

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 2, 2010****DEVELOPMENT NAME**

WRC Properties, LLC

**LOCATION**

3333 Cottage Hill Road and 800 Executive Park  
(East side of Cottage Hill Road, 180'± West of Executive  
Park Drive, extending to the West side of Executive Park  
Drive, 30'± South of the West terminus of Executive Park  
Circle).

**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-3, Community Business District, and B-2, Neighborhood  
Business District

**AREA OF PROPERTY**

2 Lots / 1.4± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow shared  
access and over-flow parking between two building sites  
and an off-site inflatable equipment lay-down yard.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**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.

**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).

**FIRE DEPARTMENT****COMMENTS**

All projects must comply with the requirements of the 2003  
International Fire Code, including Appendices B through D, with local amendments, and the

2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow shared access and over-flow parking between two building sites and an off-site inflatable equipment lay-down yard.

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 site circulation, while not entirely ideal, does generally comply with requirements of the Zoning Ordinance. Other than a drive connection to the undeveloped site fronting Executive Park Drive, no modifications are illustrated on the site plan for the existing site fronting Cottage Hill Road which was developed to site compliance standards in 2003. Along with the proposed shared access between the two sites, the site fronting Executive Park Drive is proposed to contain over-flow parking for the Cottage Hill Road site with a gated entrance/exit on Executive Park Drive. However, the gate is proposed to be at the 25' minimum building setback line along Executive Park Drive which would not meet the requirements allowing for the stacking of vehicles out of the public right-of-way entering the site. Section 64-4.F. of the Zoning Ordinance requires that three (3) vehicle stacking spaces, each a minimum of 17' long (51' total minimum length) be provided out of the public right-of-way for vehicles entering sites with drive-thru windows, and this requirement is also made for gated sites. The site plan should be revised to either eliminate the gate or provide the proper 51' vehicle stacking area out of the public right-of-way. This would result in the loss of three parking spaces along each of the two rows of proposed parking, but since this is intended to be an over-flow parking area, there would be no loss in required parking. The site meets internal traffic flow requirements, and a new City standard sidewalk is proposed along the Executive Park Drive frontage.

As to the applicant's proposed use of the Executive Park Drive site for an off-site inflatable equipment lay-down yard, the Zoning Ordinance Chart of Permitted Uses does not allow a contractor's storage yard in a B-2, Neighborhood Business District. And the site plan indicates only a 6' high wood privacy fence along the South side of the site and not the required 8' high wall or fence around the entire site. Therefore, use as an off-site inflatable equipment lay-down yard cannot be allowed for the site.

Landscaping and tree plantings are shown on the site plan submitted. The site meets the tree planting requirements; however, no landscaping calculations were given. Therefore, the site plan

should be revised to indicate site compliance with the landscaping ratios of the Zoning Ordinance.

The site will have to comply with the City of Mobile storm water and flood control ordinances. The storm water detention system and best management practices for erosion and sediment control should be in place early in the site development process.

