

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 23, 2017**

<u>NAME</u>	McDonald's USA, LLC
<u>LOCATION</u>	Southeast corner of U.S. Highway 90 West and Hamilton Boulevard
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	B-3, Community Business District
<u>AREA OF PROPERTY</u>	2 Lots/ 6.9± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow shared access and parking between two building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.

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**

U.S. Highway 90 is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and 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.

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 shared access and parking between two building sites.

This site was originally approved by the Planning Commission at the January 15, 2015 meeting as a 2-lot Subdivision, Planned Unit Development approval to allow shared access and parking between two building sites, and Sidewalk Waiver approval to waive construction of sidewalks along U.S. Highway 90 West and Hamilton Boulevard. The Planned Unit Development approval has since expired, thus the reason for this new PUD application.

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

- Greater density including mixed-use with residential above community scale services and retail;
- Accommodation of all users: automobile, bicycle, pedestrian, and transit;
- Connectivity to surrounding neighborhoods through sidewalks, trails, etc.;
- Encourage redevelopment of existing strip centers into mixed-use development or green space;
- Emphasis on adding density, mixing uses and promoting walkability and connectivity to other areas of the City.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification. Although the site does not currently reflect the new plan, staff would encourage that future development would be consistent with Suburban Center characteristics.

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 must be approved by the Planning Commission.

The applicant proposes to make changes to the existing restaurant to include: removing the mansard style roof, paint and adding a new modern façade, updating wall signs, remodeling the interior of the building as well as adding a side by side drive thru lane.

It should be noted that landscaping area and tree planting calculations are not provided for the entire development, however the applicant is not proposing to increase or decrease the building footprints by 50% or more, therefore compliance will not be required at this time. If approved, a note should be placed on the site plan stating that full compliance with tree planting and landscaping will be required at such a time that the building footprint is cumulatively increased or decreased by 50%.

The total amount of square footage for retail and restaurant usage is not provided; however, parking requirements were addressed as part of the previous PUD. If any building expansion is proposed in the future, documentation should be submitted illustrating parking compliance as part of a new PUD application.

The site fronts Hamilton Boulevard and U.S. Highway 90 West, both planned major streets. The 2015 Subdivision application and subsequent recorded plat addressed all setback and right-of-way issues, thus no dedication is required.

As a mean of access management, the site should be limited to the existing curb-cuts, with the size, design and location to be approved by Traffic Engineering and ALDOT (as appropriate) and comply with AASHTO standards.

There is a 10' sanitary sewer easement and a 30' Alabama Power utility easement on the site. A note should be placed on the Final Plat stating that no structures shall be erected in any easement.

