

PLANNED UNIT DEVELOPMENT**Date: August 18, 2011****DEVELOPMENT NAME**

University Grande Apartment Complex

LOCATION6201 Old Shell Road
(Southwest corner of Old Shell Road and West Drive)**CITY COUNCIL
DISTRICT**

City Council District 6

**PRESENT
ZONING DISTRICT**

B-2, Neighborhood Business District

CONTEMPLATED USE
buildings on a single building site.

Planned Unit Development Approval to allow multiple

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO 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).

Full compliance of the landscaping and tree requirements to be coordinated with Urban Forestry.

**FIRE DEPARTMENT
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, specifically to allow two, four-story apartment buildings totaling 156 units, (72 units in the West building and 84 units in the East building), pool, club house, volleyball court and 326 parking spaces on a single building site. The site is located in Council District 6.

It should be noted that a similar application was submitted and approved by the Commission at the June 19, 2008 meeting. The Commission again approved the same application in May 2010 as the previous application had expired. More recently, at the June 16, 2011 meeting, another Planned Unit Development application was approved by the Commission; however, this project included land across a public street (West Drive) to provide additional parking for more than two hundred vehicles. The Commission approved the amended Planned Unit Development; which was subsequently appealed to City Council.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

Due to the location and size of the development, access management is a concern. A Traffic Impact Study was submitted in 2008 for the initial development to Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed. As there is no change in the number of units, the Traffic Impact Study stands; therefore, no new traffic study is required.

The applicant is proposing a 156-unit apartment complex with two four-story apartment buildings, pool, club house, volleyball court on approximately 6.3 acres. A total of 326 surface parking spaces are provided, which exceeds the 234 spaces that are required by the Zoning Ordinance.

The PUD site is currently undeveloped and zoned B-2, Neighborhood Business. The apartment complex proposed would not exceed the maximum density allowed within a B-2 district.

The applicant has now submitted an application for amendment, which is virtually identical to the original approval. If approved, the appeal before City Council will become moot.

Additionally, the applicant wishes to include several voluntary conditions for consideration of approval:

1. the applicant will implement a system whereby they charge a fee to tenants for parking permits to park on the premises, and only issue such amount of permits as there are parking spaces, less an appropriate amount of parking spaces reserved for visitors;
2. the applicant will institute a procedure known as “roam towing”, whereby the applicant will enter into a contract with a local towing company who will roam the site during peak hours and tow violators (whether violators are parking improperly or without a permit);
3. the applicant will cooperate with the City of Mobile and put forth its best efforts to not allow illegal parking, whether it is on site or surrounding public streets. The efforts will include painting curbs and placing “no parking” signs on the subject property;
4. the applicant will put forth best efforts to arrange with the University of South Alabama for shuttle bus transportation between the University campus and the subject property;
5. the applicant will include in its lease information concerning parking rules on the subject property and the surrounding city streets;
6. the applicant will rent by apartment unit, not by the bedroom; and
7. the applicant will restrict access to West Drive for emergency use only, and will install a system (gate, barricades, etc.) approved by the City.

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.

The applicant is proposing a “multi-family” PUD residential development, and consequently, PUD common area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Since this site is proposed to be developed with 156-units, 109,200 square feet of common area is required per Section 64-5.C.2., the site plan illustrates 107,904 square feet of common space. Therefore, the site should be revised to illustrate the compliance with this requirement. As part of the Planned Unit Development, the Commission may reduce the requirement if justified.

Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

The location of the storage area for the dumpster is illustrated on the site plan and labeled, required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, including connection to the sanitary sewer.