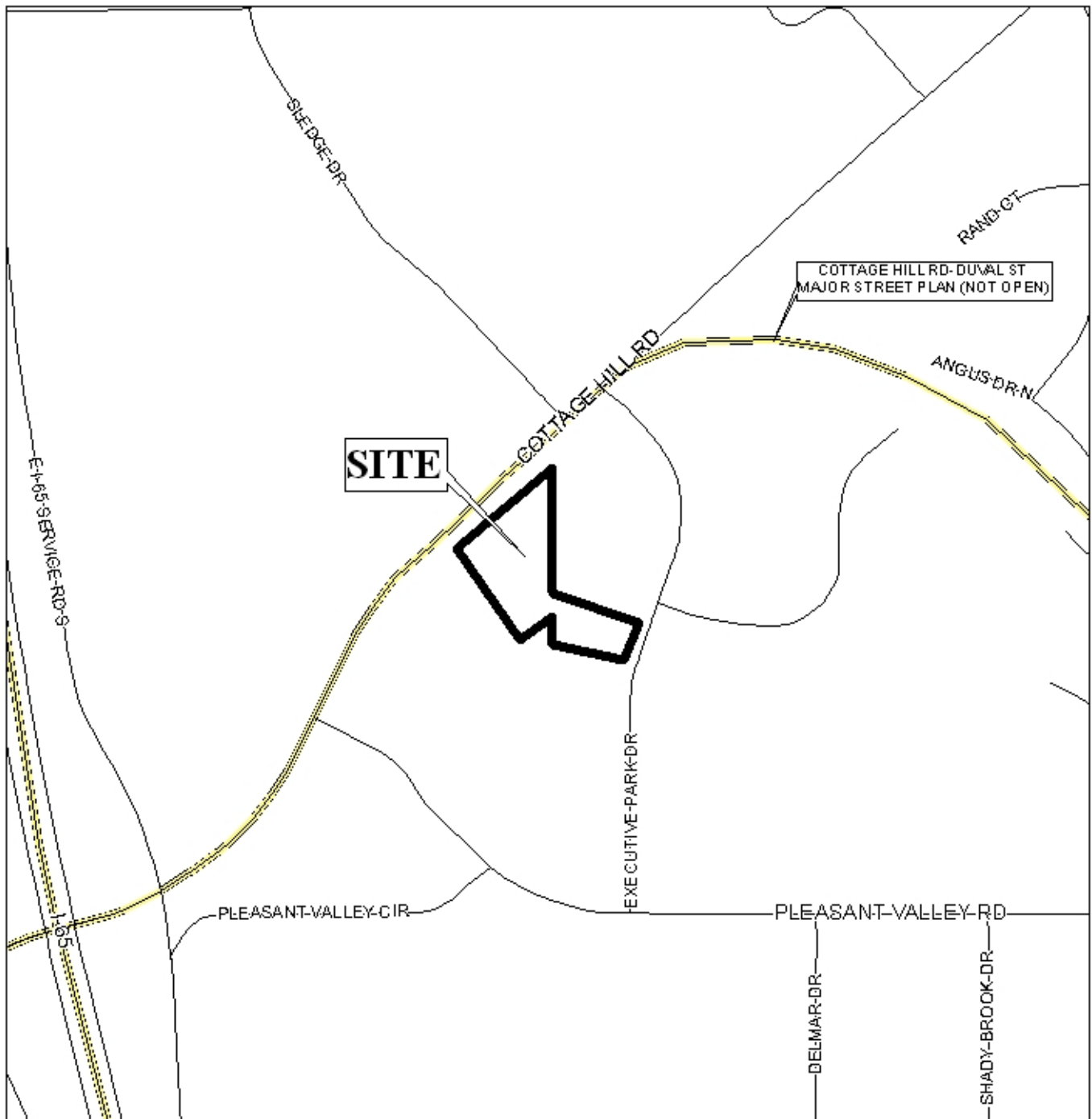
### **RECOMMENDATION**

**Planned Unit Development:** The request for the off-site inflatable equipment lay-down yard in a B-2, Neighborhood Business District, is recommended for **denial**.

The request for shared access and over-flow parking between two building sites is recommended for approval subject to the following conditions:

- 1) revision of the site plan to either eliminate the gate at the Executive Park Drive entrance or provide the proper vehicle stacking area out of the public right-of-way as per Section 64-4.F. of the Zoning Ordinance;
- 2) revision of the site plan to indicate site compliance with the landscaping ratios of the Zoning Ordinance;
- 3) compliance with the 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).*
- 4) full compliance with all other municipal codes and ordinances; and
- 5) submittal of two copies of a revised and approved PUD site plan to the Planning Section prior to the submittal of plans for site development.

