

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 4, 2010****DEVELOPMENT NAME**

Mobile Festival Centre

LOCATION

3725 Airport Boulevard
(Southwest corner of Airport Boulevard Service Road and Montlimar Drive, extending to the Southeast corner of Airport Boulevard Service Road and Downtowner Boulevard)

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

52.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. The contractor will be required to obtain a right of way permit for any work performed in the right of way in addition to any required land disturbance permits.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering 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).

Full compliance with landscaping and tree requirements of the Zoning Ordinance for the project area.

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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives.

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 subdivision and PUD applications in 1992. The request for the creation of nine-lots was approved, as was the Planned Unit Development (PUD) to allow shared access and parking between separate building sites. Per the 1992 approval, the site is limited to multiple curb cuts from Downtowner Boulevard, Montlimar Drive and Airport Boulevard, and full compliance with applicable codes and ordinances.

The site currently has six buildings totaling approximately 514,939 square feet, which has historically been used as office/retail/restaurant use. The site provides approximately 3,007 parking spaces, which exceeds the minimum 1,906 parking spaces per the requirements of the Zoning Ordinance.

The applicant proposes to demolish several tenant spaces (47,834 square feet), and construct new spaces that will contain 39,104 square feet retail space within the same footprint of the demolished structure. The applicant states that parking will NOT be reduced.

It should be noted that, currently, there is minimal landscaping and trees on site. Several curbed "islands" exist throughout the parking area that could be landscaped. Particular in parking lots of this size (over 300 spaces), landscaping aids in breaking up the expanse of paving and provides valuable shade for pedestrians and/or vehicles. However, as this proposed redevelopment does not exceed the previous square footage, staff recommends that the landscape plan (E-2) submitted with the Planned Unit Development (PUD) application be accepted with all existing and proposed trees and shrubs required prior to the issuance of a Certificate of Occupancy of the first completed tenant space.

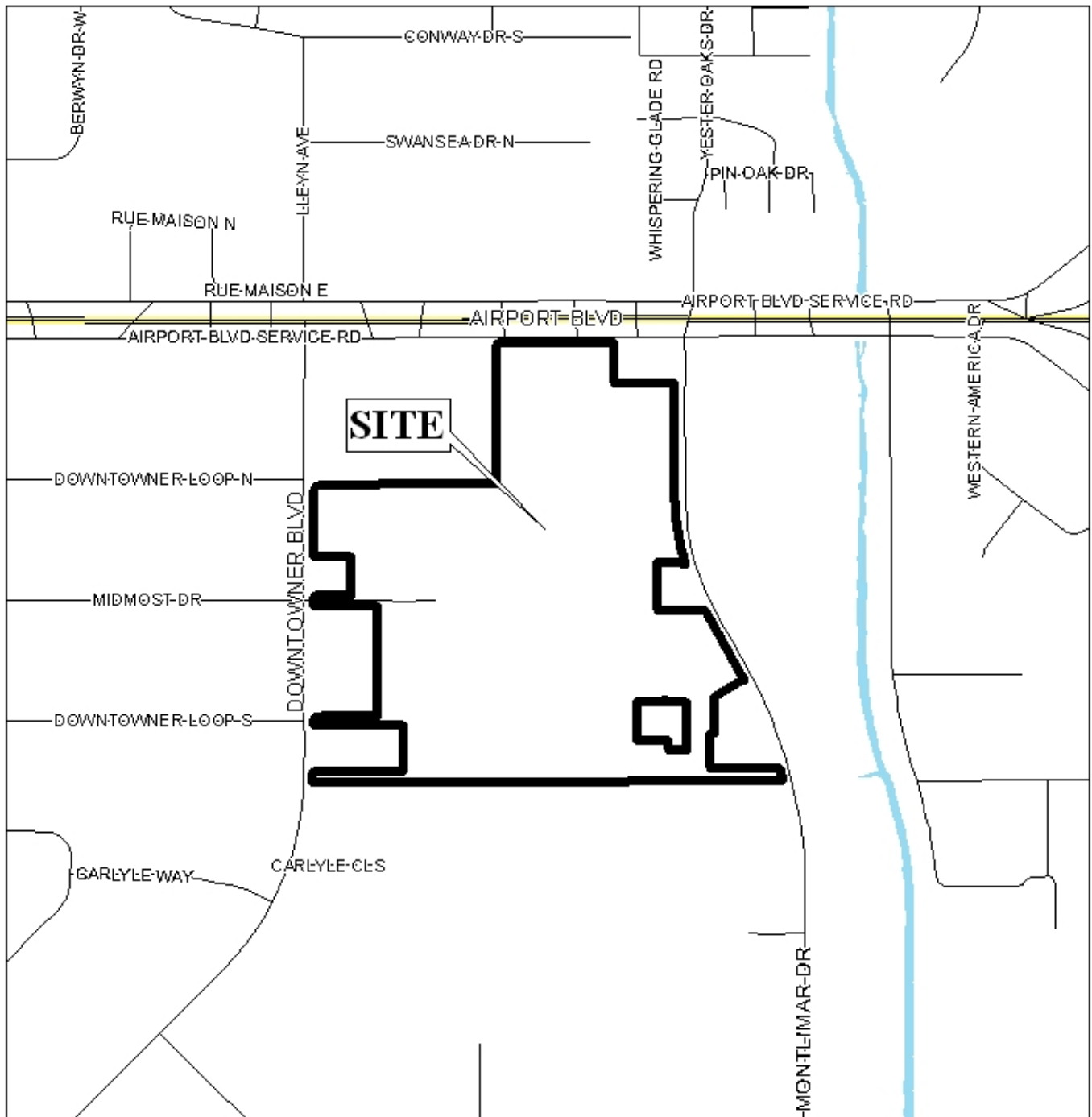
Finally, any lighting of the site or parking area must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

