

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 4, 2014****NAME**

Audubon Properties, LLC.

LOCATION4700 & 4960 Dauphin Island Parkway
West side of Dauphin Island Parkway, 580'± North of
Marina Drive North).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

11.01 ± Acres/ 1 Lot

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the LOT.

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) (Mobile City Code, Chapter 57, Article VIII) and a Permit for the Alabama Department of Transportation (ALDOT – 470-8200).
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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-

045); 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 proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Dauphin Island Parkway is a ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards. The driving aisle in the vicinity of the office building (to be relocated) should be widened to meet minimum driving aisle 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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.

This site was most recently approved by the Planning Commission at its December 19, 2013 meeting to allow a 1-lot Subdivision, a Planned Unit Development, and a Sidewalk Waiver. The approved PUD included a marina with an existing office building, a fish cleaning station, a wooden deck, parking spaces, and existing and proposed boat slips. The current request includes a restaurant, the relocation of an existing office building, dock construction, and the reconfiguration of parking spaces.

It should be pointed out that an aggregate parking surface was allowed through the previous PUD approval when the proposed use was a marina and associated office; however, as the applicant now desires a restaurant-type use, all on-site parking should be paved and in compliance with Section 64-6.A.3 of the Zoning Ordinance.

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 restaurant is approximately 4,380 square feet which requires a total of 44 parking spaces. The existing office building is 1,210 square feet which requires 4 parking spaces. The marina requires 15 parking spaces; thus a minimum of 63 parking spaces is required. A total of 97 parking spaces are depicted on the site plan which exceeds the minimum requirements. The site plan also depicts most of the parking spaces with wheel stops, however not all of the spaces depict wheel stops. The site plan should be revised to provide wheel stops for all parking space as required by Section 64-6.A.3 of the Zoning Ordinance. It should also be pointed out that the plan appears to provide 4 accessible parking spaces, one of which is a van accessible space.

The site plan provides landscaping information and illustrates tree plantings that comply with the previously approved Planned Unit Development requirements.

It should be noted, lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a photometric plan will be required at the time of submittal for a building permit.

The site plan illustrates a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance. However, the dumpster appears to be approximately 350' away from the proposed restaurant which causes concern in regards to the efficiency and accessibility of the dumpster in relation to the proposed restaurant. The applicant should consider relocating the dumpster to a more accessible location, or if a second dumpster is to be provided for or by the restaurant it should be reflected on the site plan to verify access and circulation.

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

The site is located in an AE flood zone, and wetlands associated with Dog River appear to be part of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

