

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: October 7, 2021**

<b><u>DEVELOPMENT NAME</u></b>	Servpro / Mobile Momentum Property Group Mobile 1
<b><u>LOCATION</u></b>	2781 Macmae Drive (East side of MacMae Drive at its South terminus).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 3
<b><u>AREA OF PROPERTY</u></b>	3.0± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.
<b><u>ENGINEERING COMMENTS</u></b>	

1. Retain NOTES #1 - #6, as shown on the submitted PUD drawing dated 9-3-21.

**TRAFFIC ENGINEERING  
COMMENTS**

Lot is limited to one curb cut with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

**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). Fire apparatus access is required to be within 150' of all commercial and residential

buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

**REMARKS** The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many case the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the 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, where applicable, the zoning classification.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-

development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The subject site has an existing 14,944 square foot building with associated parking. The applicant is proposing to construct a new 9,053 square foot building on the site as well, hence the current PUD request.

The applicant states:

*THE OWNERS RECENTLY PURCHASED THIS PROPERTY AND NEED ADDITIONAL OFFICE AND WAREHOUSE SPACE FOR THEIR BUSINESS. EVEN WITH CONSTRUCTION OF THE NEW BUILDING AND ADDITIONAL PARKING, THE SITE MEETS THE CITY'S LANDSCAPE REQUIREMENTS.*

The site plan indicates that with the new building, the site will maintain compliance with landscape area requirements. The proposed changes to the site may result in the removal of trees shown on the 2007 tree plan on file from the initial development of the site. The applicant should coordinate with staff at the time of permitting to insure tree planting compliance is maintained. Also, the removal of any trees previously shown on the tree plan on file will require a private property tree removal permit.

Based on the amount of office space proposed (16,100 square feet) and the number of warehouse employees to be at the site (6), the site is required to have a total of 56 parking spaces. The site plan submitted shows 72 spaces to be provided. The site currently has 17 parking spaces; as such, the proposed expansion is more than a 25% increase, and the site will be required to provide a compliant photometric plan at the time of permitting.

There are no dumpsters shown on the site plan, however there is a note stating that "a dumpster with city compliant pad and enclosure will be shown on the engineering site plan for construction". If approved, the site plan should be revised to illustrate the location of an existing or proposed dumpster.

The site is adjacent to R-1, Single-Family Residential property to the East. As such, a compliant residential buffer fence was shown on the previously approved site plan on file. The currently proposed site plan does depict a fence as still being on the site, however it is not labeled as a required, compliant buffer fence. If approved, the site plan should be revised to clearly label the buffer fence.

## **RECOMMENDATION**

**Planned Unit Development:** Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will accommodate the expansion of a business;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because allowing the additional structure on the site results in the applicant being able to expand the existing business;
- c. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because public utilities and services are already in place.

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

- 1) full compliance with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 2) revision of the site plan to depict any existing or proposed dumpster locations to comply with pad and enclosure requirements;
- 3) revision of the site plan to clearly label the residential buffer fence height and materials;
- 4) provision of a photometric site plan at the time of permitting;
- 5) compliance with the Engineering comments: *(1. Retain NOTES #1 - #6, as shown on the submitted PUD drawing dated 9-3-21.);*
- 6) compliance with all Traffic Engineering comments: *(Lot is limited to one curb cut with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 8) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 9) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to the issuance of permits; and
- 10) full compliance with all municipal codes and ordinances.

In order for any concerns to be considered by the Planning Commission you must email your concerns to [planning@cityofmobile.org](mailto:planning@cityofmobile.org) or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Wednesday, October 6<sup>th</sup>, before the meeting, in order to be considered by the Commission.

If you wish to participate in the meeting, you must email [planning@cityofmobile.org](mailto:planning@cityofmobile.org) by 2:00 PM on Wednesday, October 6<sup>th</sup>, before the meeting. In accordance with Planning Commission by-laws, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.

