

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: January 6, 2011****DEVELOPMENT NAME**

Goodwill Easter Seals Subdivision

**SUBDIVISION NAME**

Goodwill Easter Seals Subdivision

**LOCATION**7431 Airport Boulevard  
(South side of Airport Boulevard, 350'± East of Portside Boulevard)**CITY COUNCIL****DISTRICT**

District 6

**AREA OF PROPERTY**

1-lot/ 3.3± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple building on a single building site, and Subdivision Approval to create a legal lot from a metes and bounds parcel.

**TIME SCHEDULE****FOR DEVELOPMENT**

Immediately upon approvals.

**ENGINEERING**

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. Any work performed in the right of way will require a right of way permit. Drainage from the proposed Compactor as well as any 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 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 frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

**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 seeking Planned Unit Development Approval to multiple buildings on a single building site, and Subdivision Approval to create one legal lot from a metes and bounds parcel. The site is located in Council District 6, and according to the application is served by public water and sanitary sewer.

The site fronts Airport Boulevard, a major street as illustrated on the Major Street Component of the Comprehensive Master Plan with 140-foot right-of-way required. The preliminary plat indicates that sufficient right-of-way is provided; therefore, no dedication is required.

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.

The narrative for the applications states that the development is to be an office/warehouse complex, and provides detailed site and parking requirements.

The applicant proposes to develop a one (1) lot commercial subdivision, which will access Airport Boulevard from two existing curb cuts. The site has approximately 300-feet of frontage on Airport Boulevard; therefore, the existing (2) curb cuts are not out of line for the amount of road frontage. However, should the access be changed or modified the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards and two copies of the revised site plan should be submitted to Urban Development for the Planned Unit Development (PUD) file.

The plan illustrates the proposed location of the office and storage buildings, parking and existing landscaping. As illustrated on the site plan, no new landscaping or trees are provided; typically, for sites undergoing a change of occupancy or redevelopment, that has been vacant for several years and does not meet the landscaping and tree requirements of the Zoning Ordinance, staff has been adamant about the applicant providing some semblance of landscaping and trees. Since the applicant proposes more than the Zoning Ordinance requires for parking it would seem the applicant provide a landscape strip along Airport Boulevard to provide sufficient space to plant the required number of frontage trees. Therefore, a condition of approval requiring the provision of a ten foot wide landscaping strip along Airport Boulevard and to provide ten (10) heritage frontage trees within this strip would be sufficient landscaping and trees for the site.

The site is zoned B-3, Community Business District; thus, maximum development of the lot could result in development (50% site coverage, 45-foot height limit).

Regarding the proposed Subdivision, the lot should be limited to the existing two curb-cuts, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards. However, if any location, design, and size should change due to the location of the curb cuts by Traffic Engineering, two copies of the revised site plan should be submitted to Urban Development for the Planned Unit Development (PUD) file.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Regarding the PUD, the site plan submitted indicates an existing 29,506 square foot retail/office/storage building requiring 43 parking spaces and an existing 7,304 square foot metal storage shed. The site plan submitted indicates all property line setbacks to be compliant, and site coverage is determined to be compliant due to the site coverage calculations given. As previously mentioned it should be noted that the site plan indicates that the existing site does not meet the landscaping requirements for total and frontage square footage.

Internal circulation, parking and areas for truck loading/unloading are indicated. The existing curb cuts to Airport Boulevard are shown to remain. Parking calculations are provided based on the square footage of each use of the buildings, the calculations are correct based on the proposed uses of the buildings.

No storm water detention area is indicated, but no verification is furnished that such would not be required.

Lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance.

A dumpster/compactor is depicted on the site plan; therefore, the provision of a six-foot high solid wooden fence should be provided and labeled on the revised site plan. Additionally, the site must provide sufficient buffering due to being adjacent to residential properties; therefore, the provision of a six-foot solid privacy fence along the site where adjacent to residential properties, should be required.