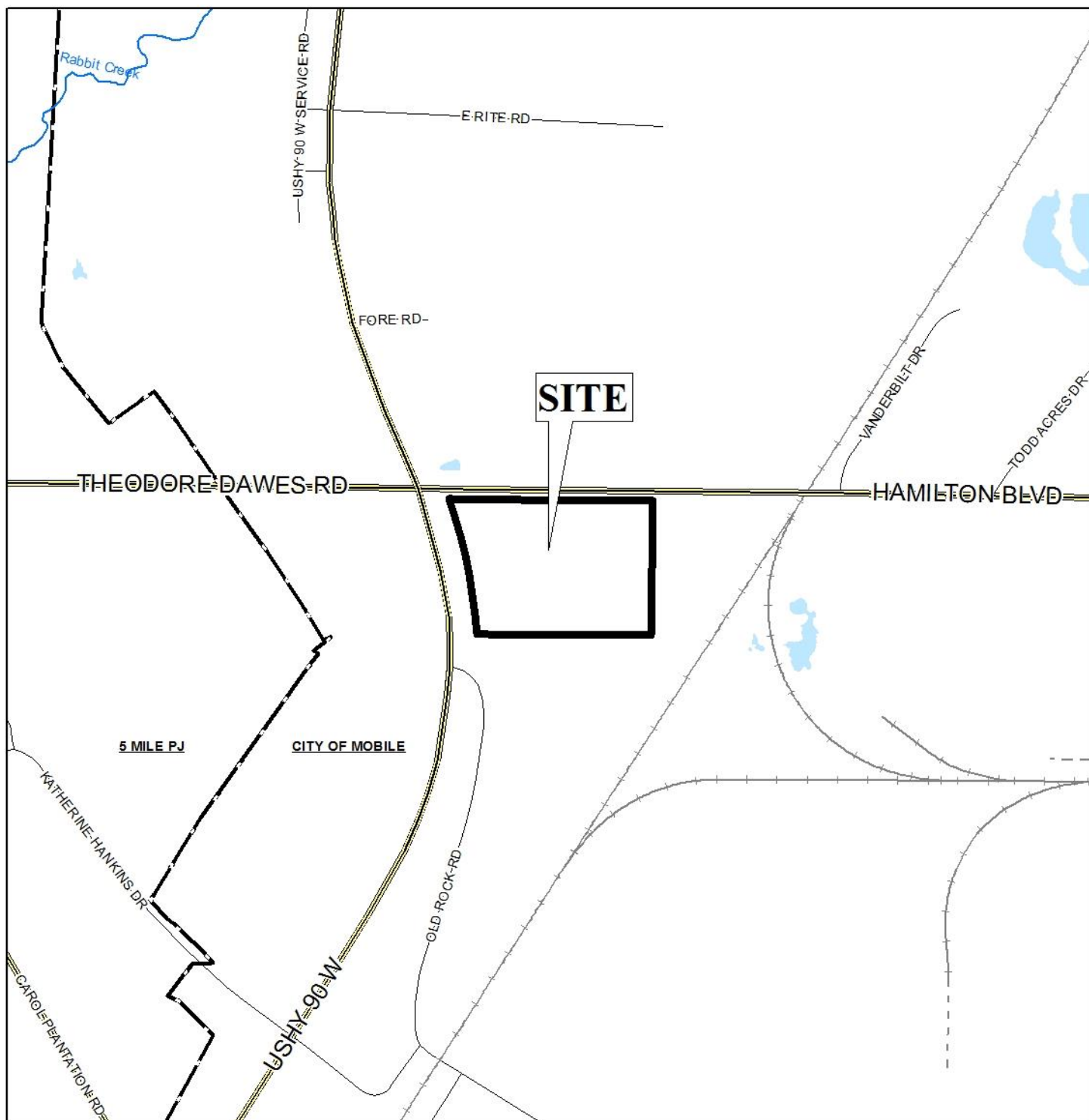
RECOMMENDATION

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

- 1) placement of a note stating that if the building footprints are cumulatively increased or decreased by 50%, full compliance with tree planting and landscaping requirements will be required;
- 2) placement of a note stating that no structures will be erected in any easement;

- 3) placement of a note on the site plan stating that both lots are limited to existing curb cuts, with the size, design and location to be approved by ALDOT (where applicable) and Traffic Engineering and comply with AASHTO standards;
- 4) full compliance with the Traffic Engineering comments: *“U.S. Highway 90 is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and 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.”*;
- 5) full 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 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).”*;
- 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).”*;
- 8) submission of a revised site plan to Planning and Zoning prior to submission of land disturbance or building permits; and
- 9) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