RECOMMENDATION

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

- 1) revision of the parking area to ensure the proposed handicap spaces meets International Building Code requirements in terms of size and access aisle location;
- 2) illustration of a dumpster with proper screening and setbacks, or placement of a note stating how waste will be handled;
- 3) revision of the site plan to delineate paved and landscaped areas, where they are not shown around the existing building;
- 4) two copies of the revised site plan to include two copies of the landscape and tree plan as proposed is submitted to the Planning Section prior to the issuance of any permits; and
- 5) placement of a note on the site plan stating that lighting of the site or parking area will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

LOCATOR



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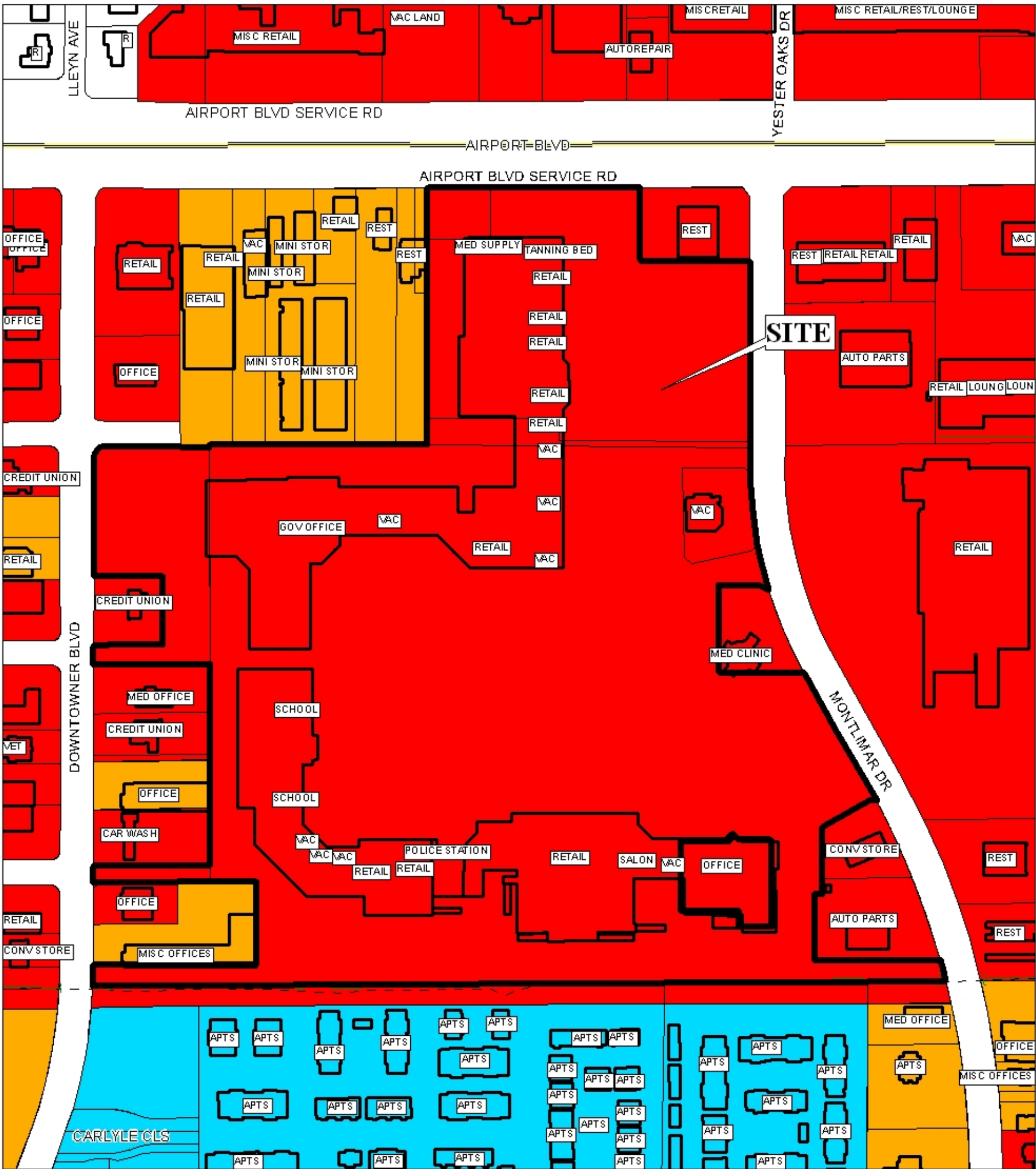
APPLICANT Mobile Festival Center