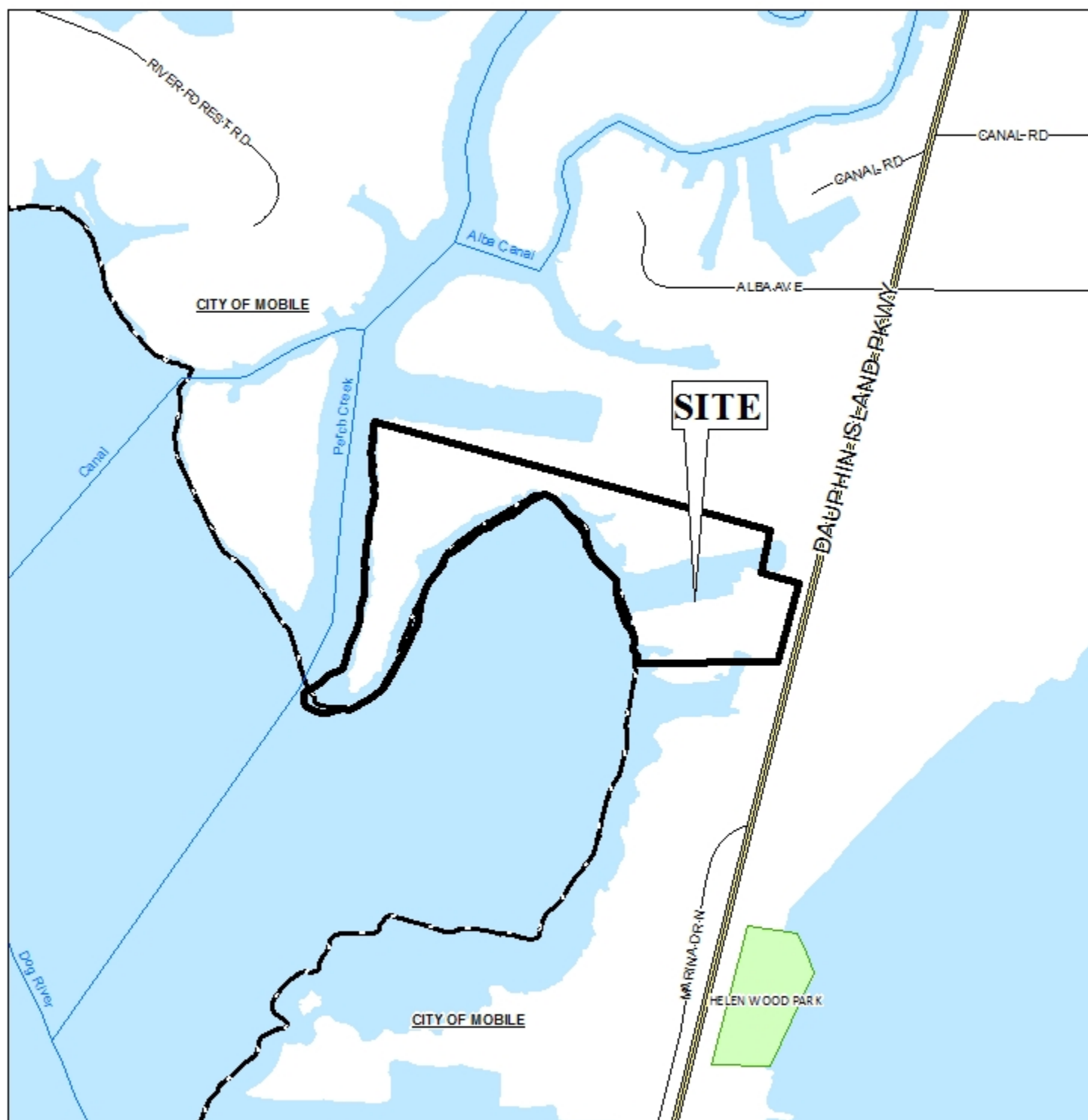
RECOMMENDATION

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

- 1) submission of a photometric plan at the time of submittal of a building permit;
- 2) revision of the site plan to depict on-site parking as paved and in compliance with Section 64-6.A.3 of the Zoning Ordinance;
- 3) relocation of the proposed dumpster or revision of the site plan to depict a second dumpster closer to the restaurant;
- 4) revision of the site plan to depict wheel stops or bumper stops on all parking spaces;

- 5) retention of accessible parking spaces as depicted on site plan;
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities for wetland and floodplain issues;
- 7) retention of existing notes on any revised plans;
- 8) full compliance with tree and landscape requirements;
- 9) compliance with Engineering comments: *“1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the LOT. 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) (Mobile City Code, Chapter 57, Article VIII) and a Permit for the Alabama Department of Transportation (ALDOT – 470-8200). 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.”;*
- 10) compliance with Traffic Engineering comments: *“Dauphin Island Parkway is a ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards. The driving aisle in the vicinity of the office building (to be relocated) should be widened to meet minimum driving aisle standards.”;*
- 11) 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 61-929 and City Code Chapters 57 and 64).”;*
- 12) compliance with Fire comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile”;* and
- 13) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