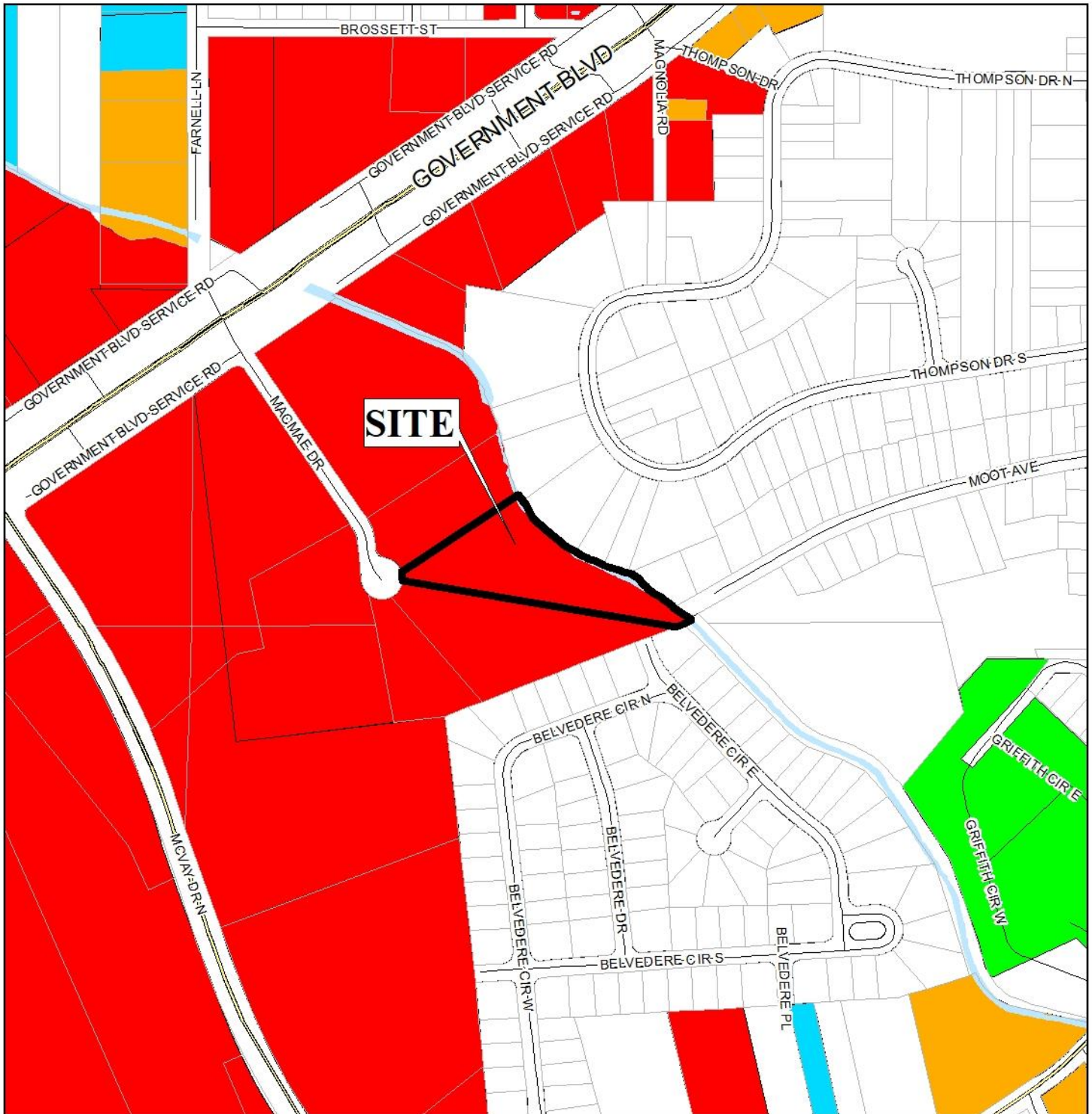
# LOCATOR MAP



APPLICATION NUMBER 9 DATE October 7, 2021  
 APPLICANT Servpro /Mobile Momentum Property Group Mobile 1  
 REQUEST Planned Unit Development



