

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 21, 2021**

<u>DEVELOPMENT NAME</u>	Providence Park
<u>SUBDIVISION NAME</u>	Providence Park Resubdivision, Revised
<u>LOCATION</u>	600 Providence Park Resubdivision (West side of Providence Park Drive East, 1,070'± South of Airport Boulevard).
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	3 Lots / 4.1± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create three (3) legal lots of record from two (2) legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development Master Plan to allow shared access and parking between multiple building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not provided
<u>ENGINEERING COMMENTS</u>	

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Revise the NAME of the proposed subdivision (i.e. Providence Park Resubdivision, Resub of LOT A & B).
- C. Revise NOTE #2 – Revise “LOTS A AND B” to “LOTS 1-A, 6, AND 7”.
- D. Revise NOTE #2 – Revise “LOT A – NONE, LOT B – NONE” to “LOT 1-A – NONE, LOT 6 – NONE, AND LOT 7 – NONE”
- E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

- F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development: Retain ENGINEERING NOTES #1 - #6, as shown on Sheet C-1.0, MASTER PLAN dated 6-21-22.

TRAFFIC ENGINEERING COMMENTS

Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create three (3) legal lots of record from two (2) legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development Master Plan to allow shared access and parking between multiple building sites.

The site has been given an Institutional (INS) land use designation, per the 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 designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals,

and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site has a history of Subdivision and Planned Unit Development approvals, with the most recent being a two-lot Subdivision and an associated PUD approved by the Planning Commission at its October 21, 2021 meeting. That subdivision plat was recorded in Probate Court to accommodate a proposed land sale that was not completed. The applicant is requesting the lot lines to be reverted back to what they were prior to the October 2021 approvals.

The applicant states the following in regards to the Subdivision application:

ORIGINALLY THE MEDICAL OFFICE LOCATED AT 600 PROVIDENCE PARK DRIVE EAST WAS UNDER CONTRACT TO PURCHASE LOTS 6 & 7, PROVIDENCE PARK POB WEST, NORTH ADDITION RESUBDIVISION OF LOT 3A AND WANTED TO COMBINE THE TWO LOTS WITH A PORTION OF THEIR PROPERTY TO ACCOMMODATE FUTURE CONSTRUCTION. FOR VARIOUS REASONS THE PURCHASE OF LOTS 6 & 7 DID NOT HAPPEN AND NOW BOTH OWNERSHIPS WANT TO BASICALLY DELETE THE PLAT OF PROVIDENCE PARK RESUBDIVISION RECORDED IN INSTRUMENT NUMBER 2021078963 AND REVERT BACK TO THE ORIGINAL LOT LINES.

The proposed lot sizes are labeled in square feet and acres, and exceed the minimum size requirements of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

The proposed lots are labeled as “Lot 1-A”, “6”, and “7”. If approved, the lots should be relabeled as “Lot 1”, “Lot 2”, and “Lot 3”.

The site has frontages along two private streets, Providence Park Drive East (existing) and Providence Park Circle (to be constructed). Both streets are proposed to have compliant rights-of-ways, with a compliant cul-de-sac.

The preliminary plat indicates the 25’ minimum building setback line along Providence Park Circle, but shows a 50’ minimum building setback line along Providence Park Drive East. The setbacks are in keeping with previous Subdivision approvals for the area, and if approved, should be retained on the Final Plat as well.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved. Additionally, there is a 10’ landscape easement along the frontage of the proposed Lot 1-A. If approved, a note should be placed on the Final Plat, stating that no structures are to be placed in any easement, without the permission of the easement holder.

PUD 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.

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.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

In regards to the PUD application, the applicant states:

Application Description:

This PUD is being issued for the reconfiguration of the lots shown on the site plan. LOT 1-A will now be part of 600 Providence Park Drive E. The other two lot, 6 & 7 will be part

of the original subdivision Providence Park POB West, North Addition Resubdivision of Lot 3A. These parcels will be known as Lot 6 and Lot 7.

Plan Consistency Statement:

The proposed development is consistent with the surrounding businesses, which have been a part of this area for many years. This development will not create any detrimental impacts to the surrounding areas. No zoning changes or proposed construction is being applied in this PUD application – strictly rearrangement of internal lot lines.