# LOCATOR



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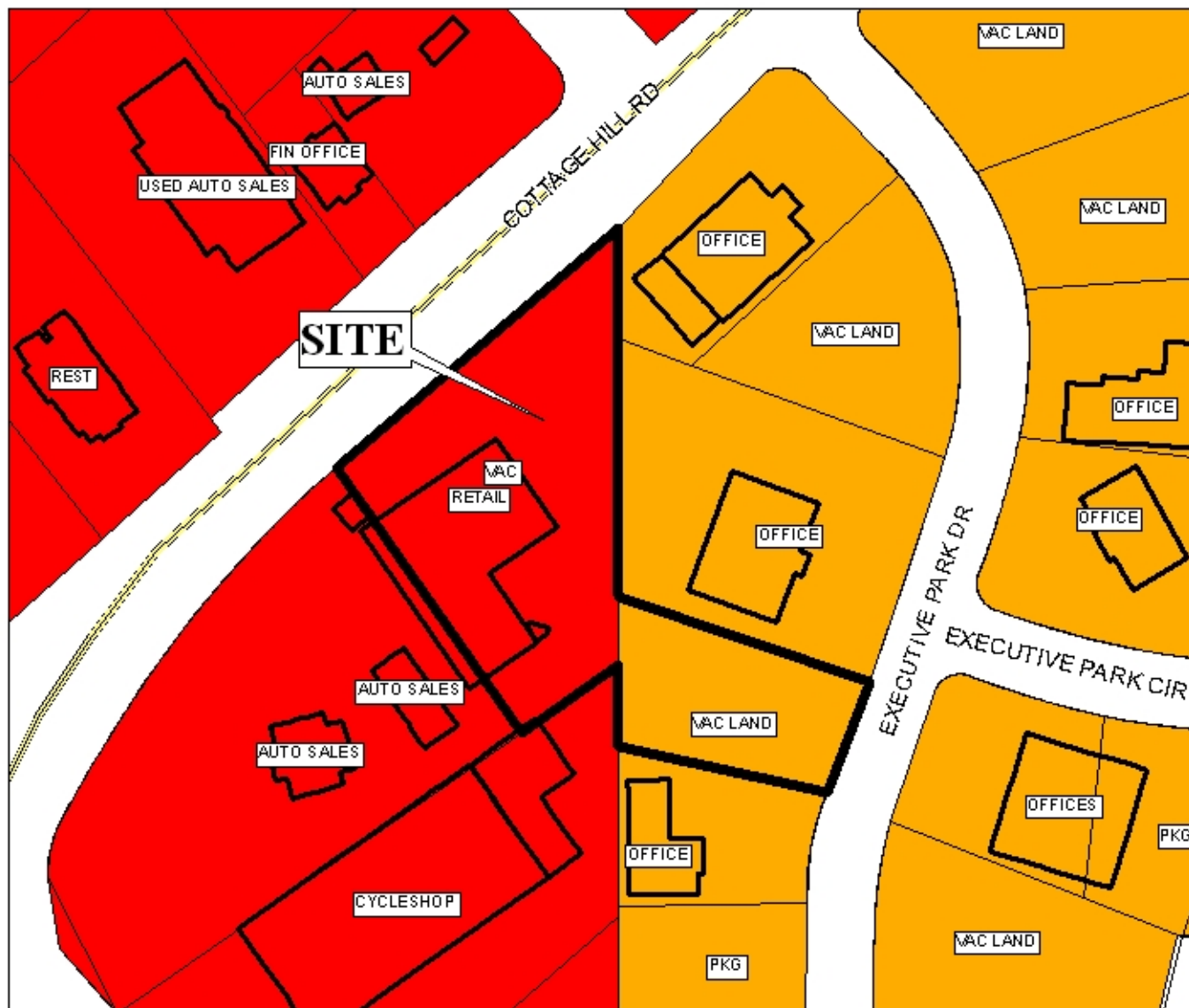
APPLICANT WRC Properties, LLC

REQUEST Planned Unit Development



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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by business land use.

