

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: October 21, 2010****DEVELOPMENT NAME**

Grant Harkness

**LOCATION**1607 E I-65 Service Road South  
(East side of East I-65 Service Road South, 820'± North of  
I-65 Commerce Drive)**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

2 Lots / 4.9 ± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to allow multiple  
buildings on a single building site and shared access and  
parking.**TIME SCHEDULE  
FOR DEVELOPMENT**Commence as soon as Planning Commission approval is  
obtained.**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

**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 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT  
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking.

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 site was the subject of PUD and subdivision applications at the February 17, 2005 meeting of the Planning Commission. The proposal, approved by the Planning Commission, was to add a new warehouse and showroom on Lot 1, and a new warehouse building on Lot 2. Neither the warehouse building on Lot 2 or the showroom proposed for Lot 1 were built, however, the warehouse facility on Lot 1 was constructed. The 2005 approval required that the new development on Lot 1 fully comply with the tree and landscape requirements of the Zoning Ordinance, while Lot 2 was only required to provide frontage trees. An application for an Administrative PUD was also required prior to the development of the proposed building on Lot 2, however, the application was apparently never made. A PUD application in June 2009 was withdrawn by the applicant prior to any ruling by the Planning Commission.

Parking and access/maneuvering surface variances to allow aggregate surfacing for the front display area on Lot 1 were approved by the Board of Adjustment for the site for a maximum of two years on January 8, 2007, and was once again approved for another two years on September 14, 2009.

The applicant proposes to construct a 3,600 square foot addition to an existing warehouse building on Lot 1. The proposed use of the addition is for a showroom. New asphalt paving is proposed to replace existing gravel, to create 14 parking spaces. It appears that adequate parking will be provided based upon the information submitted.

No new trees are proposed as part of the application, however, some existing gravel and asphalt areas will be converted into landscaped areas. While it appears that adequate landscaping will be provided for Lot 1, site of the new construction, some of the landscape area information appears incorrect: a landscape area is currently paved or graveled, yet was previously and is currently being claimed as landscape area.

The new addition on Lot 1 will be less than a 50% addition to the site, thus compliance with the tree and landscaping requirements is typically not required. It should be pointed out that Lot 1 was developed to comply with the requirements of the Zoning Ordinance, while Lot 2 was not (due to when it was developed, prior to the tree and landscaping requirements). PUD review

gives staff and the Planning Commission a greater leeway in their review of sites, so that the review can “*provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.*”

Regarding Lot 2, aerial photos available to staff show that the bulk of Lot 2 is a gravel storage area that has been expanded over the years (with no apparent permits, and perhaps onto adjacent property), and that has no provision for buffering where the site is adjacent to existing residentially-zoned property. Furthermore, the aerials show that the storage area for Lot 2 contains other buildings not indicated on the PUD site plan, that it appears to accommodate employee parking on gravel surfacing, and that a variety of truck trailers, trucks and other equipment are stored in the rear area: one of the Planning Commission conditions of the approval from 2005 is “*the submission and approval of a Planning Approval application if the heavy equipment rental operation is expanded.*” Thus the applicant should provide a more detailed description of the activities on the site, and should revise the site plan to accurately reflect all existing buildings, the current location of the dumpster, and improvement of the entirety of the site to meet paved surfacing requirements of the Zoning Ordinance.