The site is zoned B-3, Community Business District, thus the proposed medical services uses are allowed by right. Furthermore, this district allows up to 50% building site coverage and a 25-foot front yard setback and zero-foot side and rear yard setbacks (when abutting other commercial zoning districts).

No specific site plans were submitted for the proposed lots; however, it should be noted that at the time of development, each lot will be required to be brought into full compliance with Zoning Ordinance regulations, including tree plantings and landscape area, parking lot lighting, sidewalks, dumpsters, etc. and will further be reviewed as an Administrative Planned Unit Development. There is a note on the site plan stating “Administrative Planned Unit Developments are required at the time of development of the lots”; which should be retained on the site plan, if approved.

RECOMMENDATION

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25’ and 50’ minimum building setback along the rights-of-way as depicted on the preliminary plat;
- 3) placement of a note on the Final Plat stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the NAME of the proposed subdivision (i.e. Providence Park Resubdivision, Resub of LOT A & B). C. Revise NOTE #2 – Revise “LOTS A AND B” to “LOTS 1-A, 6, AND 7”. D. Revise NOTE #2 – Revise “LOT A – NONE, LOT B – NONE” to “LOT 1-A – NONE, LOT 6 – NONE, AND LOT 7 – NONE”. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are

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- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 8) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 9) full compliance with all municipal codes and ordinances.

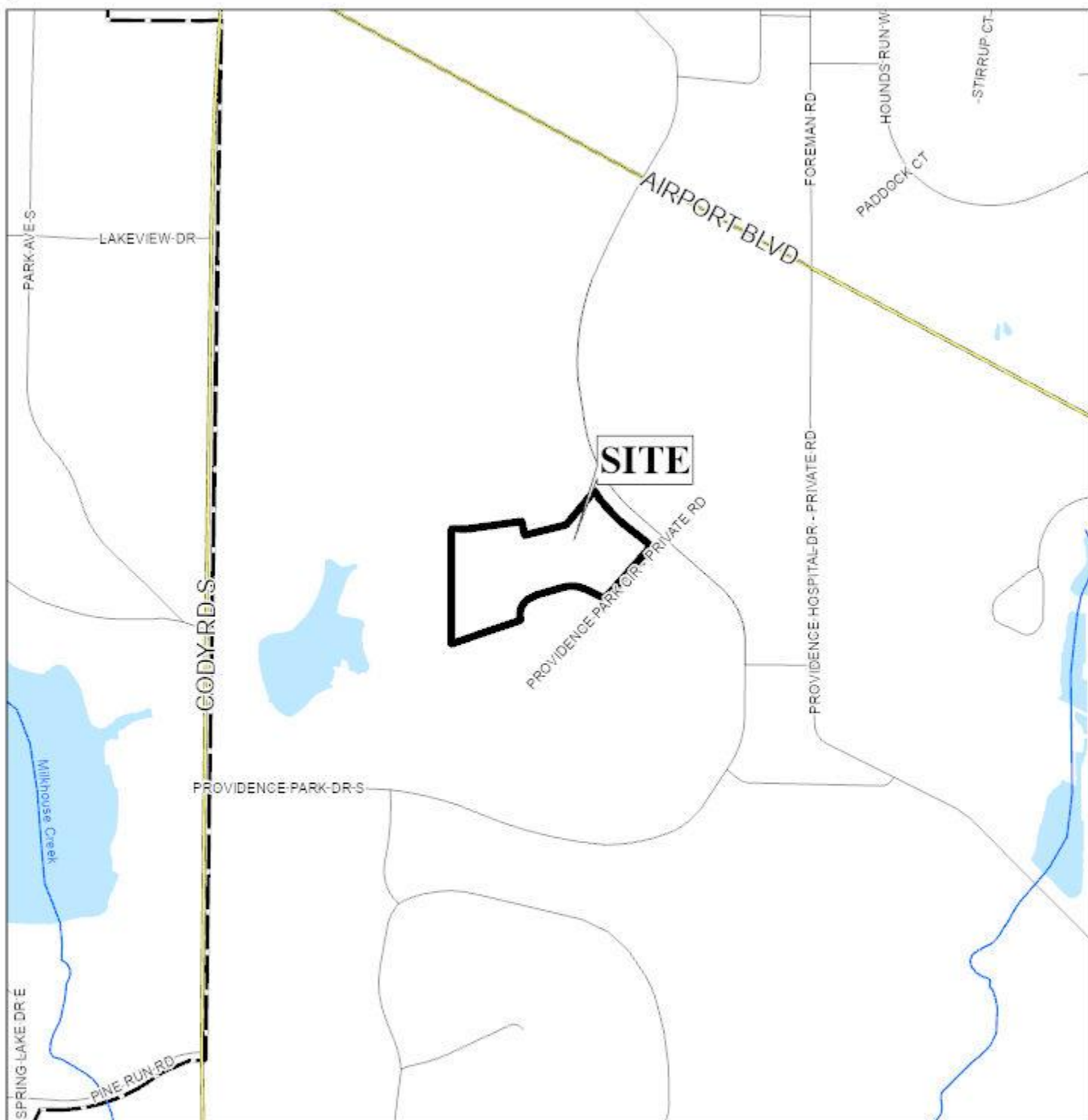
Planned Unit Development: Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design *(to encourage innovative and diversified design in building form and site development)*, because it will allow further development of a private street development;
- 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 it will allow an existing medical complex to expand;
- 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 it will allow new medical offices in the vicinity of an existing hospital;
- d. the proposal promotes the objective of Public services *(to encourage optimum use of available public utilities, streets and community facilities)*, because the area is already served by public services.