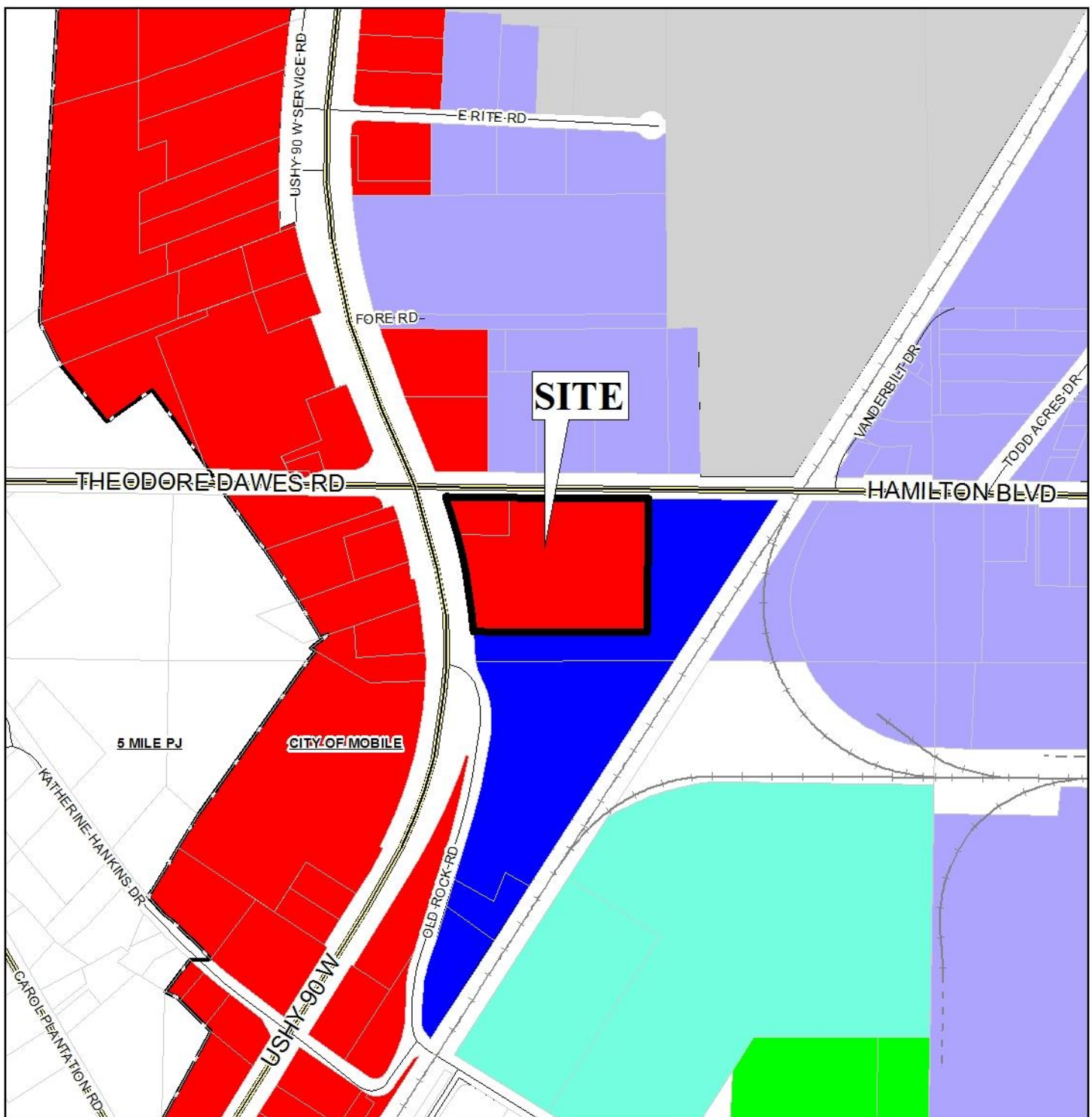
APPLICATION NUMBER 8 DATE March 23, 2017