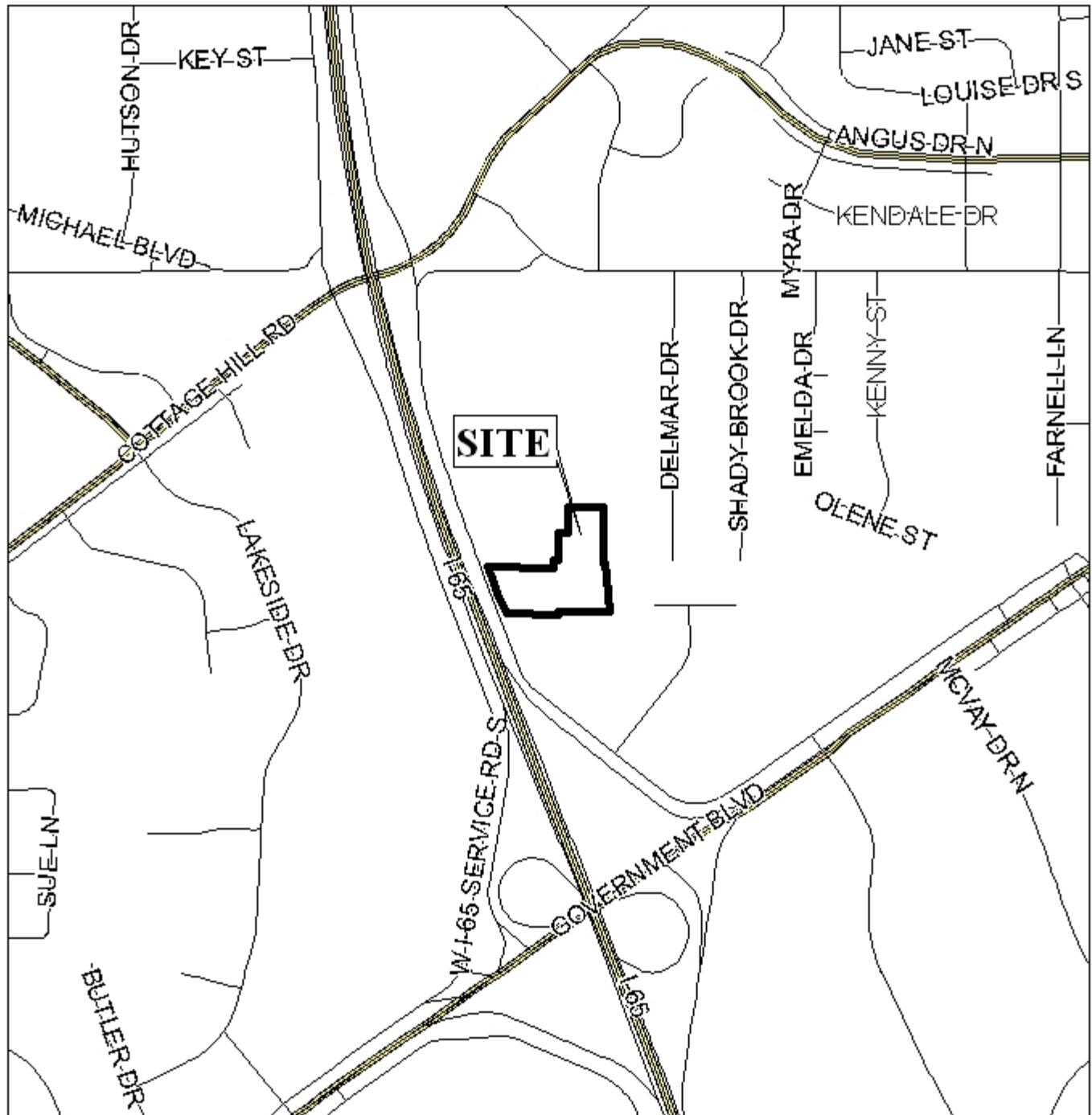
Finally, there are no apparent storm water detention facilities on the site (they are not identified on the site plan), and much of the site was wooded in 1984. Any portion of the site developed after 1984 may have to comply with the City’s storm water and flood control ordinances.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the November 18th meeting, with revisions due by November 2nd, so that the following revisions to the site plan can be made:

- 1) Revision of the site plan to show all existing buildings on the site, and label their use and size;
- 2) Revision of the site plan to show full compliance with the paving requirements of the Zoning Ordinance;
- 3) Revision of the site plan and provision of the written description that describes the storage area for Lot 2 – the types of vehicles and equipment kept in the area;
- 4) Verification and correction, if necessary, for landscape area information and depiction for Lot 1;
- 5) Revision of the site plan to depict full compliance with the tree, landscaping and buffering requirements of the Zoning Ordinance for Lot 2; and
- 6) Revision of the site plan to comply with Engineering comments (*Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*).

