

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: June 2, 2016

DEVELOPMENT NAME Lakeheron, LLC

LOCATION 3740 Joy Springs Road
(North side of Joy Springs Drive, 210'± West of Lakeside Drive).

**CITY COUNCIL
DISTRICT** District 4

PRESENT ZONING B-3, Community Business District.

AREA OF PROPERTY 2 Lots / 2.1 ± acres

CONTEMPLATED USE Planned Unit Development Approval to allow shared access between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediately.

**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 the one driveway as illustrated on the approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 (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).

MAWSS COMMENTS

No Comments.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow shared access between two building sites. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The applicants states:

This property is a resubdivision of a previous lot of record. The two new lots will share joint access to Joy Springs Drive by way of an access easement as shown on the new record plat.

The site was previously the subject of Subdivision and Planned Unit Development approvals at the December 6, 2007 meeting of the Planning Commission to create 5 legal lots and allow shared access between proposed Lots B and C. Most recently the site received approval for a 2-lot subdivision at the March 3, 2016 meeting of the Planning Commission with Lots B and C now referred to as Lots 1 and 2, respectively. It should be noted that the original proposed Lot C was reconfigured as a portion of one single legal lot, Lot B, as recorded in Mobile County Probate Court in 2007, and was only partially developed as a single building site; as such, the aforementioned Planned Unit Development request expired and, as a result, shared access between proposed Lots 1 and 2 requires approval of a new Planned Unit Development.

The site is within what the Map for Mobile Comprehensive Plan considers a Suburban Neighborhood, wherein the intent for development includes:

- accommodation of all users: automobile, bicycle, pedestrian, and transit;
- greater connectivity to surrounding neighborhoods;
- development concentrated in centers rather than strips along the corridor;

- eventual increase in density with residential above retail and services;
- increased streetscaping; and
- improved traffic flow.

The site plan does illustrate an existing sidewalk, and because it is within a neighborhood of traditionally similar commercial developments, will seemingly continue to facilitate connectivity to such developments. Additionally, the site will be developed beyond any commercial strip along the main corridor, with the Planned Unit Development inherently promoting an increase in density of at least commercial and service developments in the neighborhood. And, finally, given the proposed landscaping of the site exceeding minimum landscaping requirements of the Zoning Ordinance, an increase in streetscaping will be achieved along an existing street. As such, approval of this request may satisfy not only the requirements of the Zoning Ordinance, but also the objectives of Mobile's framework for growth within the community.

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 any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

What the applicant refers to as an "access easement" facilitating shared access between the lots to Joy Springs Drive was not addressed in the most recent Subdivision application; such easements often require approval by the Planning Commission. However, shared access between the lots can be facilitated by the approval of the proposed Planned Unit Development, thus negating the need for such an easement. Nevertheless, should the applicant wish to maintain an easement for ingress and egress between the lots to Joy Springs Drive, a revised Subdivision plat must reflect this information prior to the signing of any Final Plat.

The site plan illustrates a 10,000 s.f. commercial warehouse, 3,200 s.f. of which is dedicated to the use of office space; construction is proposed on Lot 1. It should be noted that Lot 2 is developed but is not illustrated on the preliminary site plan. Because PUDs are site plan specific, the most recently approved site plan for the development of Lot 2 will serve this condition of PUD approval for said lot; any changes will require new Planned Unit Development approval.

The portion of the site on which the proposed structure is situated is paved, as required by the Zoning Ordinance regarding B-3, Community Business Districts to facilitate access and parking. It should be noted that Lot 1 has two existing curb cuts to Joy Springs Drive, which should be removed as part of the proposed construction. The site plan depicts twenty-three (23) parking spaces, two of which are van accessible, and most of which comply with current parking requirements of the Zoning Ordinance for commercial office and warehouse space; including stall length and width, and the provision of curbing where vehicles could potentially extend beyond the parking facility. It should be noted that there are two proposed parking spaces in the

Southwest of the site where curbing is not provided in such a way to limit vehicles from extending beyond the parking area; however, Staff determined in a predevelopment meeting that such curbing will be provided and, as such, revision of the site plan to reflect this change will be required.

Landscaping is proposed on the site plan, to include the provision of landscaped area, ten (10) frontage trees, 14 perimeter trees, and two (2) parking lot trees, all of which exceed minimum landscaping requirements of the Zoning Ordinance for similar developments. More specifically, since the site is contained within the proposed Planned Unit Development, the location of perimeter trees need not extend the perimeter of the entire lot; rather, perimeter trees would be required only where the site abuts the lot exclusive of the Planned Unit Development, to the East. However, the proposed landscaping is sufficient and may be retained on any revised site plan.

A photometric plan is not required due to the limited scope of the project; however, any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding the illumination of adjacent lots and the provision of adequate parking lot lighting for those lots with more than ten (10), but less than 25, parking spaces, respectively.