# LOCATOR ZONING MAP

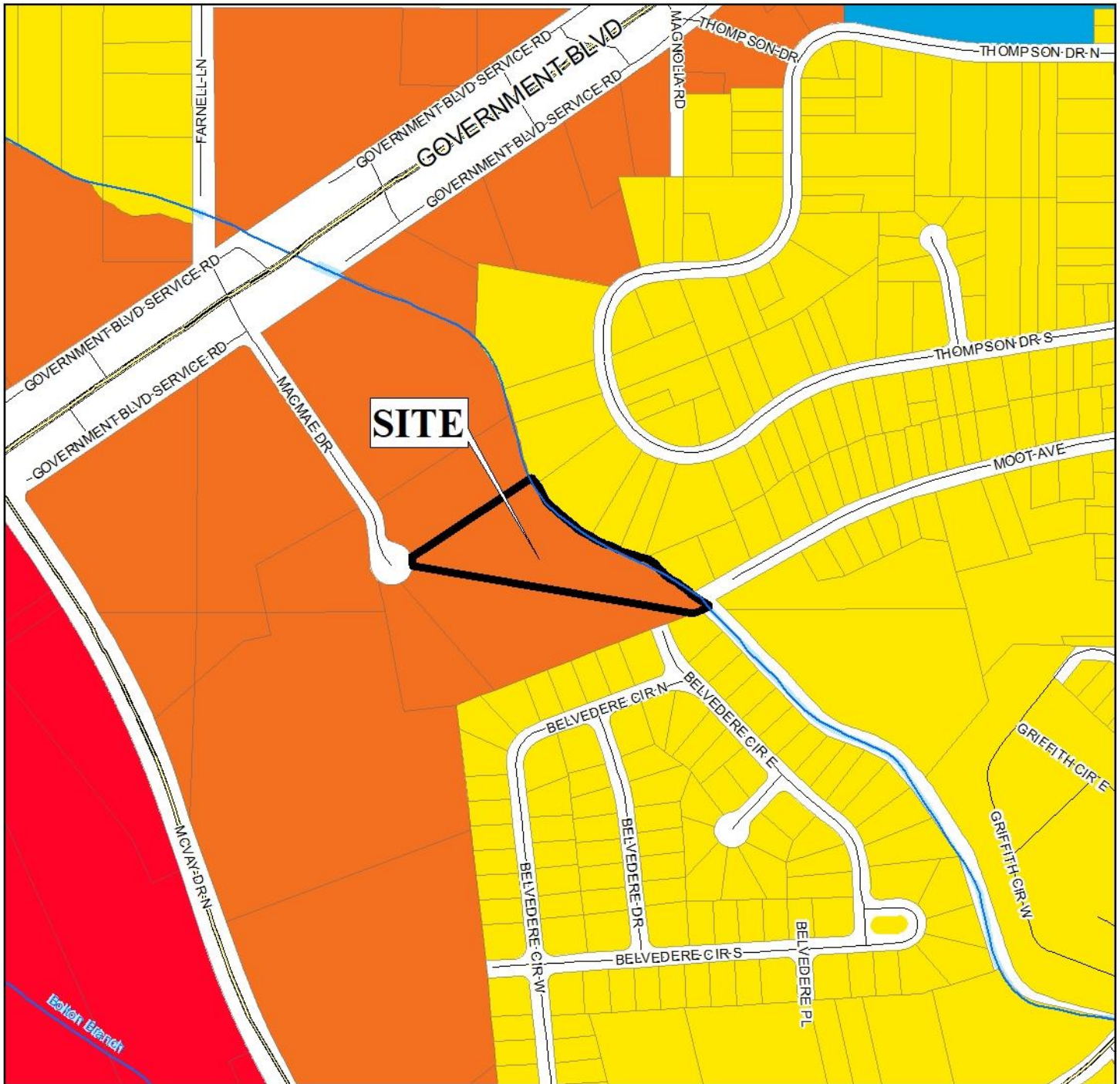


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# FLUM LOCATOR MAP



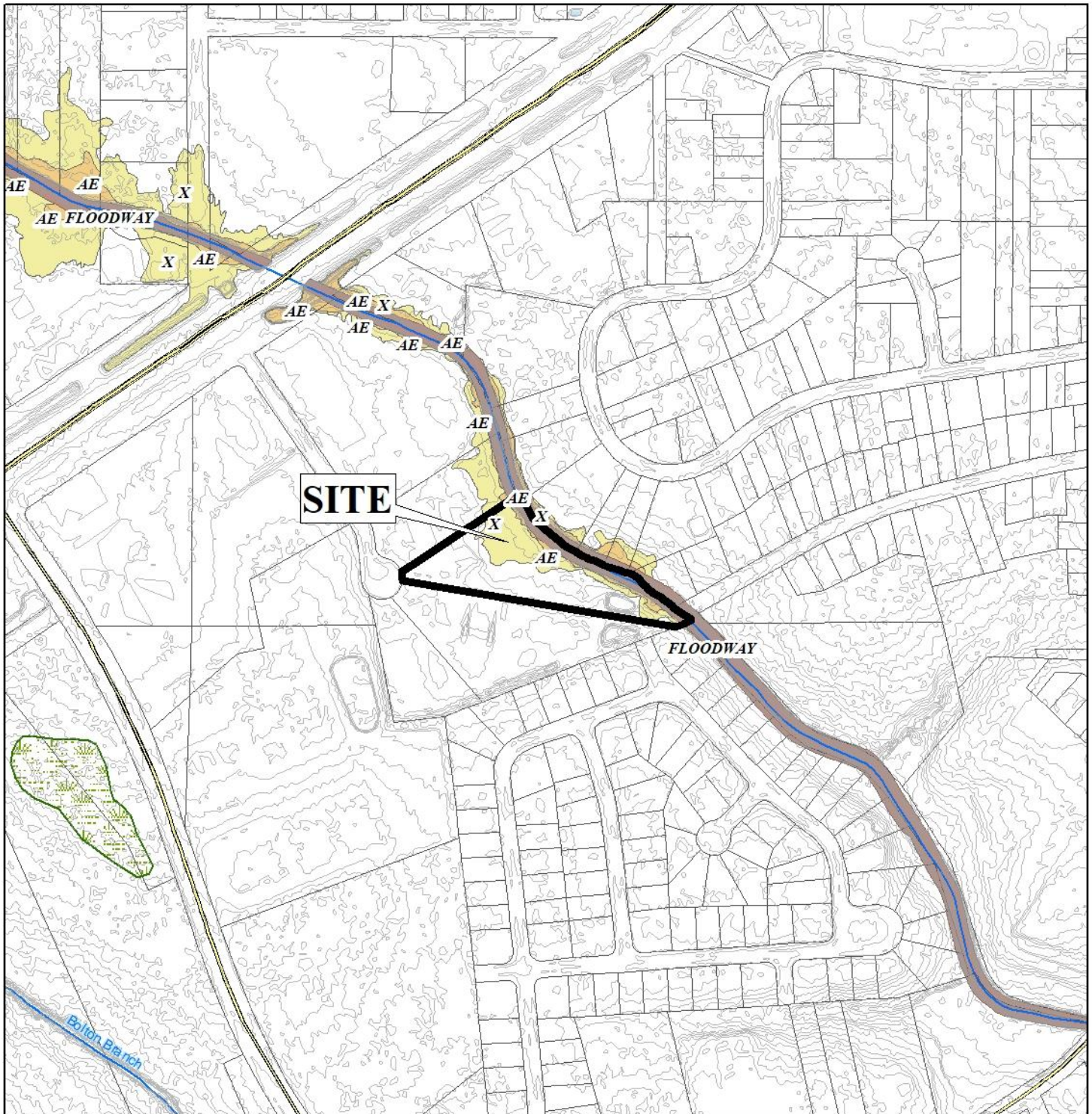
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- |                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban    | Light Industry      | Water Dependent    |
| Downtown                  | Traditional Corridor              | Heavy Industry      |                    |
| District Center           | Mixed Commercial Corridor         | Institutional       |                    |