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

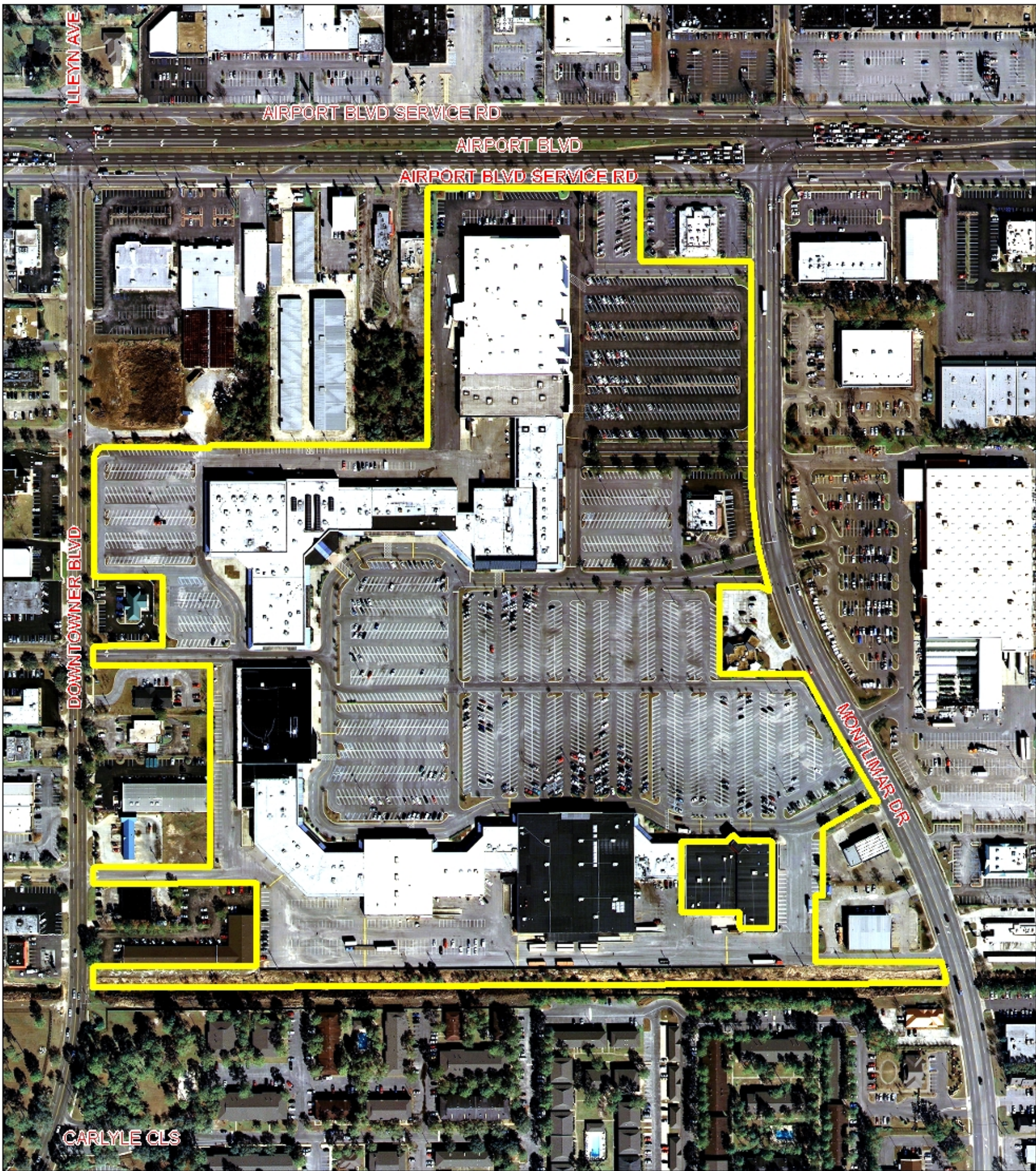


This site is surrounded commercial land use with residential land use to the south.

