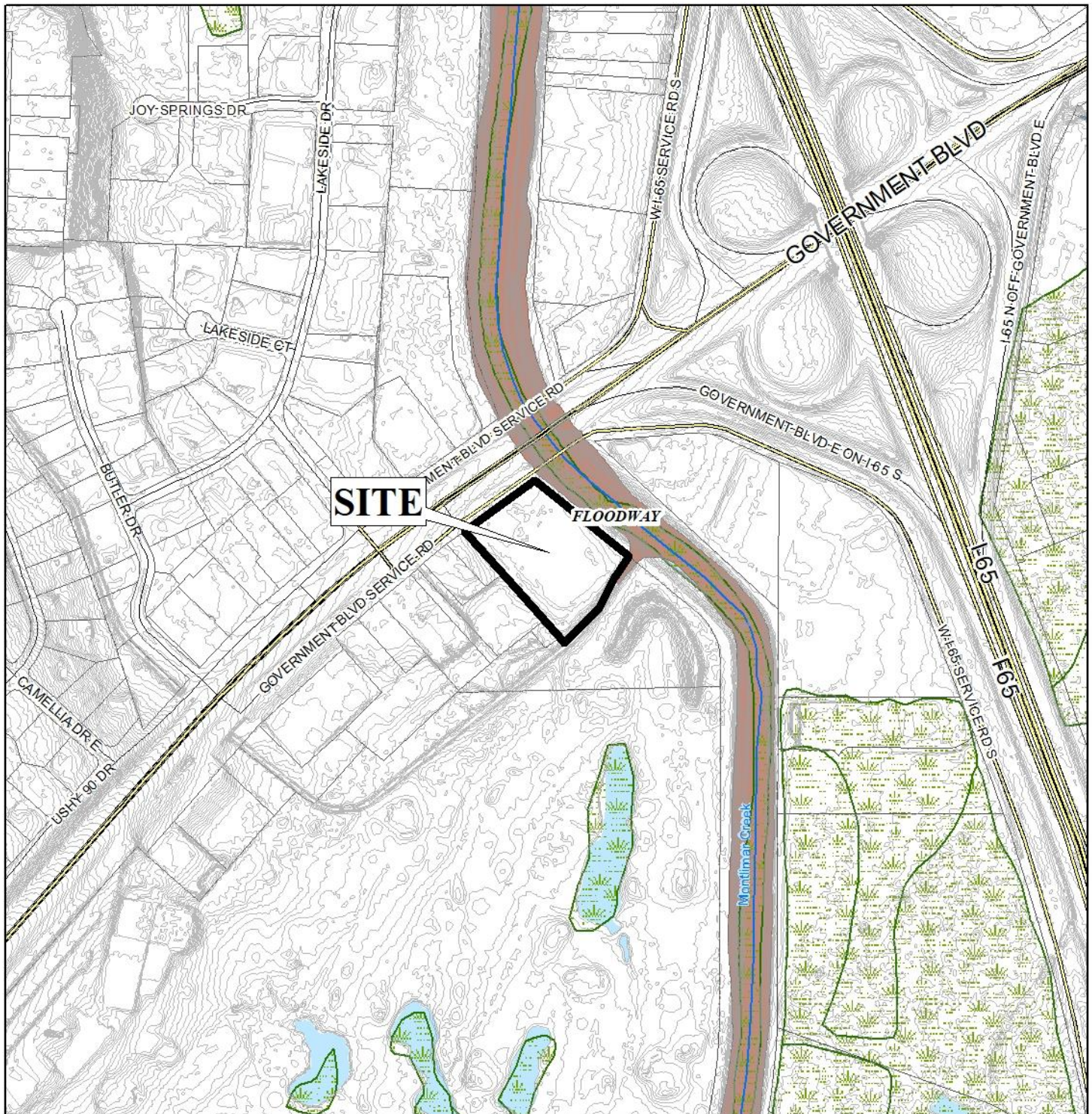
APPLICANT White-Spinner Realty (Matt White, Agent)