# ENVIRONMENTAL LOCATOR MAP

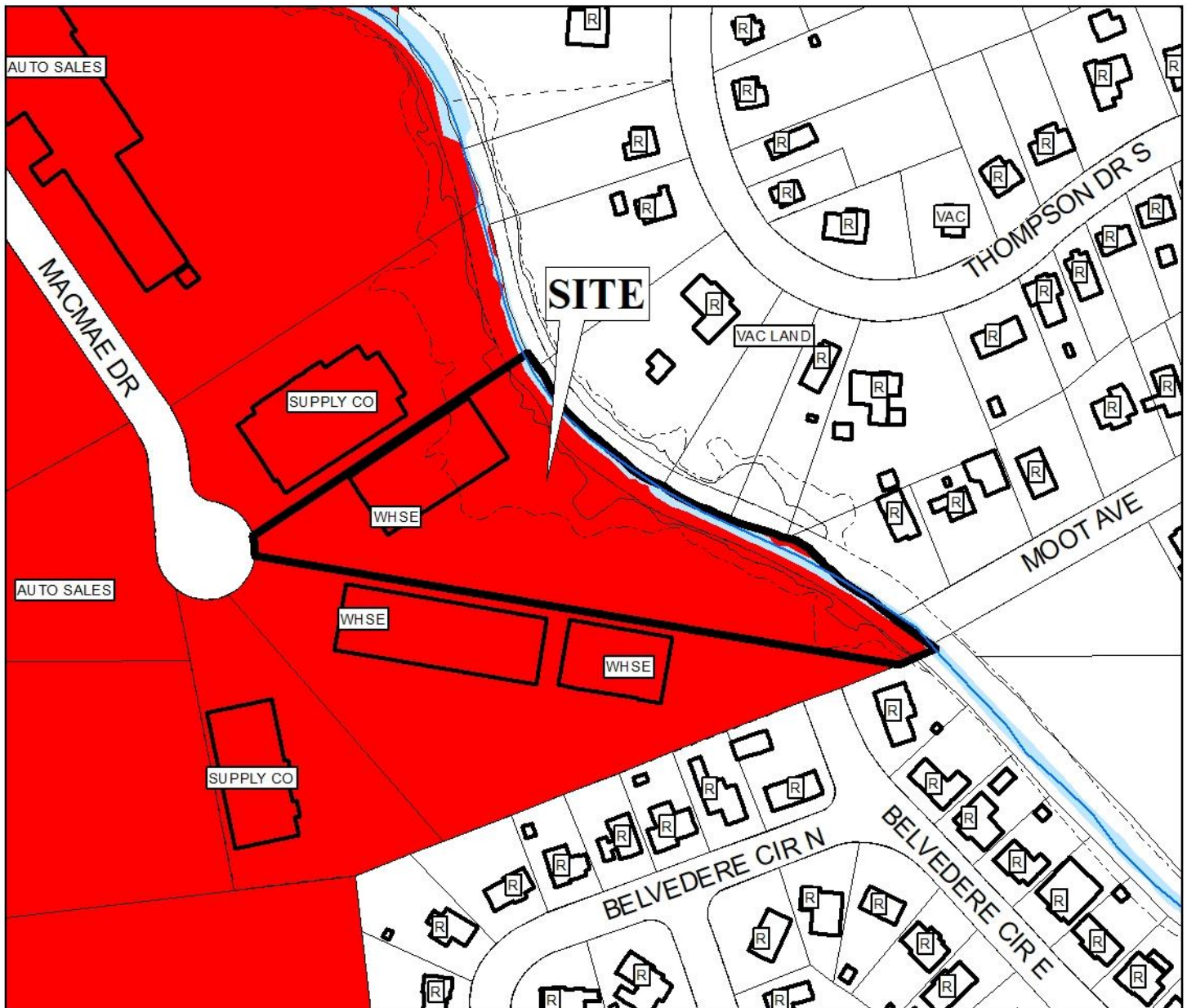


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial sites and residential 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