APPLICANT McDonald's USA, LLC

REQUEST Planned Unit Development



LOCATOR ZONING MAP



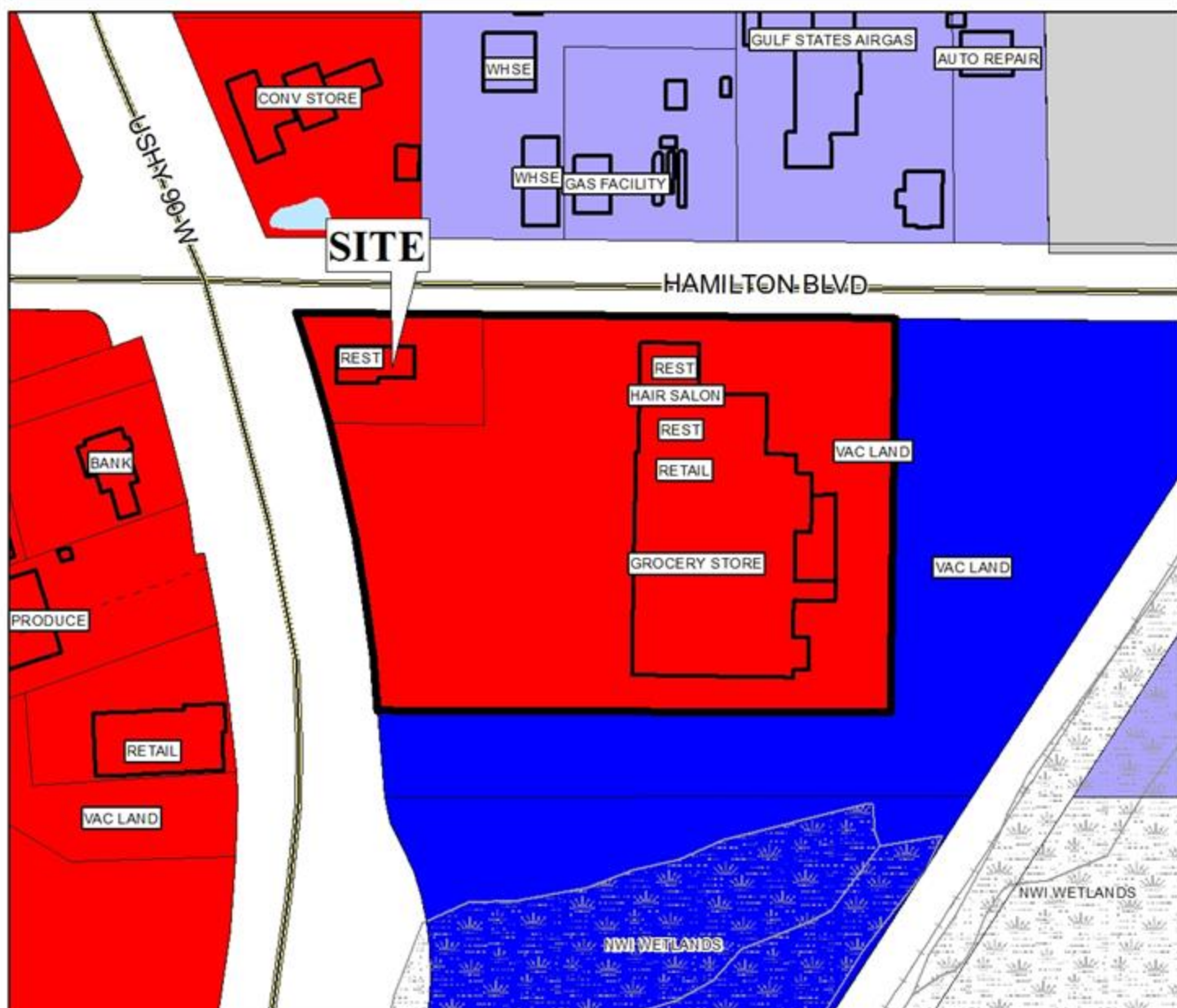
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The 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