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



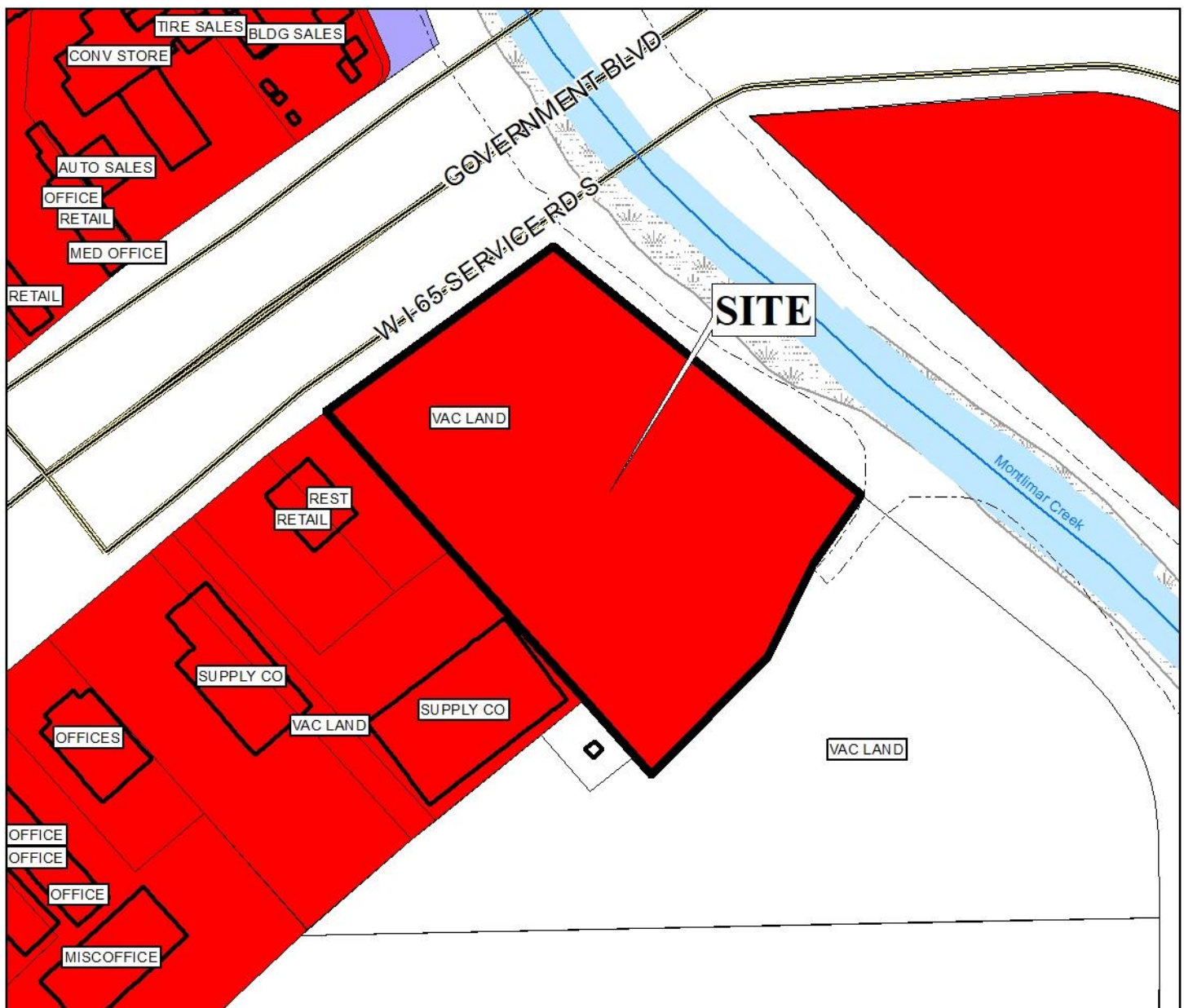
APPLICATION NUMBER 7 DATE September 17, 2020

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant land and commercial units.

APPLICATION NUMBER 7 DATE September 17, 2020

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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 vacant land and commercial units.