A dumpster is not depicted on the site plan, and there is a note stating that curbside pickup will be utilized; however, in the aforementioned predevelopment meeting regarding the site, the provision of a dumpster was mentioned by the applicant. As such, any dumpster placed on the property must be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and must be illustrated on any revised site plan(s), if approved.

It should be noted that Lot 2 of the proposed Planned Unit Development is labeled as "Lot B" on the site plan and should be corrected.

RECOMMENDATION

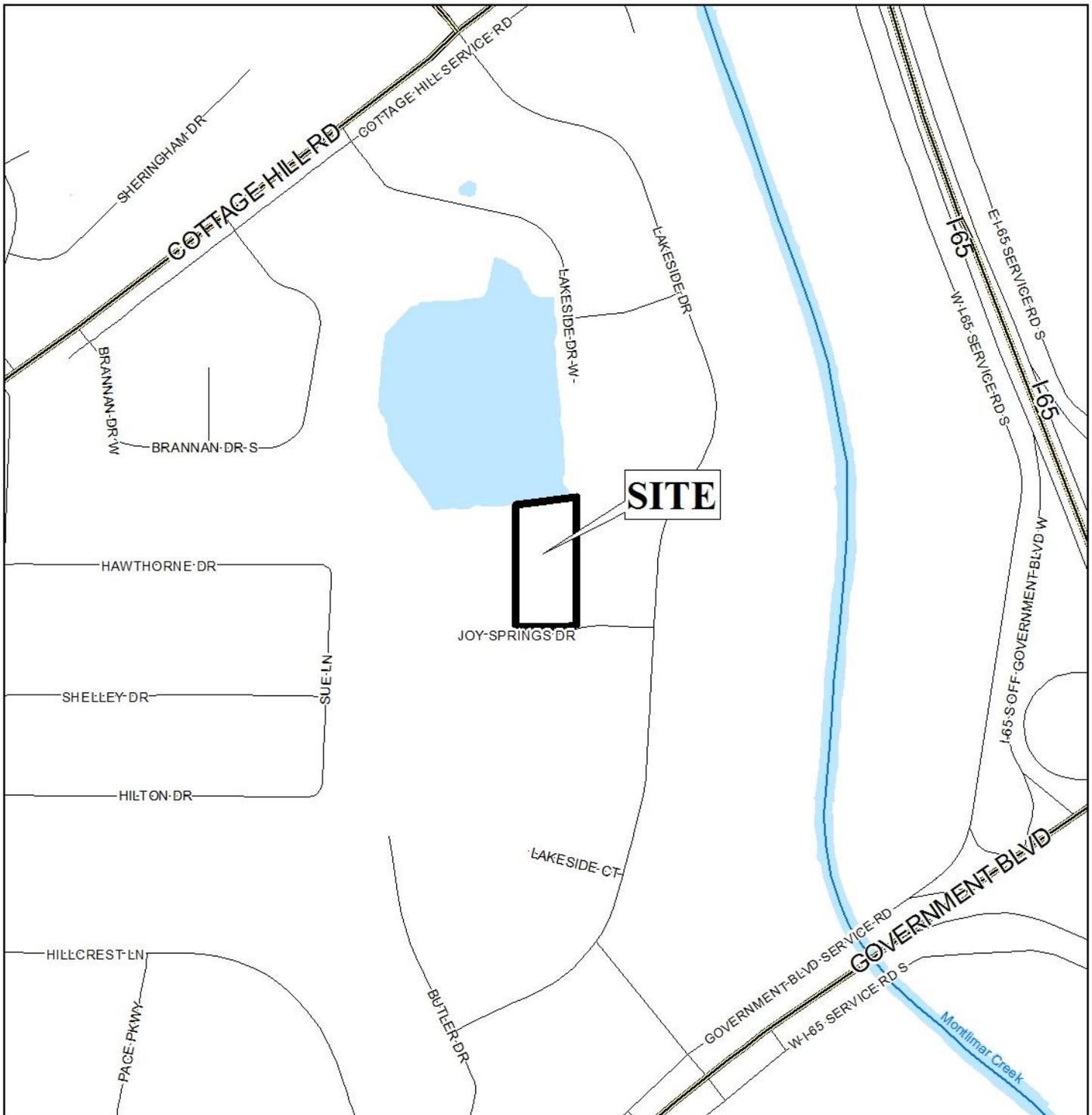
Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) revision of the site plan to illustrate curbing where vehicles could potentially extend beyond the parking facility;
- 2) placement of a note stating any new site lighting is to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (photometric plan is not required);
- 3) revision of the site plan to accommodate either a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or retention of the note stating curbside pickup will be utilized;
- 4) revision of the site plan to correctly label Lot 2;
- 5) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: A) 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). B) 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. C) 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. D) 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.);