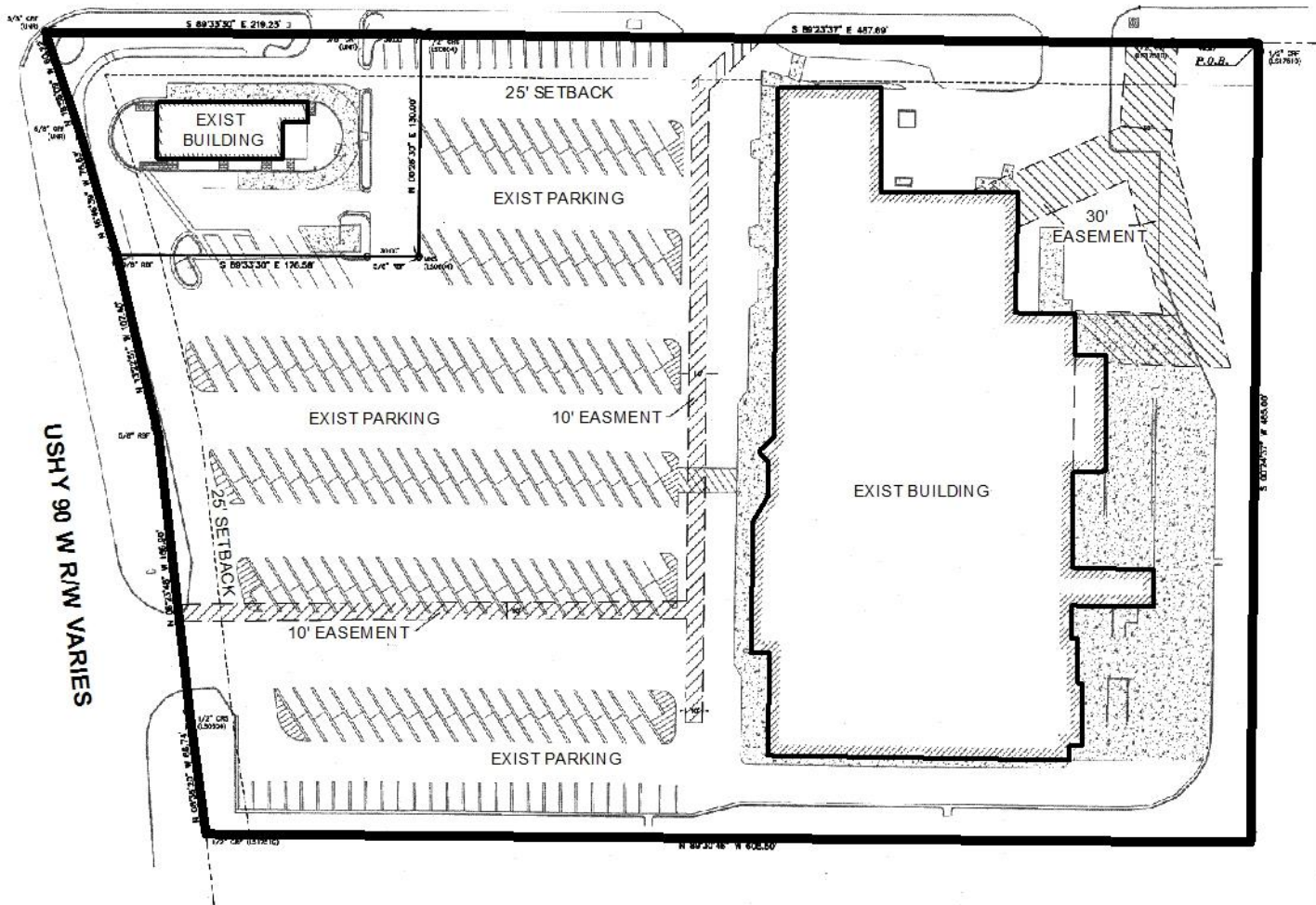
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SITE PLAN

