

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 5, 2016****DEVELOPMENT NAME**

KDK, LLC

LOCATION

2029, 2033, 2035, and 2041 Airport Boulevard and 2052, 2054, and 2056 Government Boulevard
(Southeast corner of Airport Boulevard and Little Flower Avenue, extending to the Northeast corner of Little Flower Avenue and Government Boulevard)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 2.6 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previous Planned Unit Development to allow shared access and parking between multiple sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

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) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; 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 approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The aisle adjacent to building (with new drive-thru) needs to be designated as one-way northbound for its entire length based on the potential queue area and the reduced width (15' – 20' varying). The two driving aisles immediately east of the drive-thru will also need to be designated as right-turn only towards Airport Blvd.

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 2015-116 and City Code Chapters 57 and 64).

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).

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previous PUD to allow shared access and parking between multiple sites. The site received previous Planned Unit Development approvals at the Planning Commission's April 16, 1998 and February 21, 2008 meetings. A rezoning application was approved in conjunction with the 2008 PUD application to eliminate split-zoning for the existing shopping center.

The property owner submitted for land disturbance permits to alter an existing curb cut to Airport Boulevard to allow for the creation of a drive-thru in an existing structure. At that time, staff advised the owner that a revised PUD application would be required, as PUDs are site plan specific. The applicant provided the following scope of operations for the proposed changes:

Property owner is proposing the following items:

1. *To remove and existing 24' driveway and construct a new 12' right out only onto Airport Blvd.*
2. *Add a drive-thru to the existing 2033 Airport Blvd building for the new Smoothie King Location*
3. *Remove the existing 20' driveway along Little Flower Ave and install new 6" concrete curb & gutter and sidewalk to match exiting along the r.o.w. of Little Flower Ave. This*

- will eliminate any conflict with existing bicycle shop's entrance door along the rear of the building.*
4. *Install a new 24' driveway to City of Mobile Standards 115' future south where the existing driveway is being removed. This will allow better traffic circulation*

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 the adverse effects from the PUD.

The site appears to be depicted as "Traditional Center" Area, per the recently adopted Map for Mobile Plan. The intent of a Traditional Center Area is to allow for:

- Compatible scale (commercial, mixed-use, residential) development
- More dense mixed-use development to include neighborhood services and retail under residential
- Buildings form a continuous street wall along primary streets in the center
- Parking hidden behind structures
- Auto, bicycle, transit and pedestrian traffic are accommodated

It should be noted that in addition to the changes to the site mentioned by the applicant, there are a few other changes in parking lot layout from the previously approved site plan. Specifically, the area immediately behind the building of 2033 and 2035 Airport Boulevard (the structure for which the new drive-thru is proposed), is proposed to be changed from 45° angled parking to 90° parking, and includes a new accessible parking space. This proposed change results in an oddly shaped parking space that does not meet the Zoning Ordinance Requirements for dimensions of a parking space, and should therefore either be striped or landscaped to discourage parking in that area. Furthermore, the parking layout illustrated on the submitted site plan, specifically dealing with accessible spaces does not seem to show all such spaces on the site. If approved, the parking layout should be revised to correctly show all accessible parking spaces as they are proposed to be at the completion of the project at hand.

The applicant is proposing to remove an existing 20' wide curb-cut to Little Flower Avenue, and install a new 24' wide curb-cut to Little Flower Avenue, approximately 95' South of the existing curb-cut. The new location of the curb-cut will improve parking lot circulation, and result in the curb-cut being further away from the intersection of Little Flower Avenue and Airport Boulevard.

Per the site plan, the site will have a total of 6,537 square feet of restaurant space, with 16,073 square feet of retail business/office space, thus requires a total of 120 parking spaces. The site plan submitted illustrates 161 parking spaces, creating an overage of 41 parking spaces.

In regards to the proposed drive-thru, a pick-up window and “optional order board” are depicted. It should be noted that three queuing spaces (9’ wide by 20’ long) are required for both pick-up windows and ordering stations alike. Sufficient queuing spaces are provided for the pick-up window, however, any queuing spaces for the ordering station would either block parking spaces or drive aisles, therefore the site should either be re-designed so as to provide proper queuing spaces, or to eliminate the order station.

Upon review of aerial photographs of the site, there is a dumpster on the site, but the site plan does not label it. If approved, all existing dumpsters should be clearly illustrated and labeled, with a note on the site plan to specifically state that any new dumpsters will comply with Section 64-4.D.9. of the Zoning Ordinance.

Based on the information provided, it does not appear that the site will comply with tree planting and landscape area requirements of the Zoning Ordinance. It should be noted that the proposed changes to the site will not result in any increase or decrease to building footprint, therefore no additional tree plantings or landscaped area will be required at this time.