### **RECOMMENDATION**

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

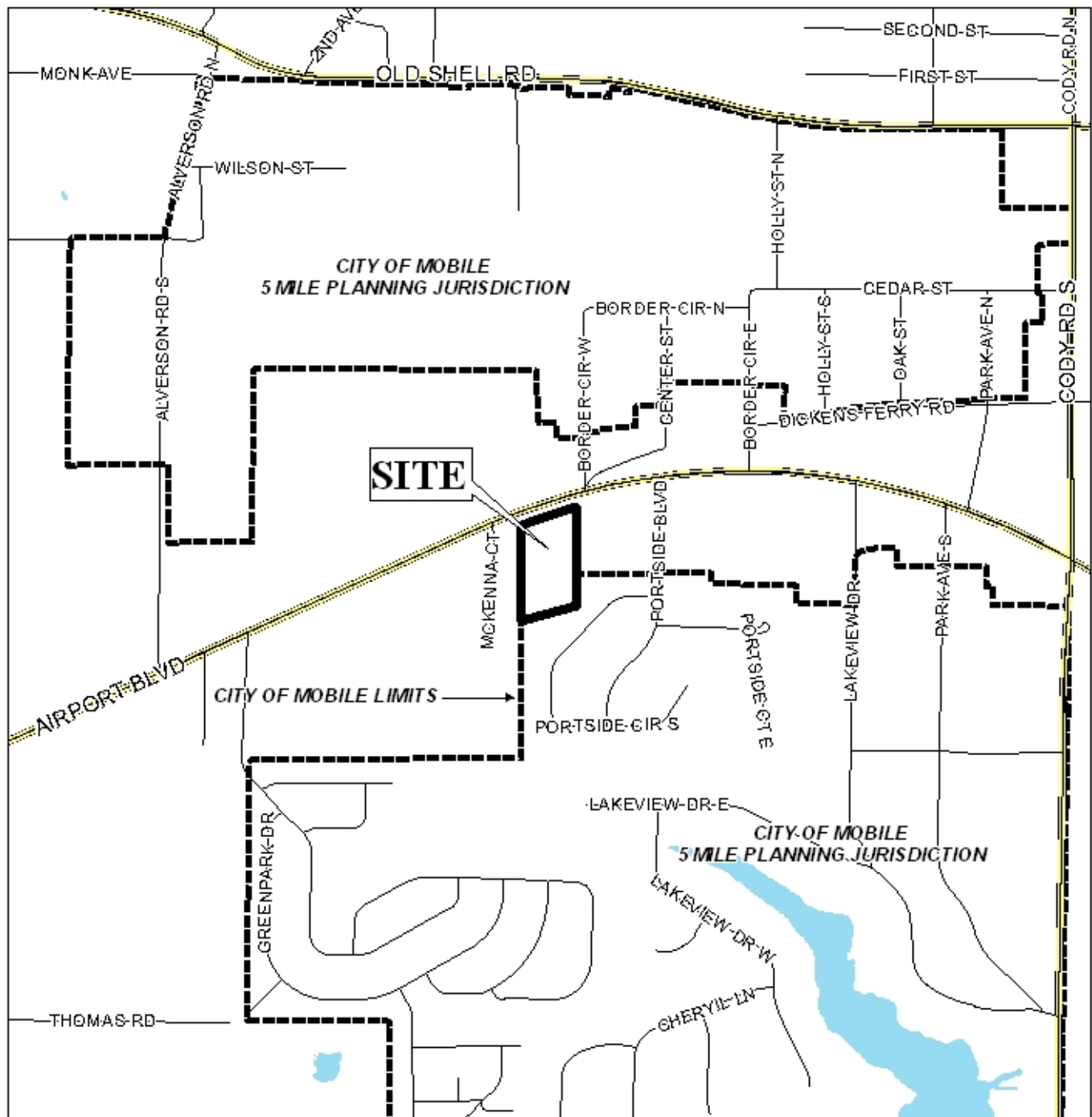
- 1) compliance with Engineering comments (Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from the proposed Compactor as well as any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);

- 2) placement of a note on the Final Plat stating that the lot is limited to the existing two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 3) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 4) the labeling of the lot with its size in square feet; and
- 5) provision of a revised PUD site plan prior to the signing of the Final Plat.

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

- 1) completion of the Subdivision process;
- 2) compliance with 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. Any work performed in the right of way will require a right of way permit. Drainage from the proposed Compactor as well as any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);
- 3) placement of a note on the site plan stating that the lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 4) the labeling of the lot with its size in square feet;
- 5) the depiction of a ten foot wide landscaping strip along Airport Boulevard with ten (10) heritage frontage trees within this strip to be coordinated with Urban Development; and
- 6) provision of a revised PUD site plan prior to the signing of the Final Plat.