The approval should be subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' and 50' minimum building setback along the rights-of-way as depicted on the preliminary site plan;
- 3) placement of a note on the site plan stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 5) retention of the note stating: "*Administrative Planned Unit Developments are required at the time of development of the lots.*";
- 6) compliance with Engineering comments: (*Retain ENGINEERING NOTES #1 - #6, as shown on Sheet C-1.0, MASTER PLAN dated 6-21-22.*);
- 7) placement of a note on the Final Plat stating the following Traffic Engineering comments: (*Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.*);
- 8) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*);
- 9) 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 10) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 11) full compliance with all municipal codes and ordinances.

LOCATOR MAP



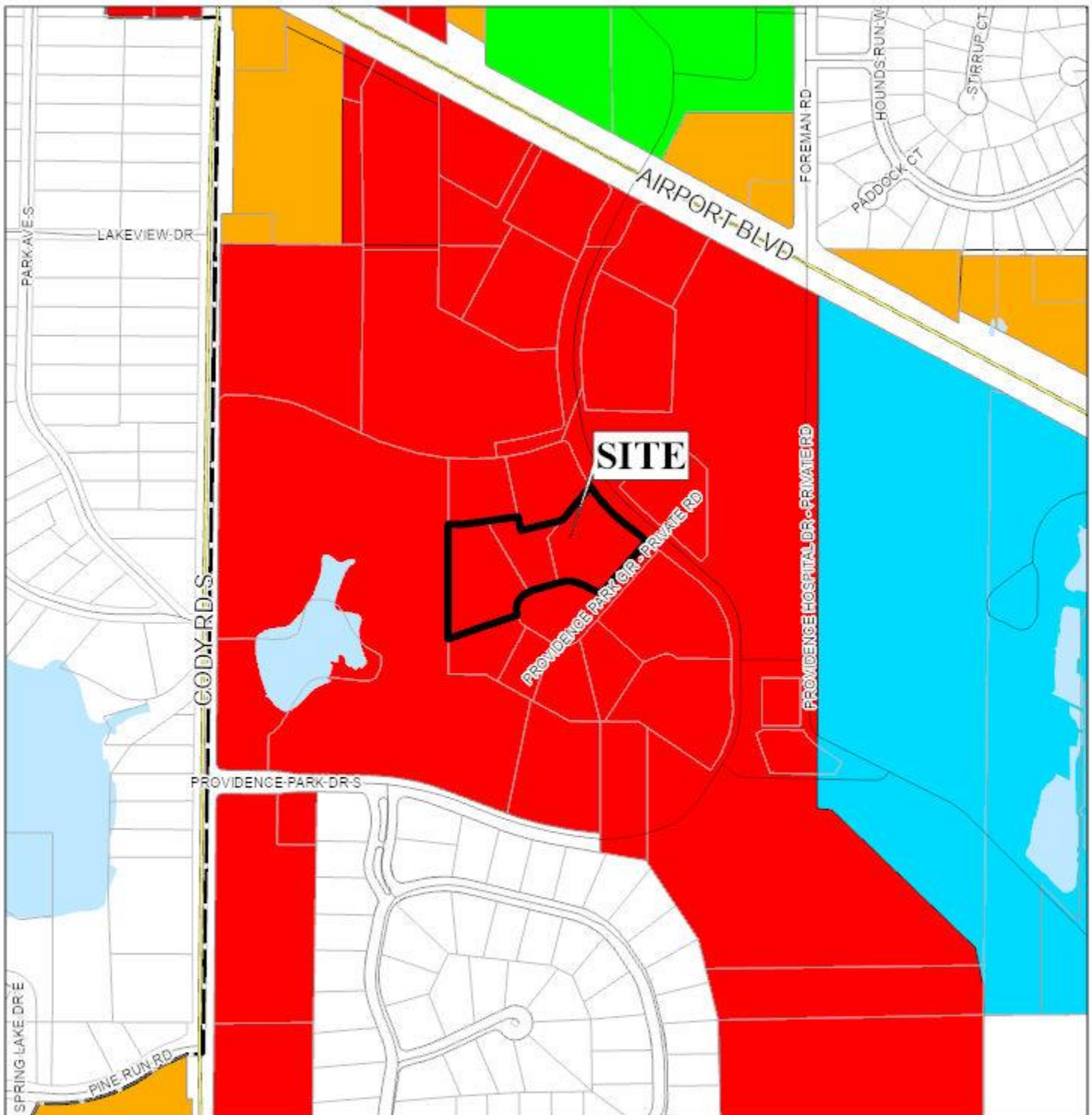
APPLICATION NUMBER 8 DATE July 21, 2022

APPLICANT Providence Park Resubdivision, Revised

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



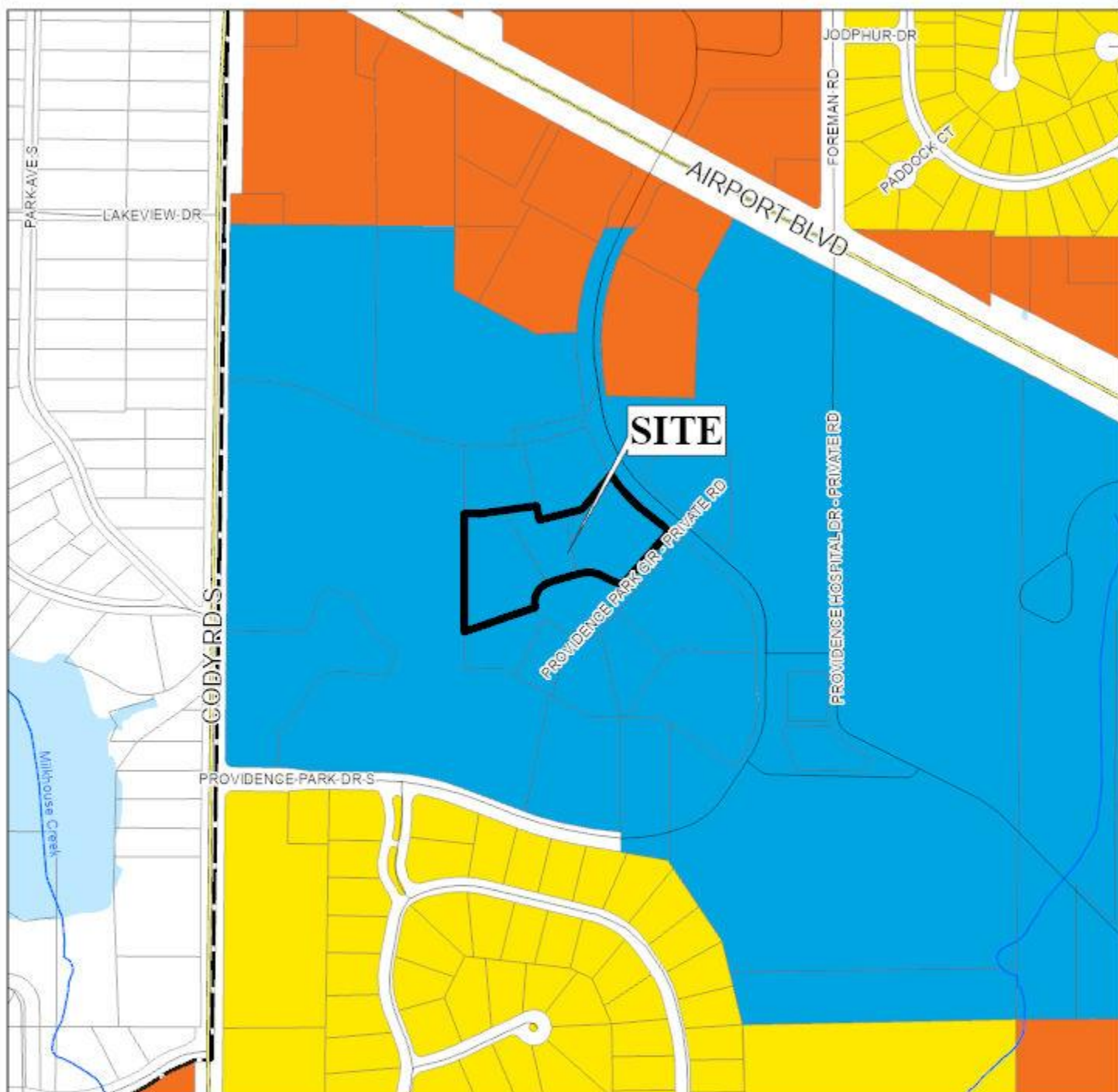
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APPLICANT Providence Park Resubdivision, Revised