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

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

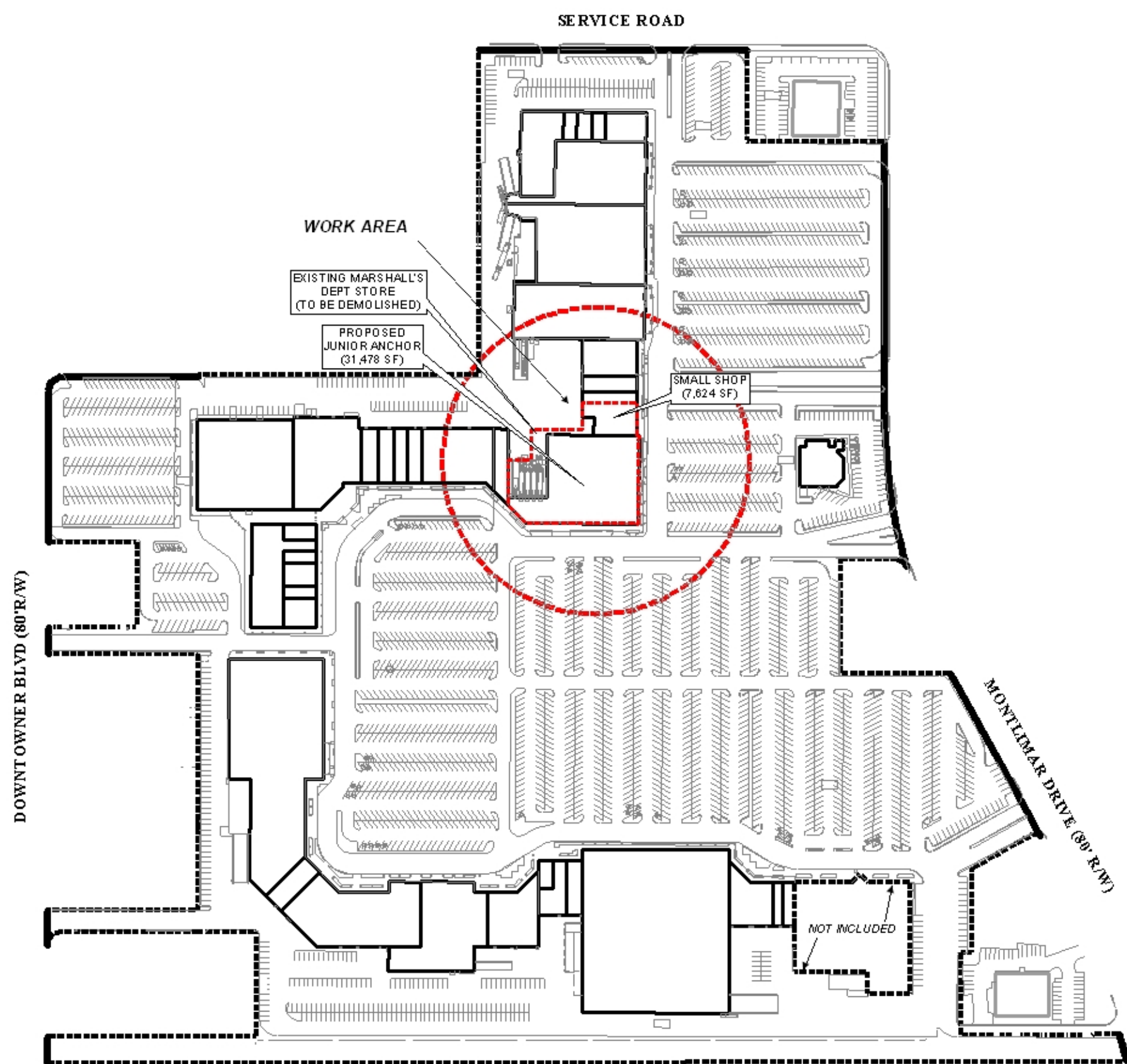


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SITE PLAN

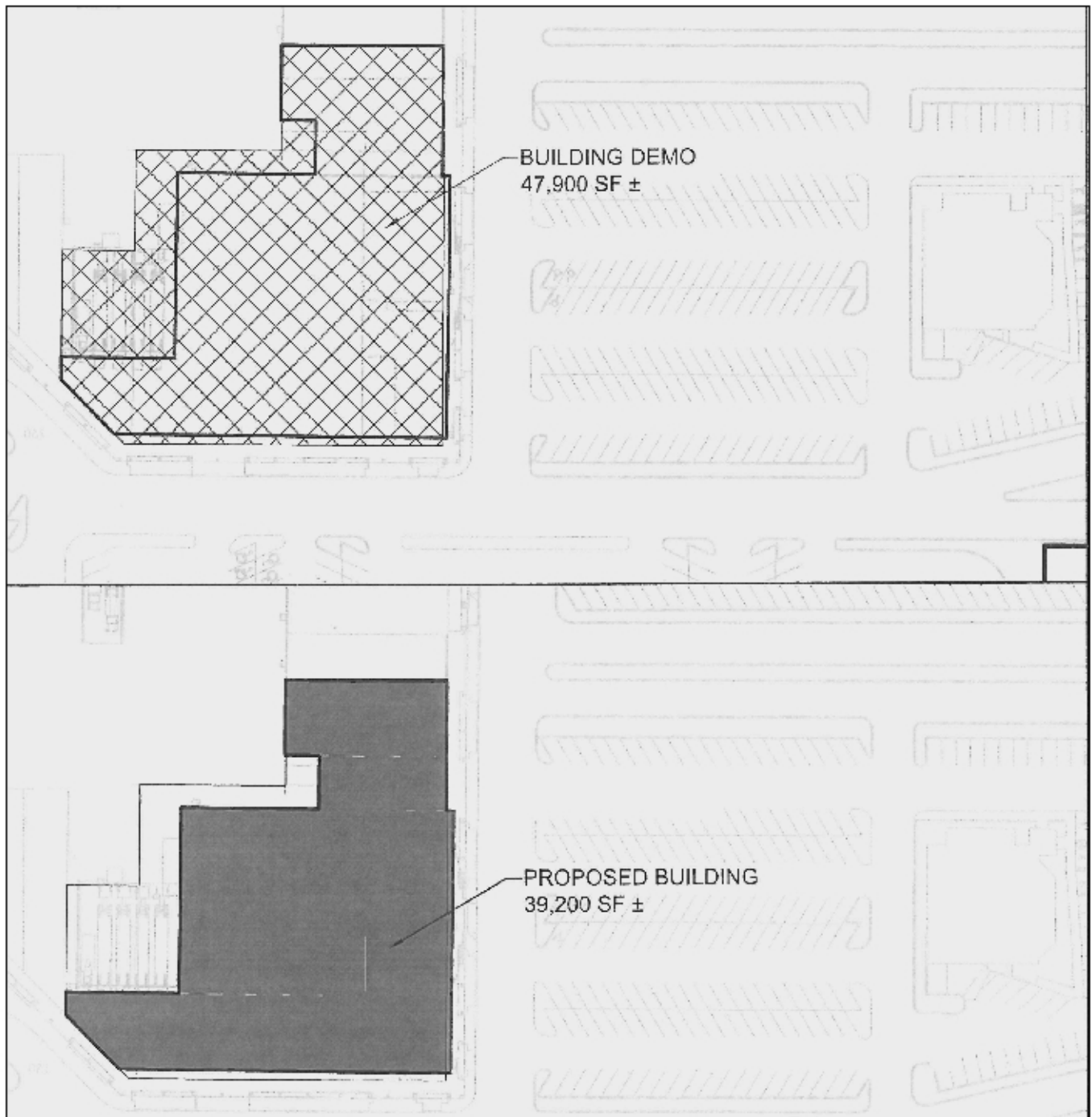


This site plan illustrates the partial demolition of tenant spaces on the eastern/central corner of the Mobile Festival Center. See detail site plan for proposed building footprint.

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DETAIL SITE PLAN



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