

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 17, 2016****NAME**

Board of Water and Sewer Commissioners of the City of Mobile

LOCATION4725 Moffett Road
(South side of Moffett Road at the South terminus of Shelton Beach Road Extension)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

11.01 ± Acres/ 1 Lot

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a drive thru lane for an external kiosk and new access point.

**TIME SCHEDULE
FOR DEVELOPMENT**

July 2016.

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**COMMENTS**

Moffett Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a drive thru lane for an external kiosk and new access point.

This site was most recently approved by the Planning Commission at its December 4, 2014 meeting to allow shared access and parking between two building sites; Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning on a legal lot of record; Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow the expansion of an existing parking lot for a water treatment facility; and Sidewalk Waiver to waive construction of a sidewalk along Moffett Road and Forest Hill Drive. It should be noted, in 2009, the Board of Zoning adjustment approved a Use Variance for the East portion of this site. The applicant now proposes to construct a drive-thru lane for a kiosk to allow the option of a second method of payment for MAWSS customers. Due to the fact PUD's are site plan specific, a new PUD application is required to go back before the Planning Commission

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.

The proposed changes to the site include the construction of an asphalt drive-thru lane for the kiosk, the relocation of two existing trees, the removal of two leaning trees and the installation of a new wood fence. The applicant states the use of the driveways and entrance to both Forest Hill Drive and to Moffett Road by both properties will not be changed by this project.

As it relates to tree and landscaping, the site plan depicts two trees that will be removed and relocated as well as two existing leaning trees that will be removed. All tree and landscaping must comply with the previously approved Planned Unit Development requirements.

The site plan depicts what appears to be adequate queuing spaces for the kiosk drive-thru as required by Section 64-4.F of the Zoning Ordinance. The 6' wooden privacy fence as depicted on the site plan must also be maintained.

The site plan also depicts signage; please note that all signs will require separate sign permits and approvals.

All notes displayed on the site plan should be retained on the site plan, and on any revised plans.

As proposed, it appears that the project will not impact existing on site circulation, and should be adequately separated and buffered from adjacent residential uses.

RECOMMENDATION

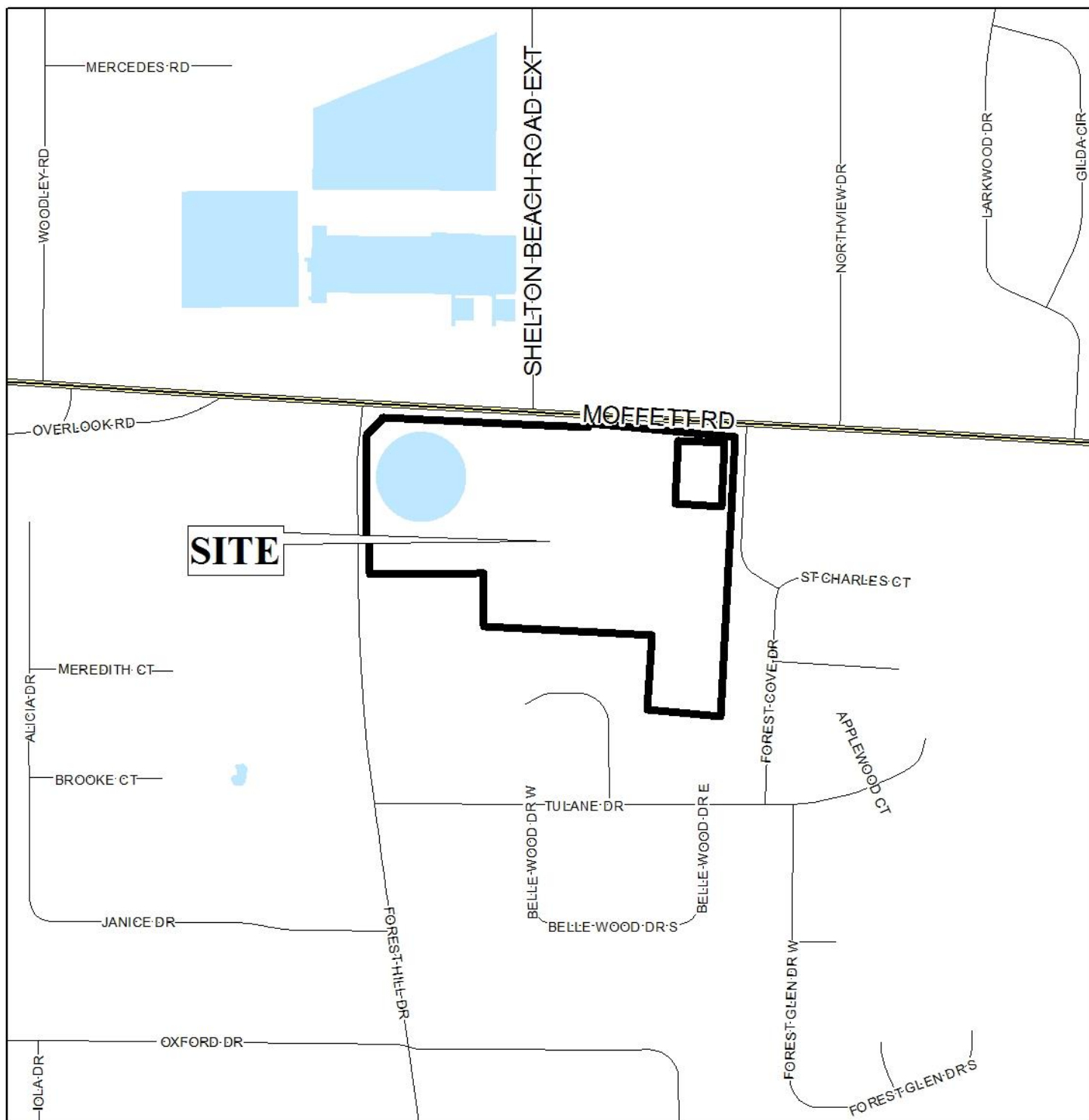
Planned Unit Development: Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) retention of the 6' wooden privacy fence;
- 2) obtainment of sign permits for all signage;
- 3) retention of existing notes on any revised plans;
- 4) 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.”;