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE July 21, 2022

APPLICANT Providence Park Resubdivision, Revised

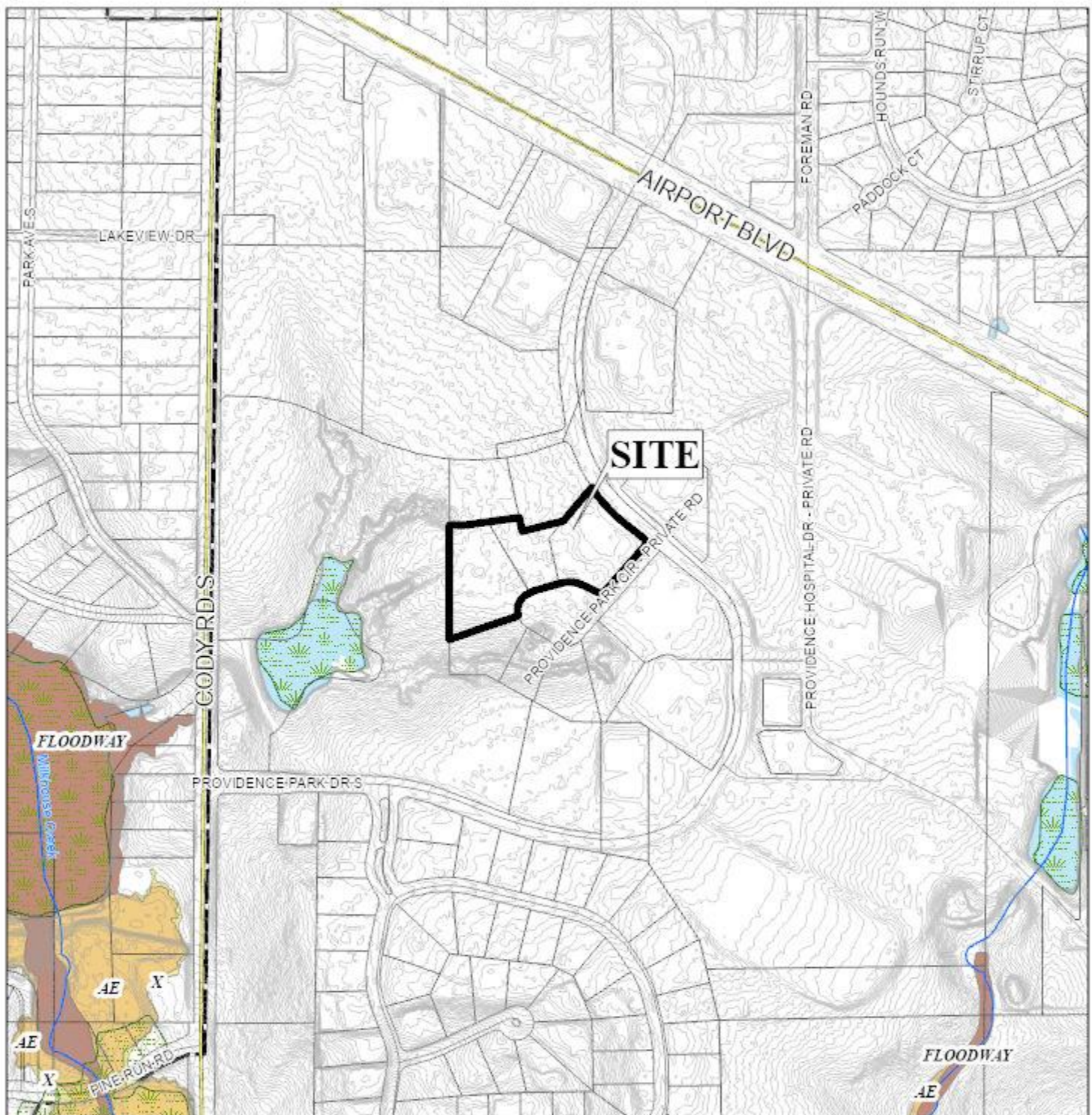
REQUEST Subdivision, Planned Unit Development