RECOMMENDATION

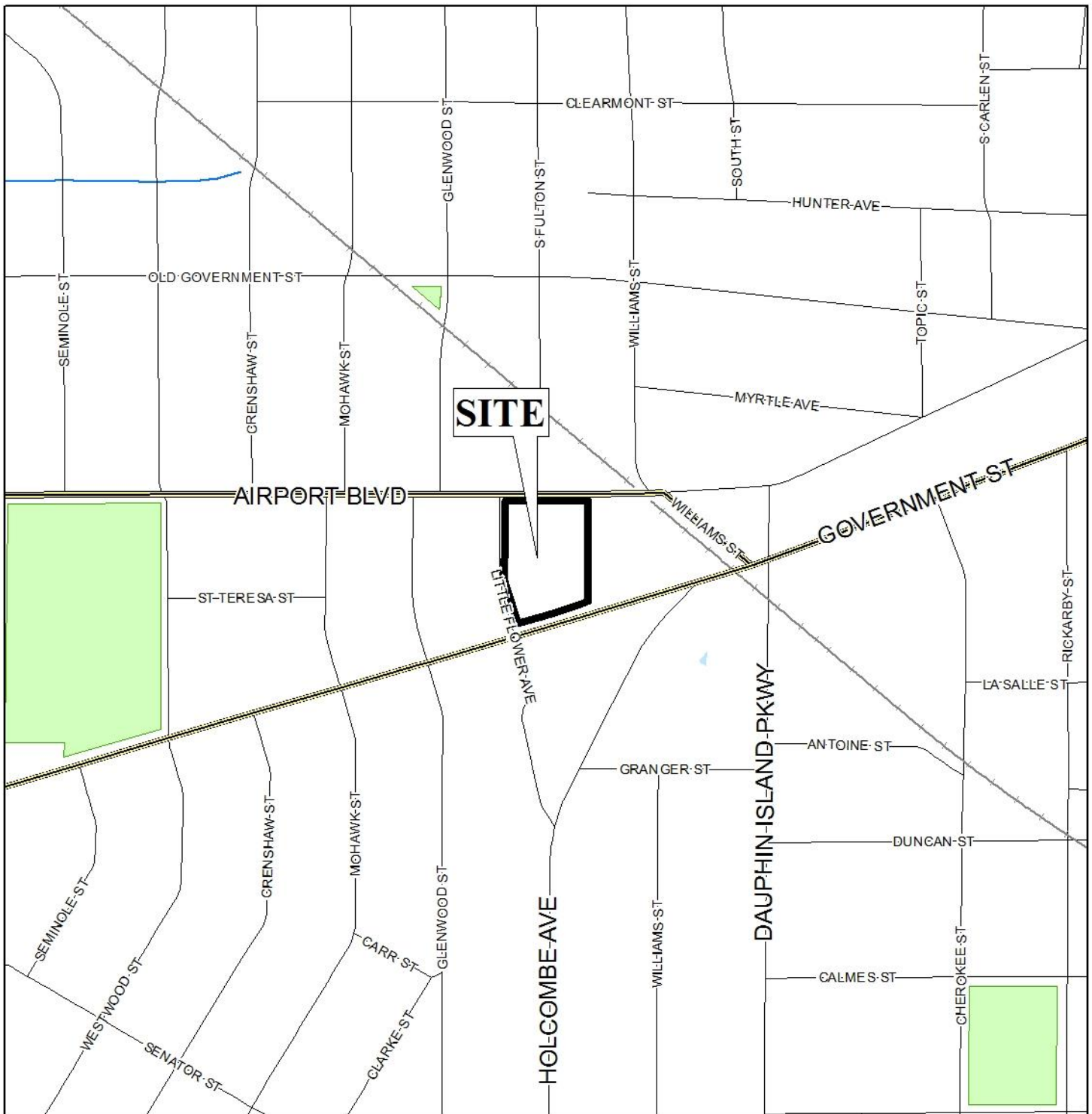
The Planned Unit Development request is recommended for Approval, subject to the following:

- 1) revision of the site plan to depict striping or landscaping of the sub-standard parking space behind 2033 and 2035 Airport Boulevard;
- 2) revision of the site plan to accurately depict wither the location of all existing accessible parking spaces, or show the proposed layout of accessible parking at the time of completion of the project;
- 3) clearly depict and label any existing dumpsters, with a note stating that any new dumpsters will be connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided;
- 4) either revision of the site plan to depict proper queuing spaces for both the pick-up window and menu board, or removal of the menu board;
- 5) compliance with Engineering comments (*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) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control); 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 approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be*

required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) *compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The aisle adjacent to building (with new drive-thru) needs to be designated as one-way northbound for its entire length based on the potential queue area and the reduced width (15' – 20' varying). The two driving aisles immediately east of the drive-thru will also need to be designated as right-turn only towards Airport Blvd.);*
- 7) *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 2015-116 and City Code Chapters 57 and 64).);*
- 8) *compliance with 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).); and*
- 9) *provision of two copies of the revised Planned Unit Development site plan prior to the issuance of permits.*