## LOCATOR MAP



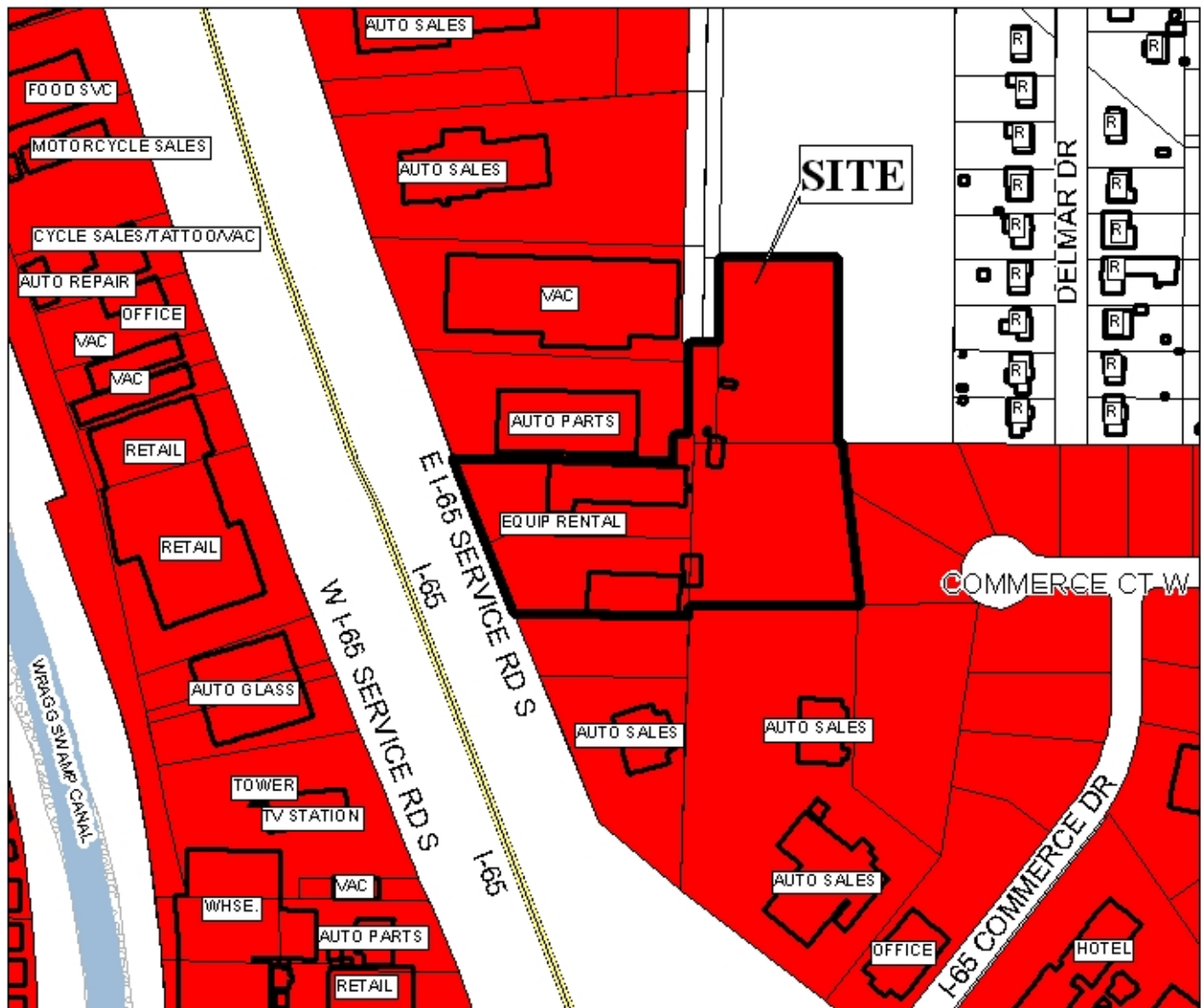
APPLICATION NUMBER 7 DATE October 21, 2010

APPLICANT Grant Harkness

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is to the northwest and south of the site and single family residential units are to the northeast.