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RECOMMENDATION

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

- 1) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*);
- 2) Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A traffic impact study was submitted for this application. The improvements to the intersection (turn lane and signal) are the responsibility of the developer and must be approved by the City of Mobile Engineering and Traffic Engineering departments*);
- 3) placement of a note on the revised site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 4) provision of and approval of two copies of the revised PUD site plan to the Planning Section of Urban Development prior to the approval of any permits;
- 5) compliance with the voluntary conditions as submitted by the applicant; and
- 6) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 8 DATE August 18, 2011

APPLICANT University Grande Apartment Complex

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.
The University of South Alabama is located to the north.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



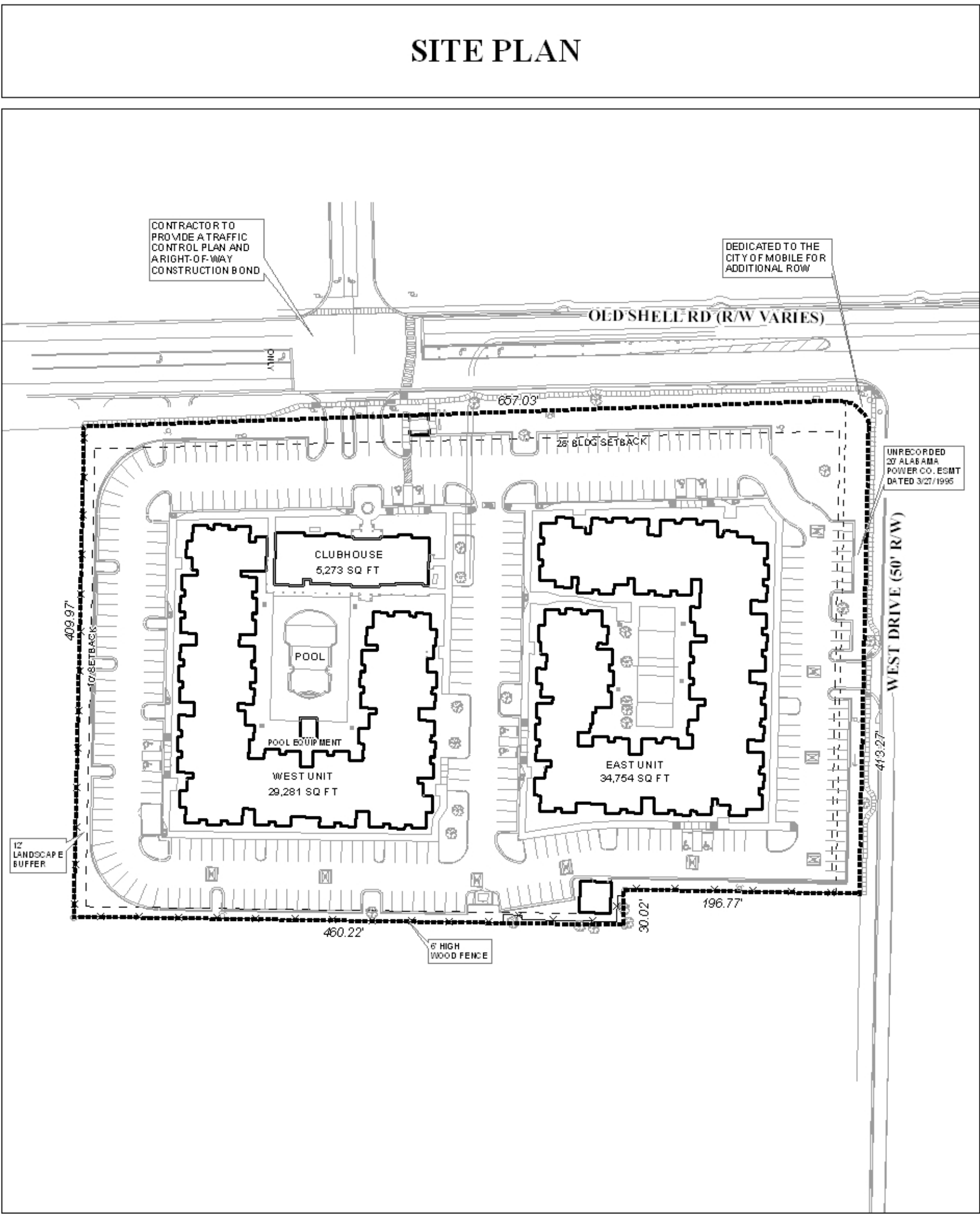
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This site plan illustrates the proposed development and associated parking.

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N

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