LOCATOR MAP



APPLICATION NUMBER 8 DATE January 5, 2017

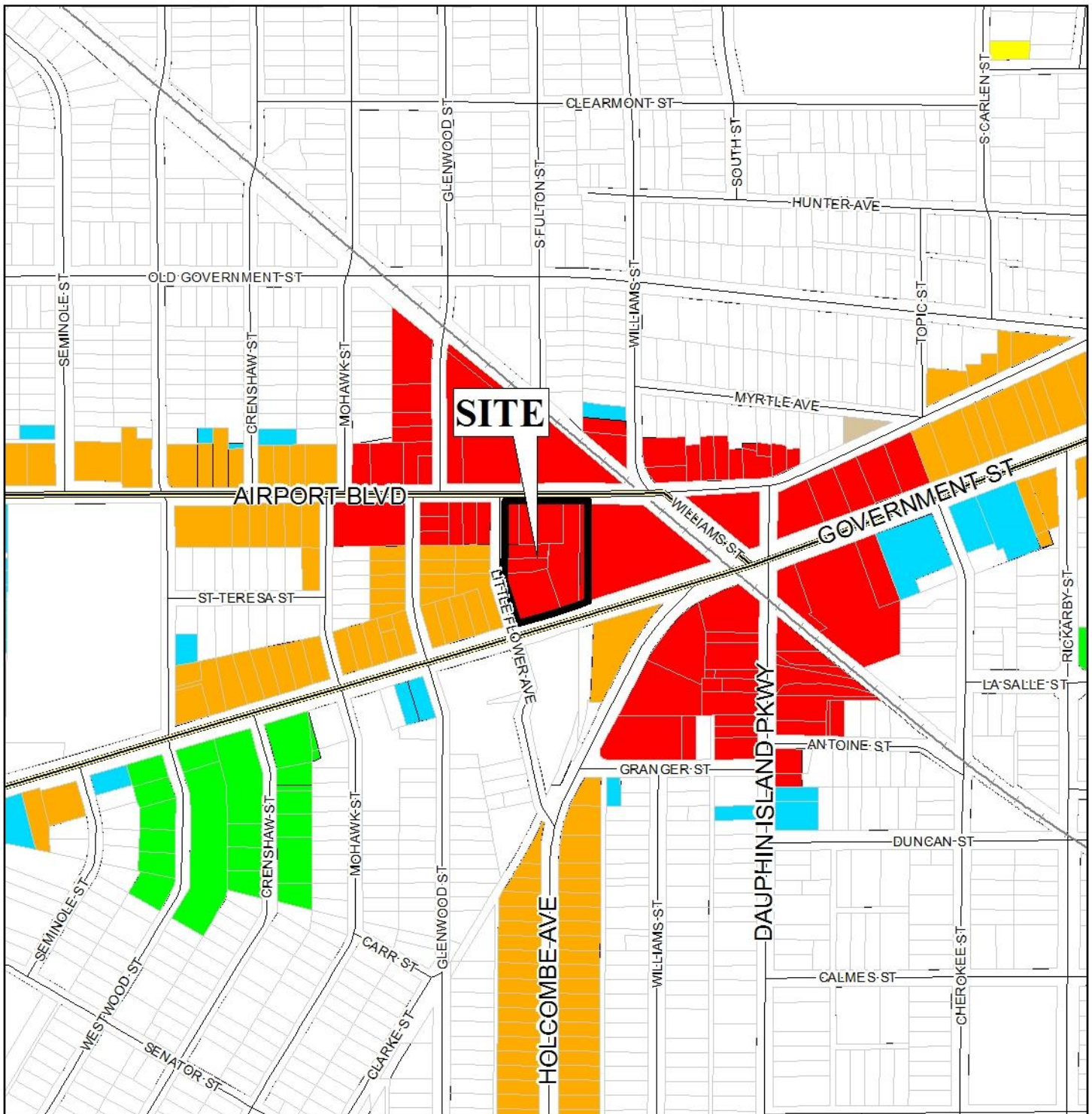
APPLICANT KDK, LLC

REQUEST Planned Unit Development



NTS

LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



















The site is surrounded by commercial units. A school and church are located to the south.









APPLICATION NUMBER 8 DATE January 5, 2017

APPLICANT _____ KDK, 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



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. A school and church are located to the south.

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SITE PLAN



The site plan illustrates the existing buildings, existing drives, existing parking, drive to be removed, proposed parking, proposed drives, and proposed drive-thru.

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