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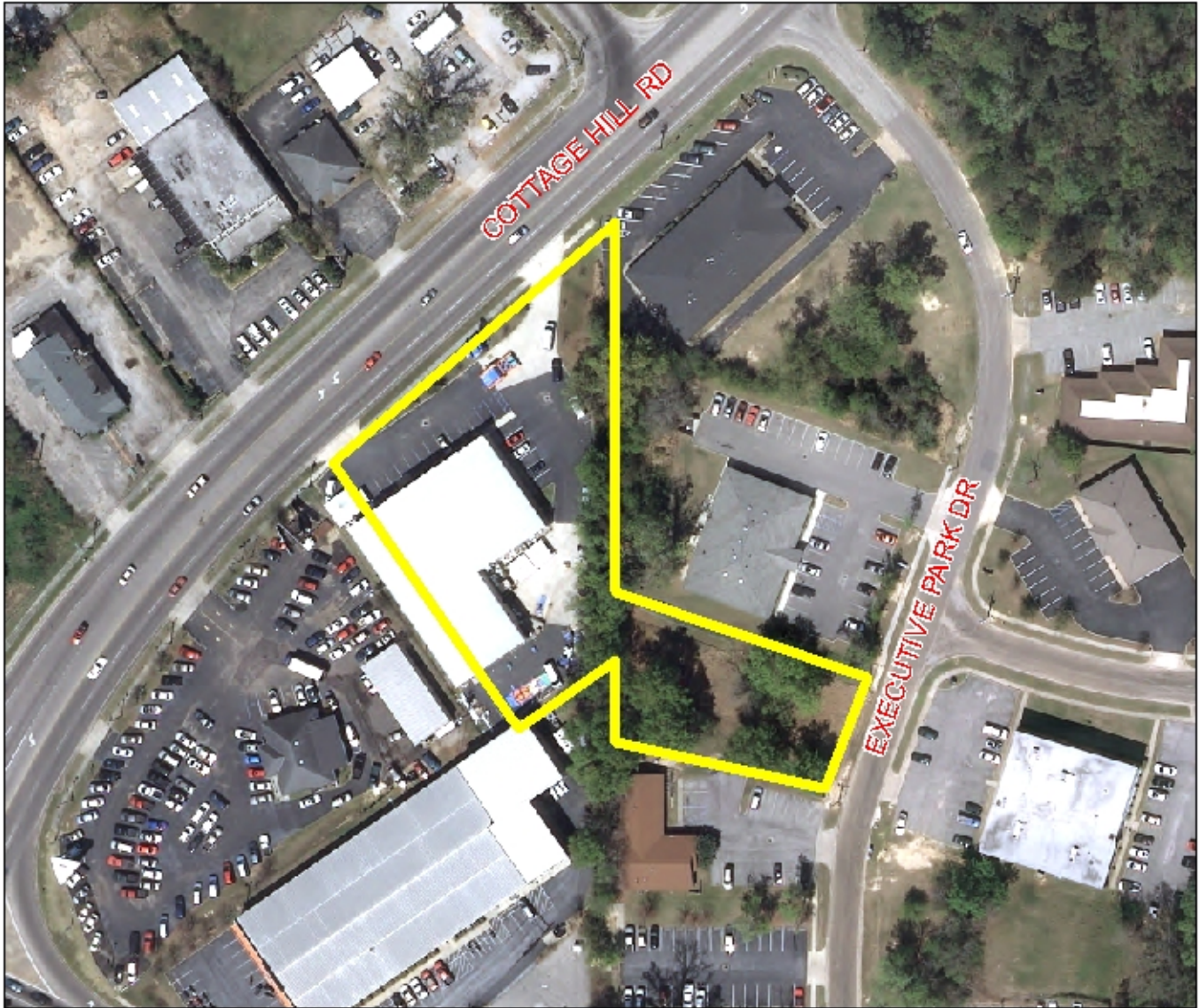
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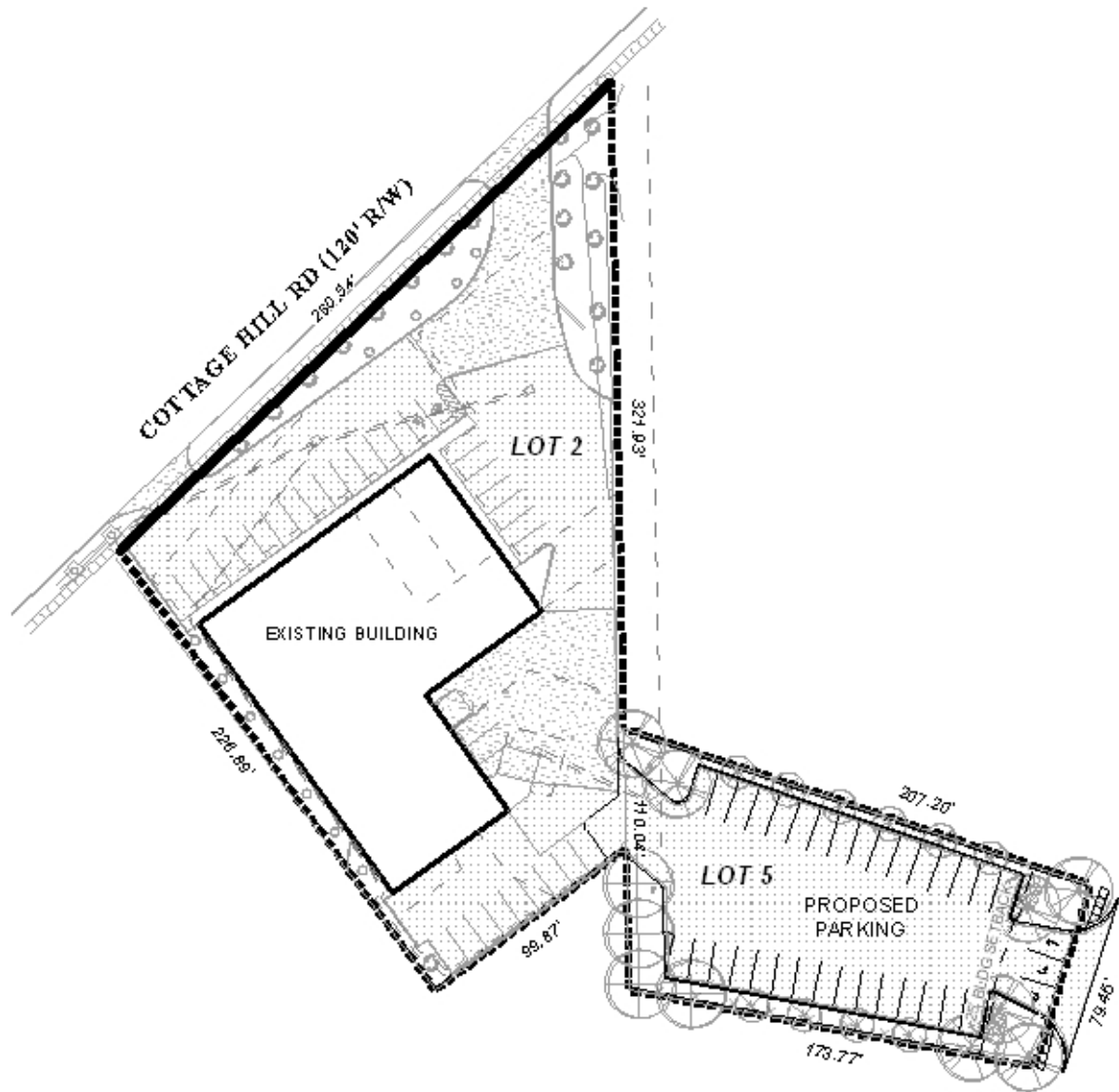
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# SITE PLAN



This site plan illustrates the existing building and proposed overflow parking.

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