- 6) *compliance with Traffic Engineering Comments (Site is limited to the one driveway as illustrated on the approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
- 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));*
- 9) *removal of Lot 1's curb cuts to Joy Springs Drive if they are not to be utilized;*
- 10) *placement of a note stating the lot sizes in square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information, adjusted for any right-of-way dedication;*
- 11) *submission of two copies of the revised PUD site plan prior to the signing of the Final Plat;*
- 12) *completion of the Subdivision process prior to the issuance of any permits; and*
- 13) *compliance with all other applicable Codes and Ordinances.*

LOCATOR MAP



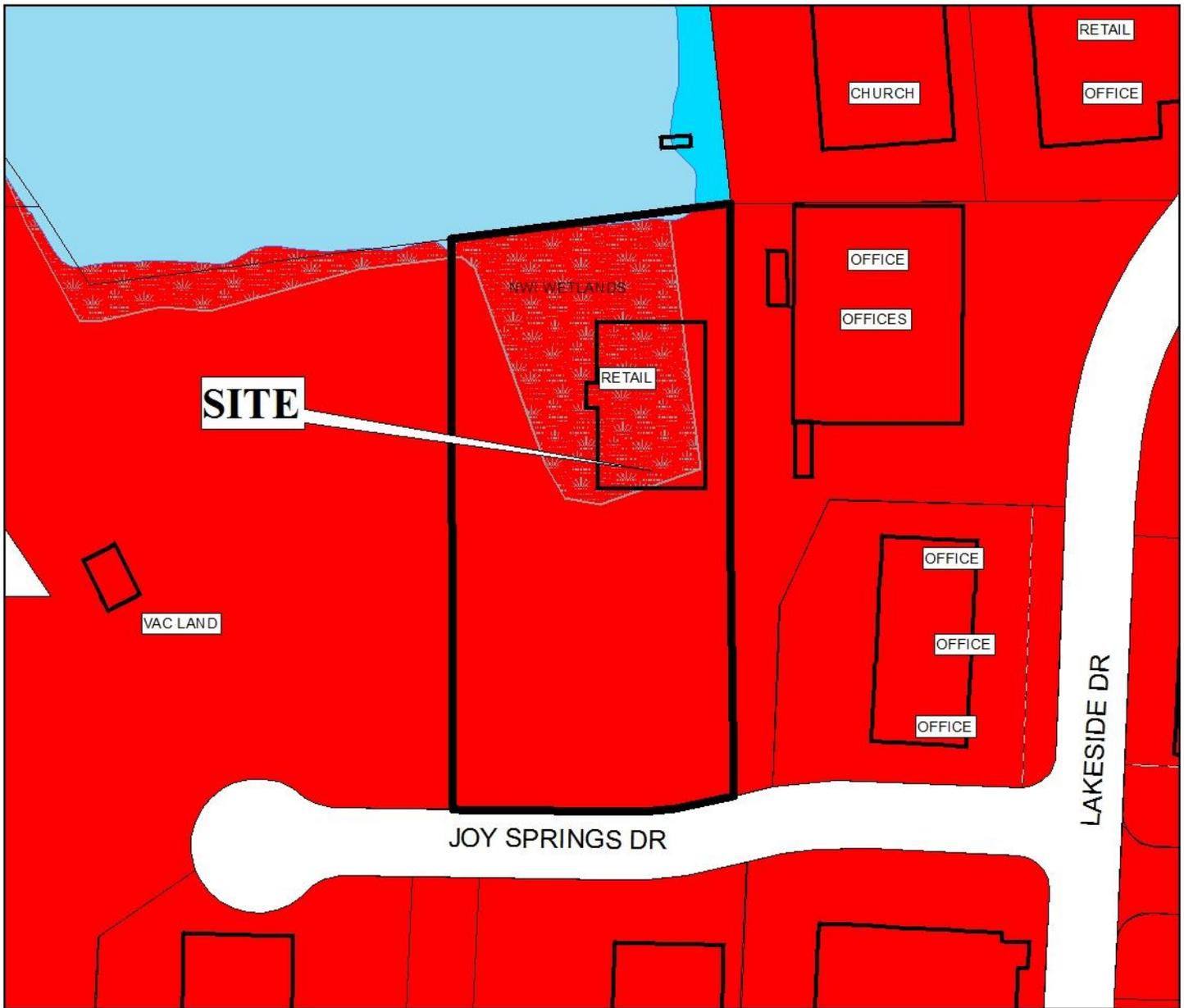
APPLICATION NUMBER 8 DATE June 2, 2016

APPLICANT Lakeheron, LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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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 AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 8 DATE June 2, 2016

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SITE PLAN



The site plan illustrates the proposed buildings, easements, setback, parking, and trees.

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REQUEST	Planned Unit Development		

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