Layer2

Low Density Residential	Downtown	Traditional Corridor	Heavy Industry
Mixed Density Residential	District Center	Mixed Commercial Corridor	Institutional
	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
	Neighborhood Center - Suburban	Light Industry	Water Dependent



ENVIRONMENTAL LOCATOR MAP



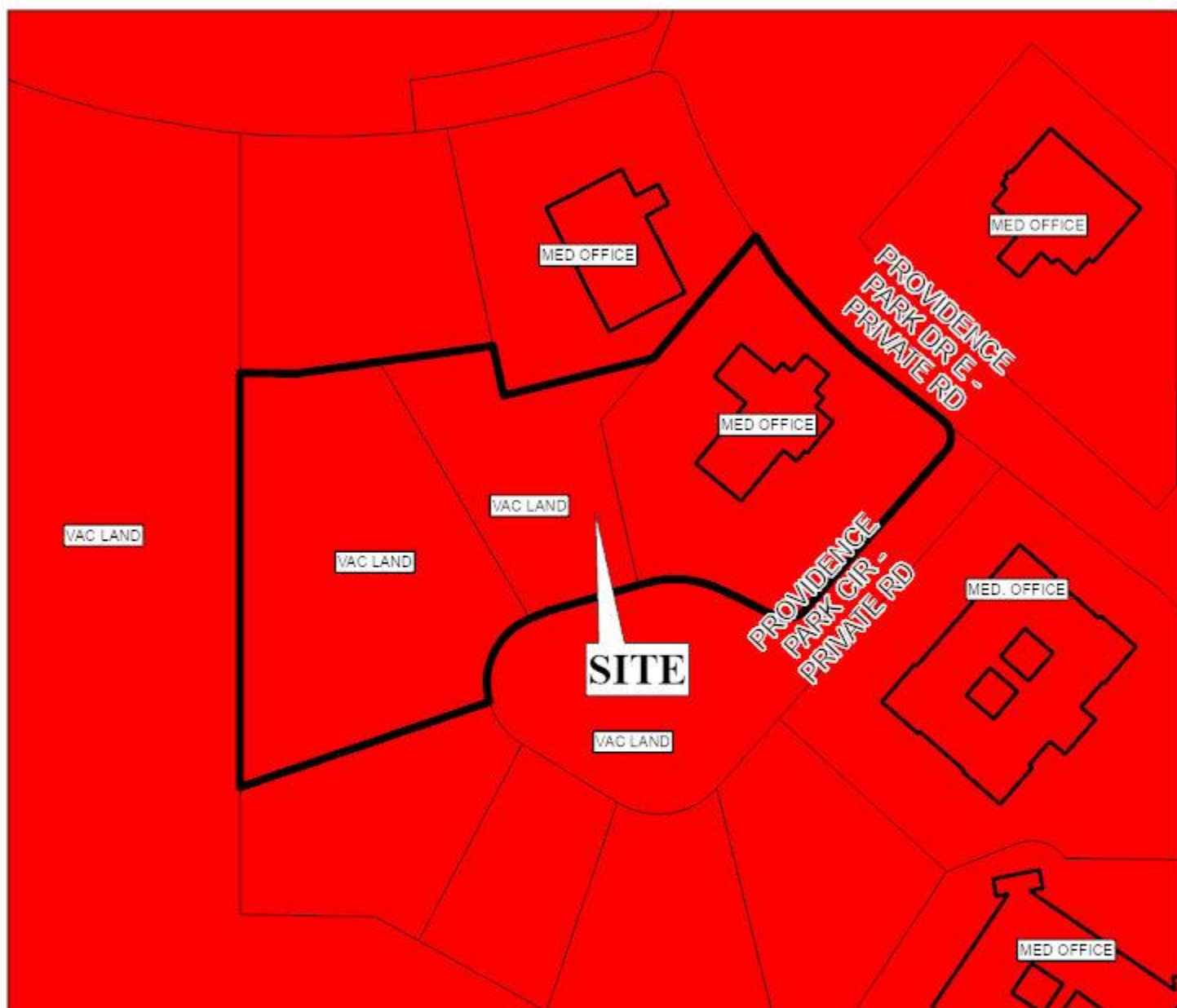
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial units.