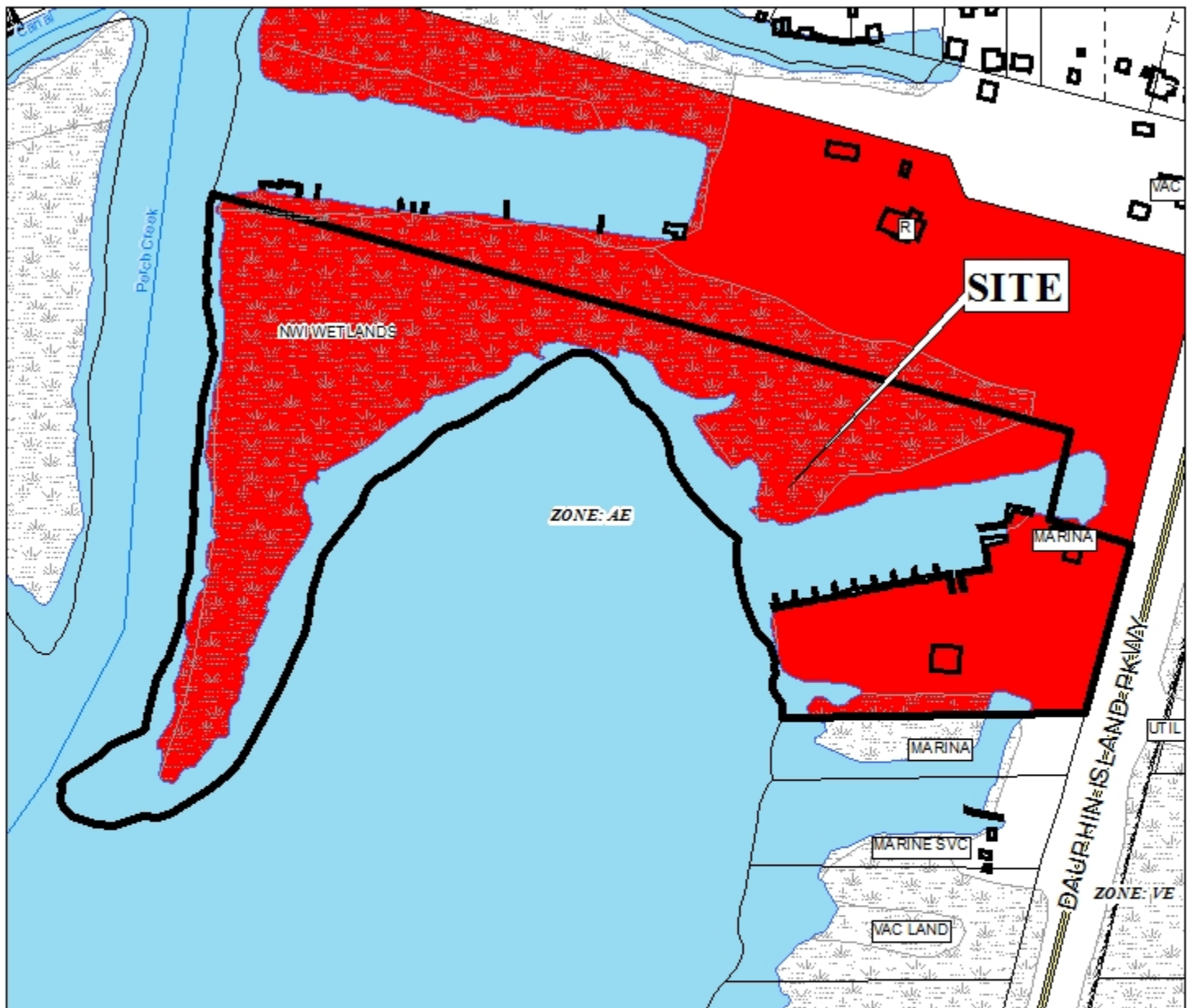
APPLICATION NUMBER 8 DATE September 4, 2014

APPLICANT Audubon Properties, LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by marine services. A residence lies to the north of the site.