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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

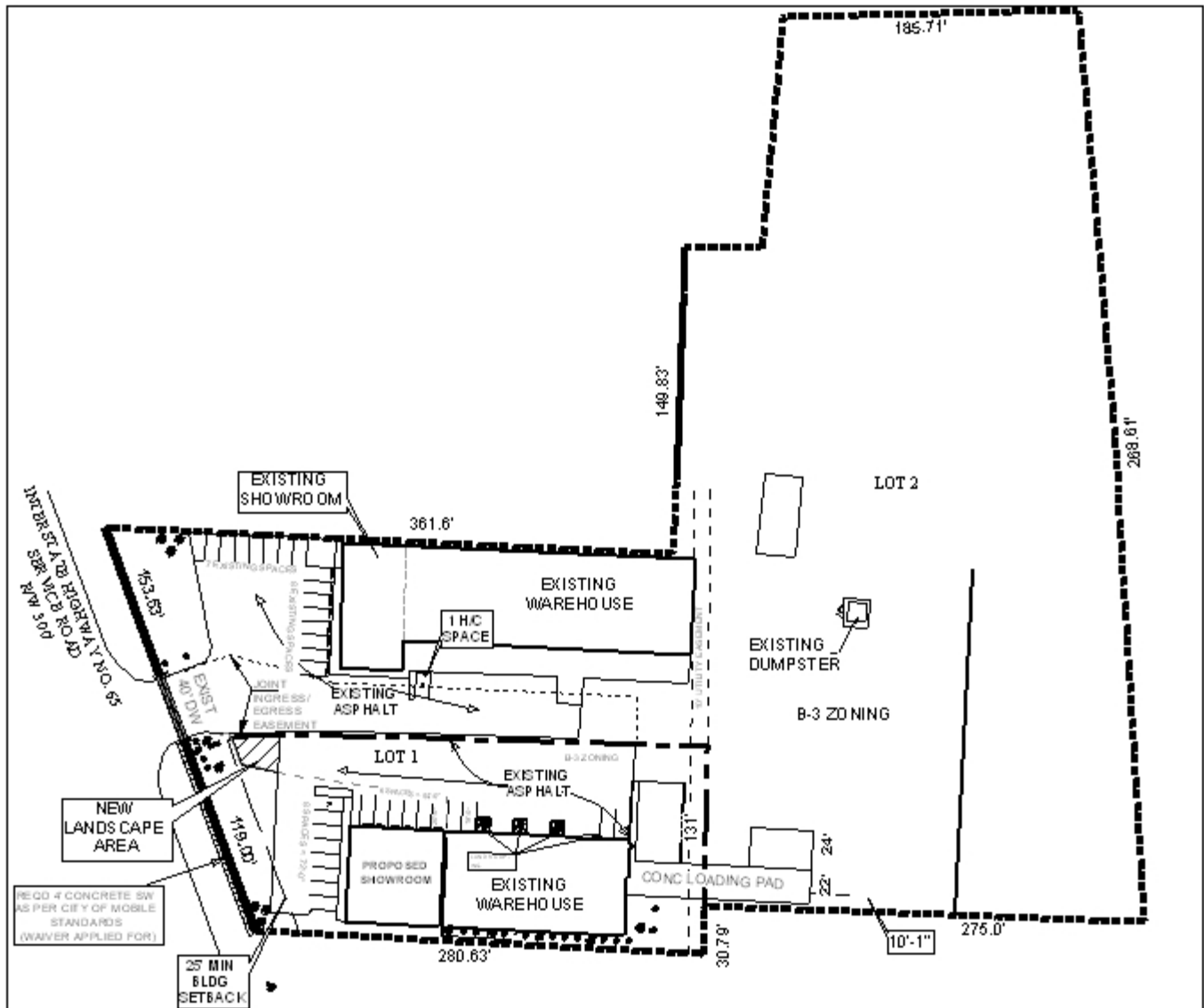


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# SITE PLAN



The site plan illustrates setbacks, easements, existing and proposed buildings, sidewalks, and parking.

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