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 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

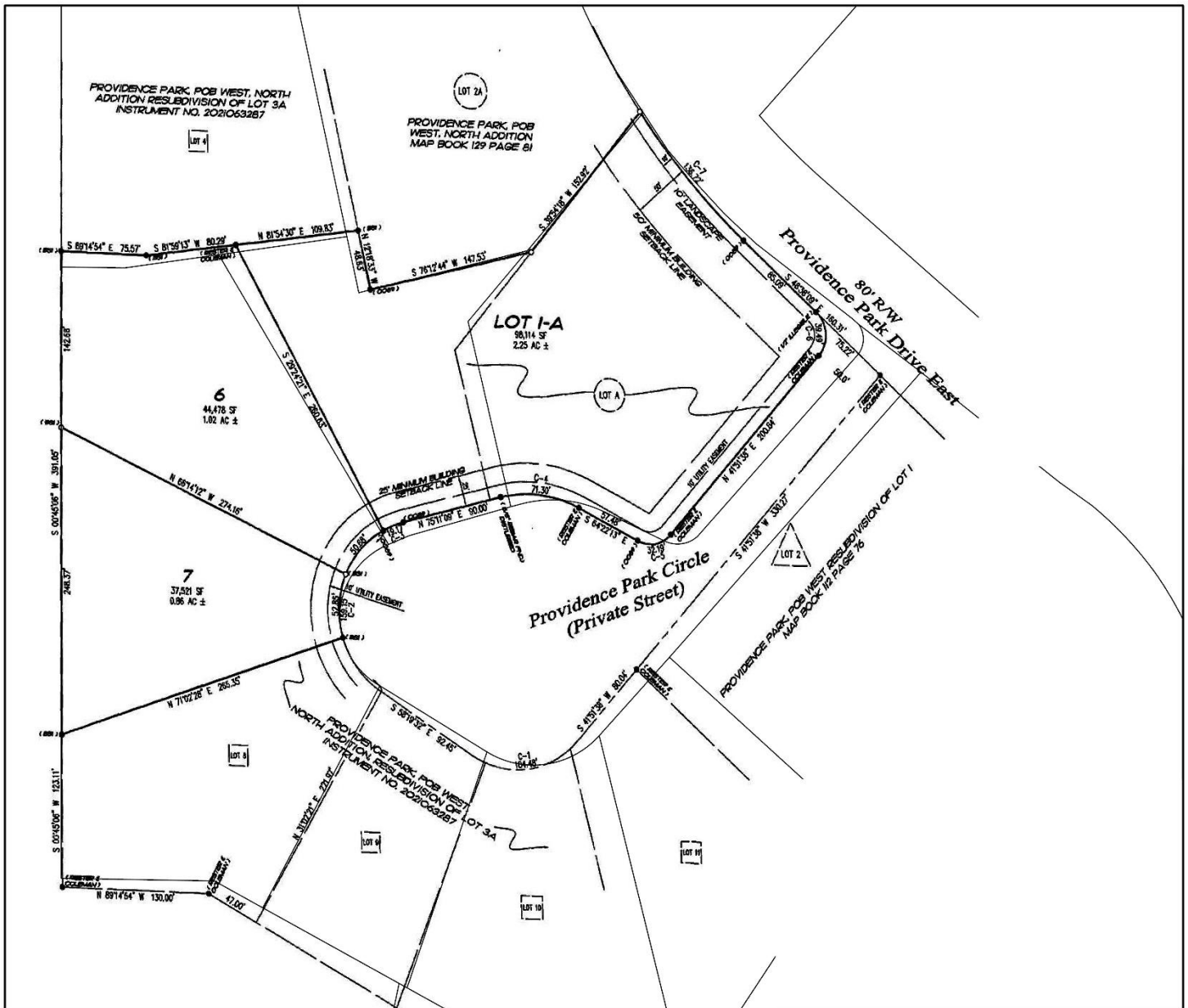


This site is surrounded by commercial units.