- 5) *compliance with Traffic Engineering comments: “Moffett Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall 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).”;*
- 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”; and*
- 8) *full compliance will all municipal codes and ordinances.*

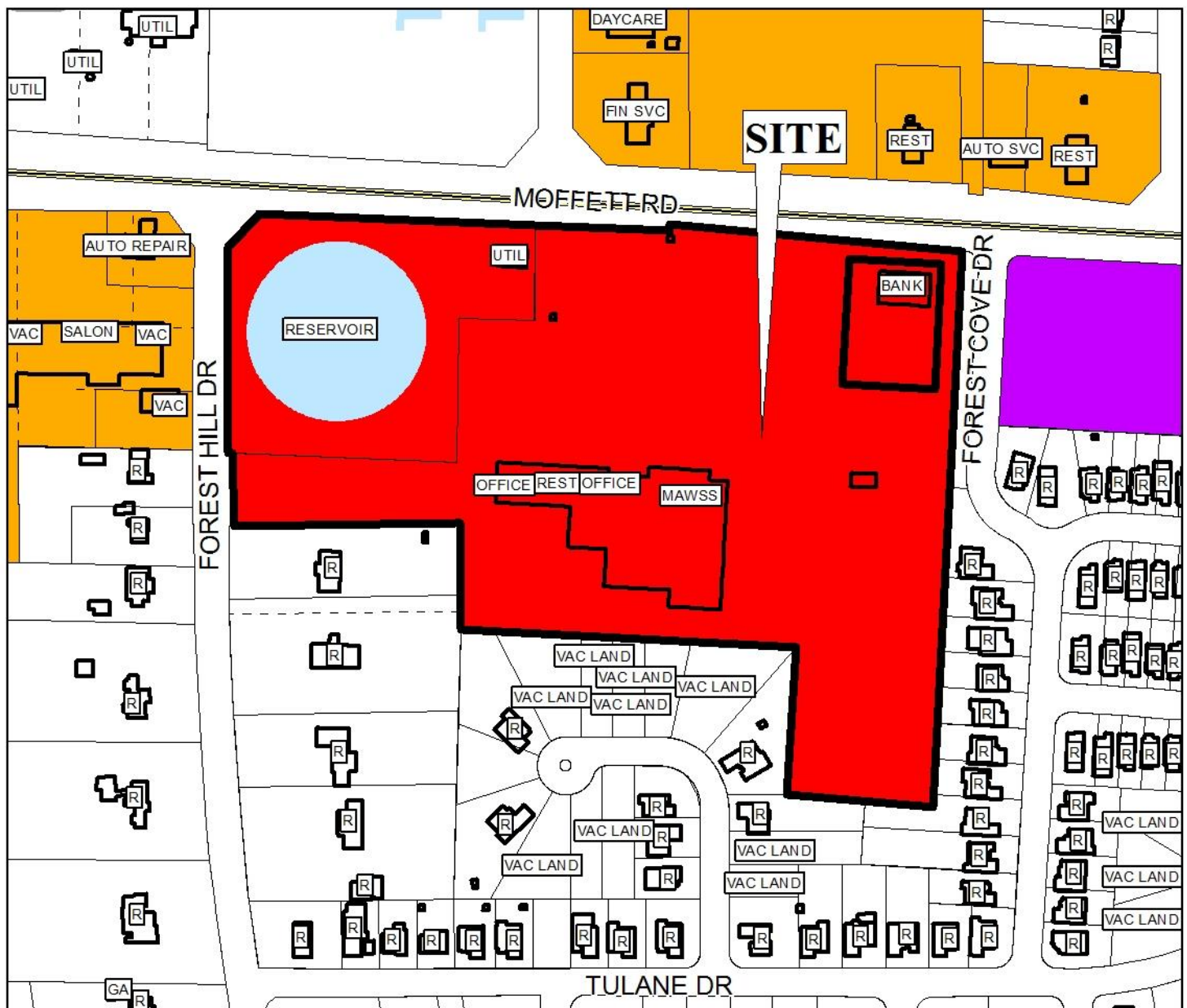
LOCATOR MAP



APPLICATION NUMBER 7 DATE March 17, 2016
APPLICANT Board of Water and Sewer Commissioners of the City of Mobile, AL
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north and residential units to the south.