APPLICATION NUMBER 8 DATE September 4, 2014

APPLICANT Audubon Properties, LLC

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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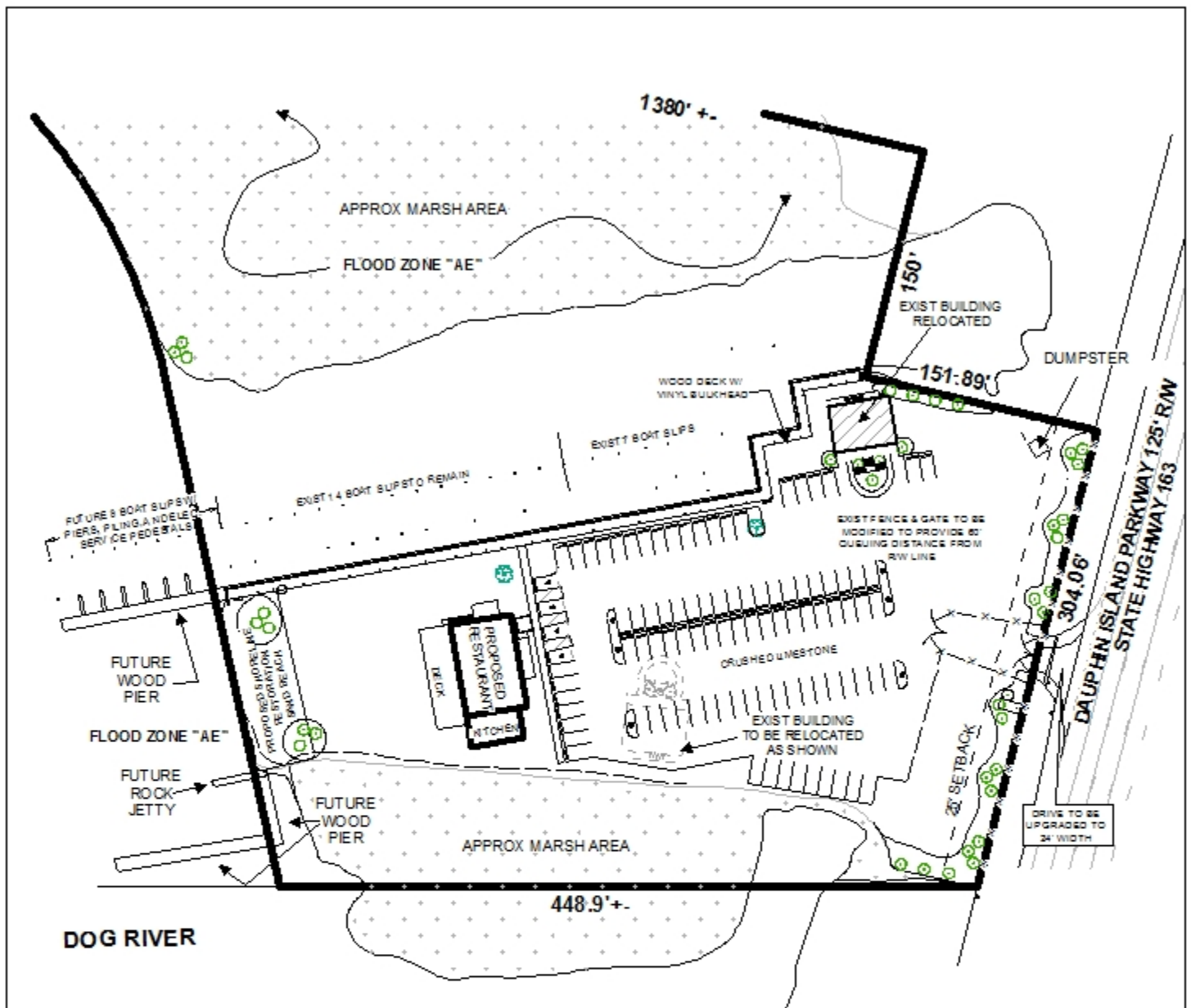
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NTS

SITE PLAN



The site plan illustrates the approximate marsh area, existing buildings, future decks and piers, future boat slips, setback, and proposed shoreline restoration sand beach.

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