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SITE PLAN



This site plan illustrates the lots and building setbacks.

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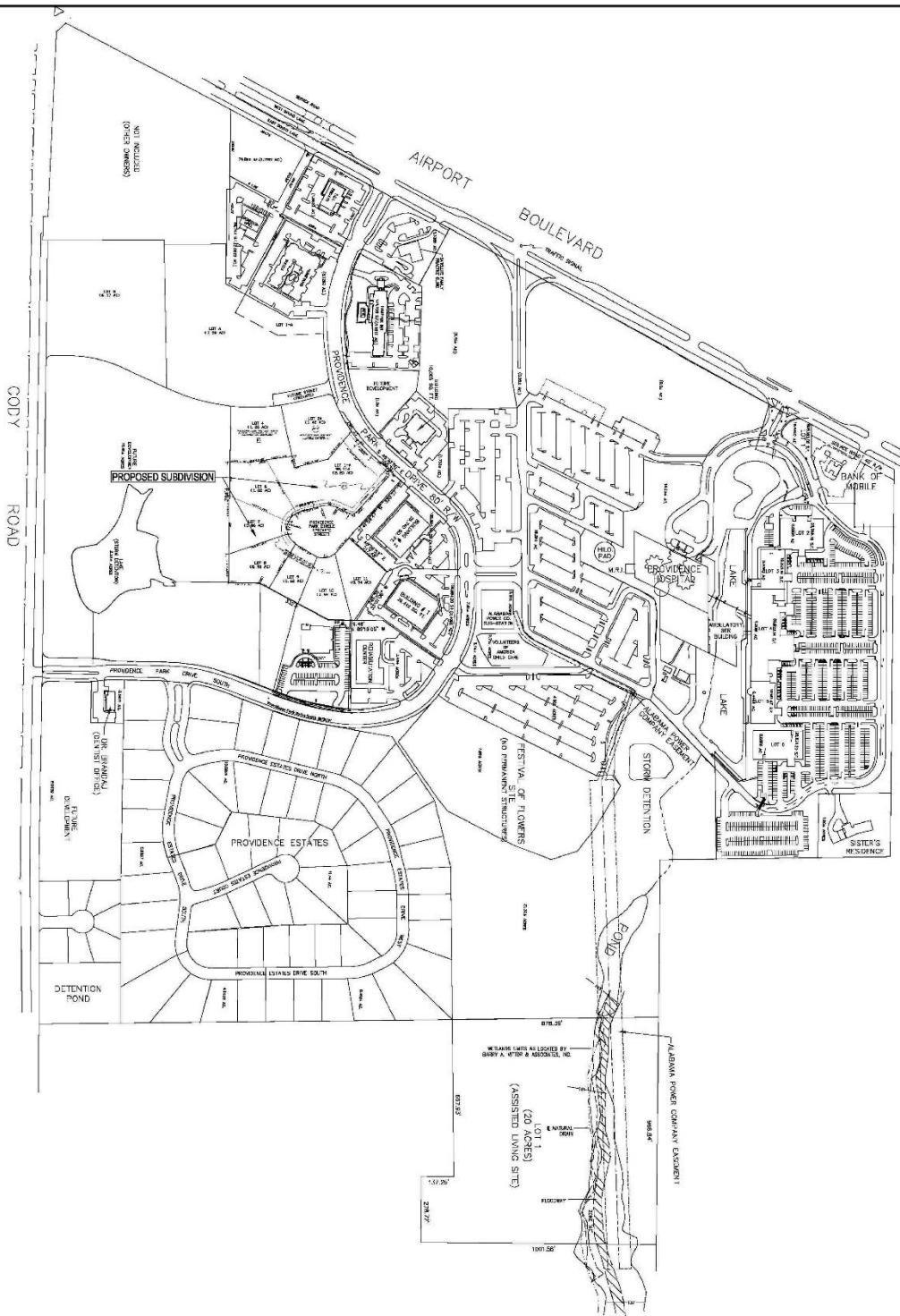
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NTS

DETAIL SITE PLAN



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