APPLICATION NUMBER 7 DATE March 17, 2016
 APPLICANT Board of Water and Sewer Commissioners of the City of Mobile, AL
 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 ZONING

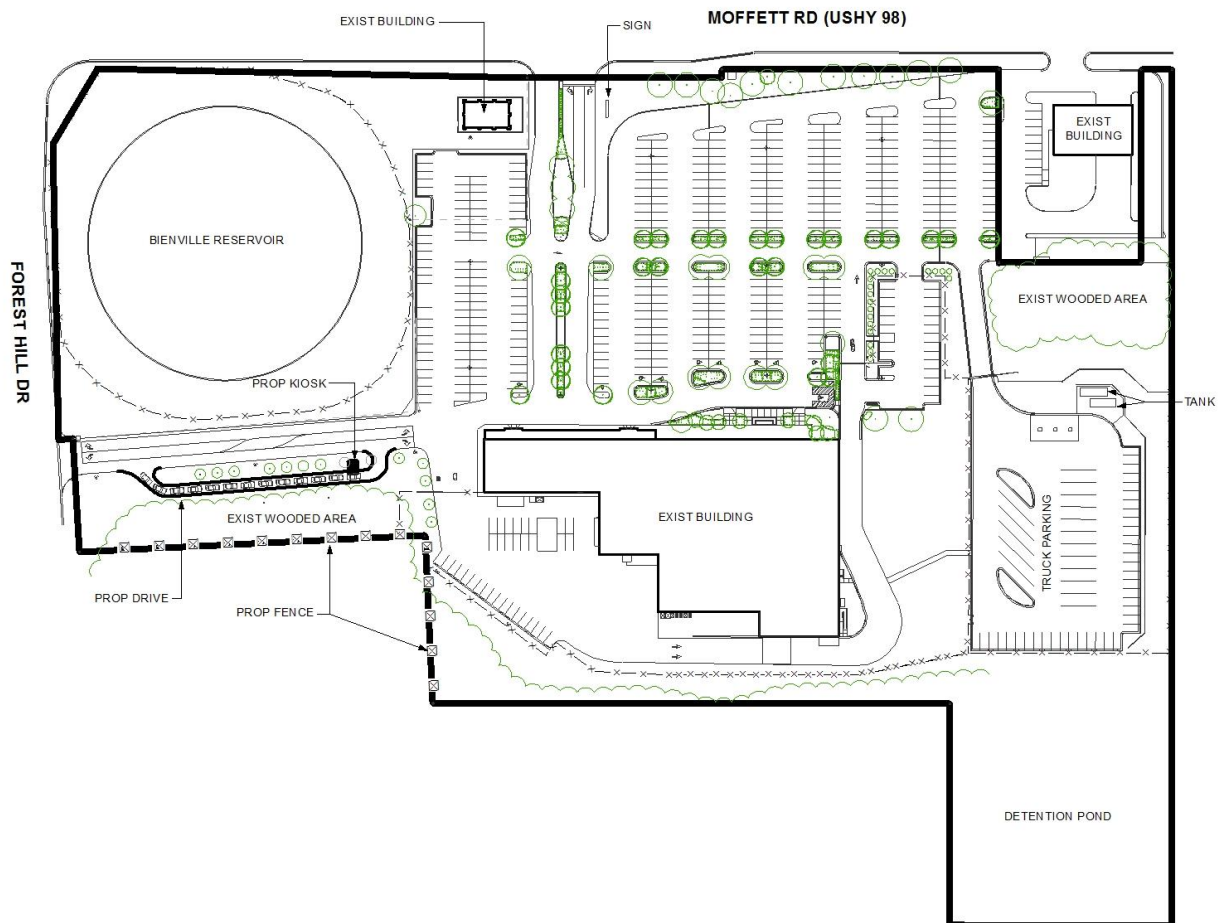


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SITE PLAN



The site plan illustrates the existing buildings, existing wooded areas, existing parking, proposed drive, proposed kiosk, and proposed fences.

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NTS

REPLACE EXISTING 6' HIGH WOOD SCREENING FENCE TO MATCH EXISTING CONSTRUCTION TO MATCH EXISTING CONSTRUCTION

± 197

REMOVE EXISTING CHAIN LINK FABRIC TO INSTALL NEW WOOD FENCE (± 56'-0"). REINSTALL CHAIN LINK FABRIC UPON COMPLETION OF WOOD FENCE.

± 56'-4"

REPLACE EXISTING 6' HIGH WOOD SCREENING FENCE TO MATCH EXISTING CONSTRUCTION

WOODED AREA

NEW ASPHALT DRIVE

APPROXIMATE LOCATION OF EXISTING LEANING TREES TO BE REMOVED

RELOCATED TWO TREES

PAYMENT KIOSK

REMOVE AND RELOCATE TWO TREES

± 200

± 201.9

± 203.0

± 203.5

± 204.0

± 204.2

± 204.3

± 204.7

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