HAMILTON BLVD 80' R/W



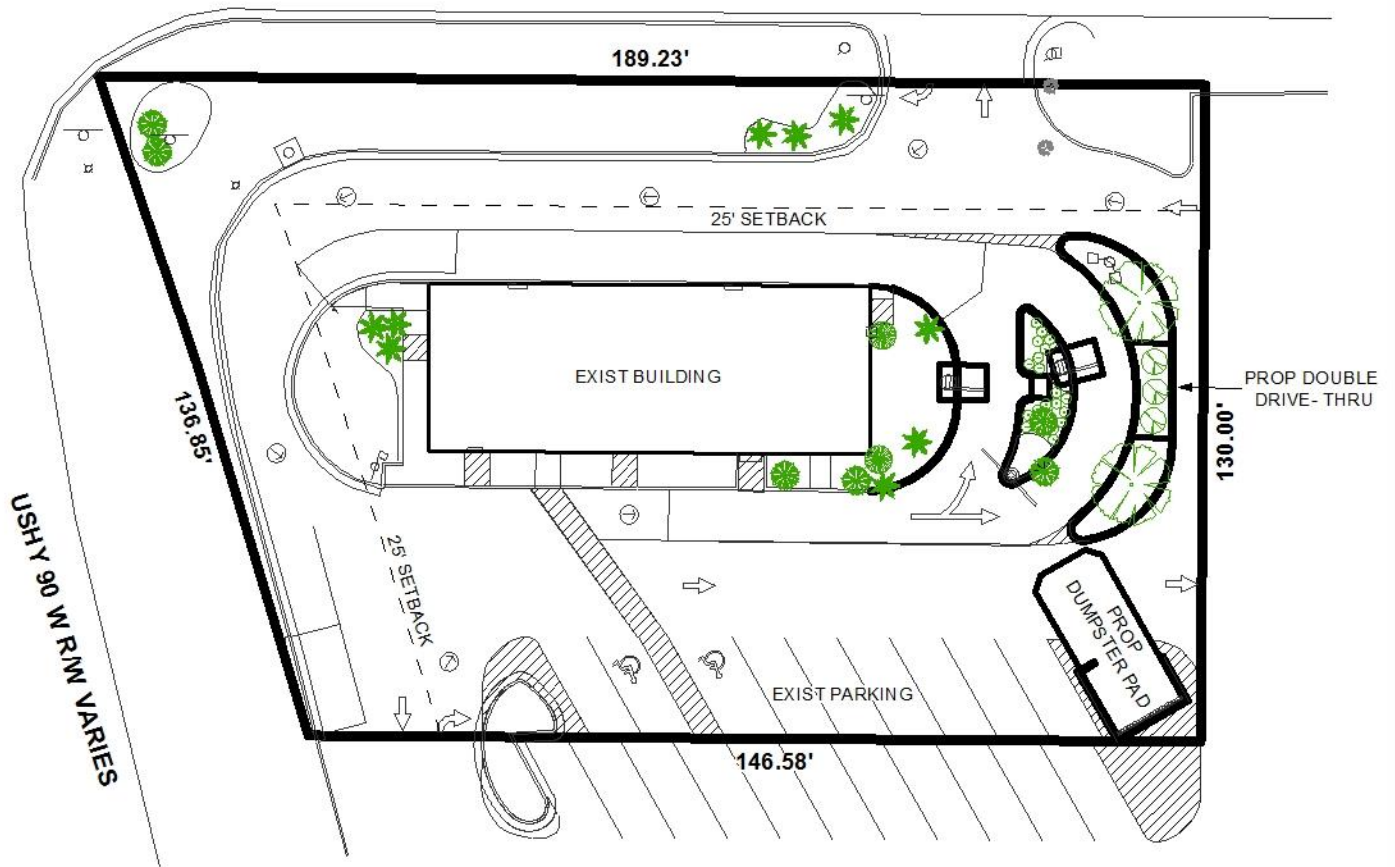
The site plan illustrates the existing buildings, existing parking, setbacks, and easements.

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DETAIL SITE PLAN

HAMILTON BLVD 80' R/W



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APPLICANT McDonald's USA, LLC

REQUEST Planned Unit Development



NTS