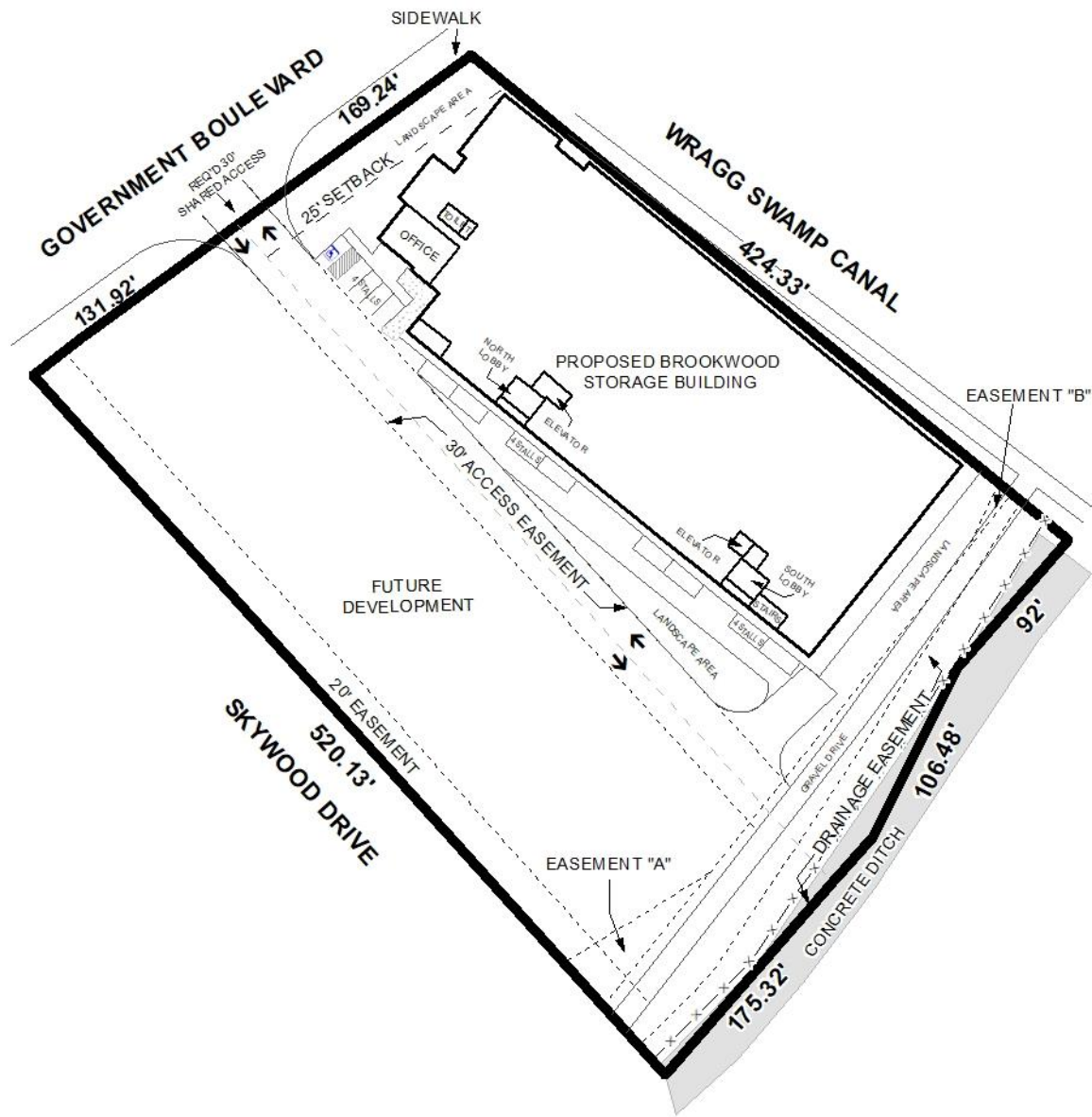
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SITE PLAN



The site plan illustrates existing easements, setback and concrete ditch, as well as proposed storage building.

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 REQUEST Planned Unit Development