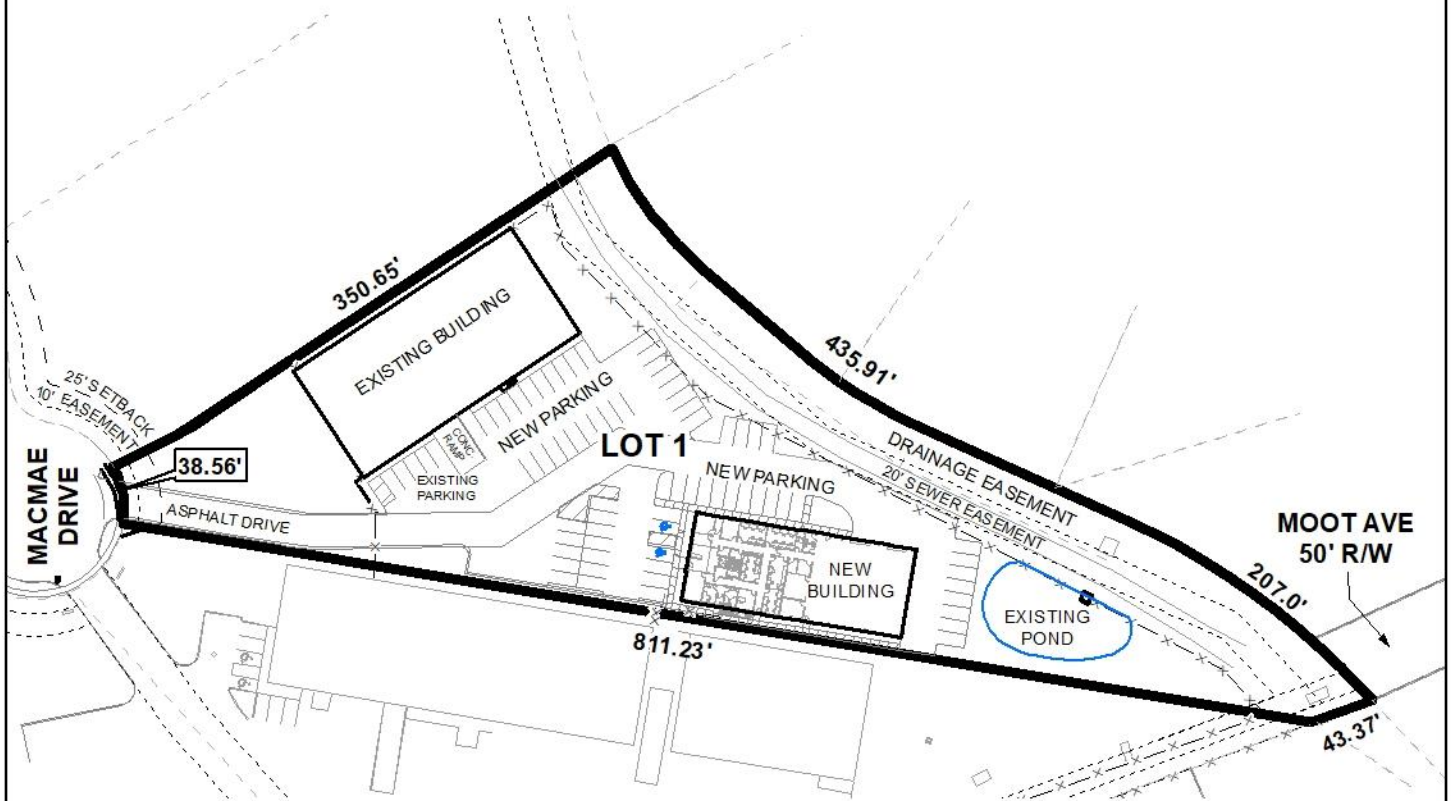
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# SITE PLAN



The site plan illustrates existing structures, parking and easements, as well as proposed parking areas and a building.

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