# LOCATOR



APPLICATION NUMBER 8 & 9 DATE January 6, 2011

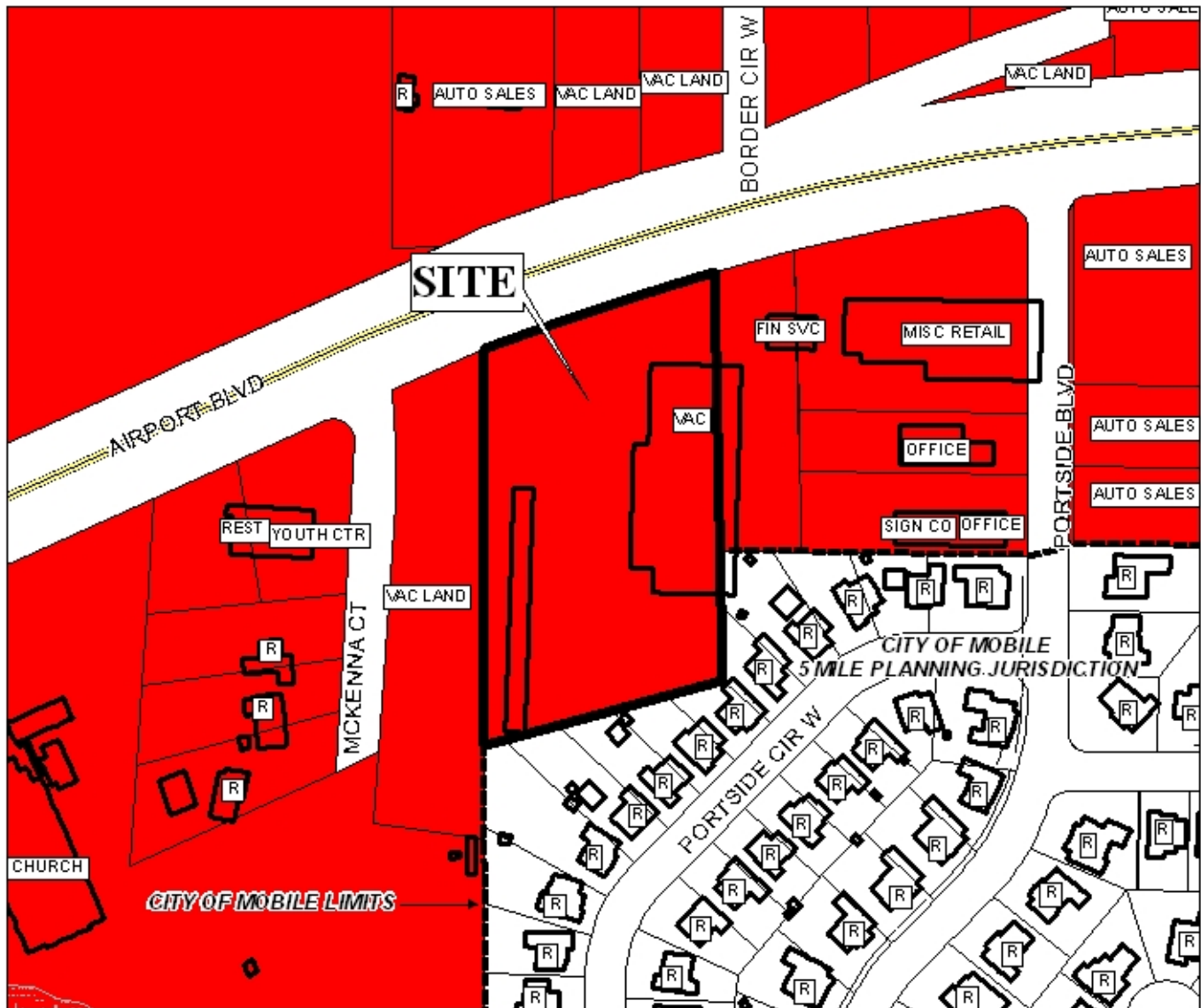
APPLICANT Goodwill Easter Seals Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by business land use with residential land use to the southeast.

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REQUEST Subdivision, Planned Unit Development

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
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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APPLICATION NUMBER 8 & 9 DATE January 6, 2010

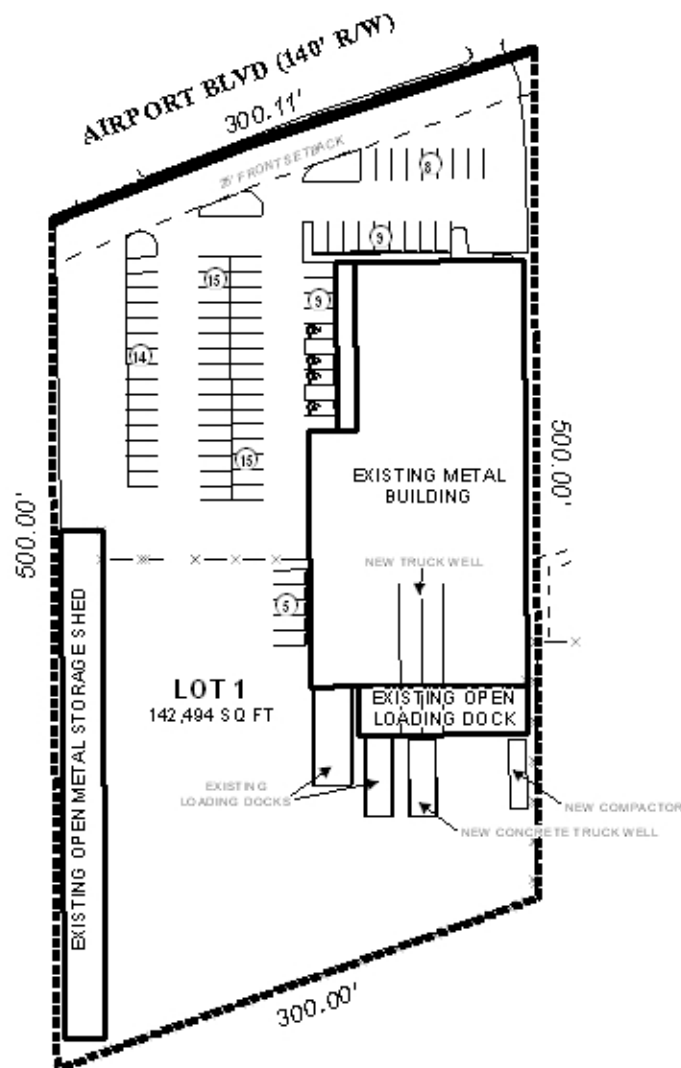
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# SITE PLAN



This site plan illustrates the existing lot configuration and proposed improvements.

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