

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 2, 2016****DEVELOPMENT NAME**

JJT Properties LLC

LOCATION

1147 & 1151 East I-65 Service Road South and 1180 Sledge Drive
(Southeast corner of East I-65 Service Road South and International Drive extending to Sledge Drive)

**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

1 Lots / 5.6 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development allow multiple buildings on a single building site and reduced front and side-yard setbacks.

**TIME SCHEDULE
FOR DEVELOPMENT**

Phase 1: In progress, with anticipated completion by October 2016;
Phase 2: Start October 2016 and complete March 2017;
Phase 3: Start date to be coordinated with the Phase 2 construction sequence, with anticipated completion by September 2017.

**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 its existing curb cuts, with size, location and design to be approved by 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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development allow multiple buildings on a single building site and reduced front and side-yard setbacks. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to allow for site plan and building footprint modifications to a previously approved three phase construction and demolition process at an existing auto sales facility. The previous PUD was approved by the Planning Commission at its November 5, 2015 meeting.

The site has eight different buildings totaling 63,003 square feet. Of this total, 26,596 square feet will be demolished, to make room for 25,526 square feet of new construction (*versus the previously approved 22,173 square feet of new construction*). The increase in new construction area over that previously approved is to accommodate additional vehicle service area and body shop area.

As per the previously approved PUD, this request includes reduced setbacks of 15-feet along International Drive, and 10-feet along Sledge Drive. The setback along International Drive is to accommodate the expansion of the existing Infiniti building, while the setback requested along Sledge Drive is to accommodate the existing body-shop building constructed in the 1970s.

The entire site appears to be depicted as a “Suburban Center” Development Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Center Development Area 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, where applicable, zoning classification.

Regarding the Map for Mobile intentions, the proposed redevelopment will result in an increase of landscape area for the site. Furthermore, sidewalks exist along over half of the property’s street frontage: the only exception is long the service road for Interstate 65, and a portion of International Drive. Sidewalks along the service road are, at least on the East side, very uncommon. Adding mixed-use to an existing auto dealership may not be appropriate at this time, however, should the site ever be converted to non-auto centric uses, reconsideration may be appropriate.

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 will require approval by the Planning Commission.

The site is zoned B-3, Community Business District, thus the auto sales and service are allowed by right.

The Planning Commission approved a PUD for this October 2, 1986 meeting. Since that time, several Administrative PUDs have been approved by staff: the Administrative PUD process was utilized due to the very minor nature of the proposed changes to the existing PUD. As previously noted, the most recent PUD was approved by the Planning Commission at its November 5, 2015 meeting.

The changes to the Infinity facility are necessitated by Infiniti, USA, the national corporation responsible for branding and dealer facilities. The proposed expansion of the existing building towards International Drive will bring the building to approximately 20 feet 10 inches from the property line. This is the only aspect of the new construction over the three phases that will encroach into a street setback area.

The site has two existing curb-cuts to each road frontage: East I-65 Service Road South, International Drive, and Sledge Drive. The site also shares a curb-cut with the adjacent dealership to the South. No changes to access are proposed as part of the overall project. The site should be limited to the existing curb-cuts, with any changes to the size and design to be approved by Traffic Engineering (and ALDOT where appropriate), and in conformance to the greatest extent possible with AASHTO standards.

Individual dumpsters are not depicted on the site plan, however, dumpster areas are depicted. Any new dumpsters placed on the site must comply with Section 64-4.D.9. of the Zoning Ordinance. Permanent dumpster enclosure areas should be depicted on any plans submitted for construction, and on any revised PUD site plans.

Tree and landscape compliance information is provided with the application. The site does not currently comply with the 12% total area or 60% front landscape area requirements of the Zoning Ordinance. However, over the course of the three phases of construction, the total and front landscape areas will be increased above the existing conditions. A total of 29,332 square feet of landscape area is required, but only 22,936 square feet (*versus the previously approved 23,845 square feet*) is proposed after completion of all phases (*which will be an increase of 1,119 square feet over existing conditions*). Total trees on the site will increase by two at the end of Phase Three.

Any new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. (if applicable) of the Zoning Ordinance.

Finally, it is suggested that any minor changes to the multi-phase PUD request at hand, which do not result in a greater setback encroachment or a reduction in the final total landscape areas or number of trees, be allowed to be undertaken via the Administrative PUD process by the Planning Commission.

RECOMMENDATION

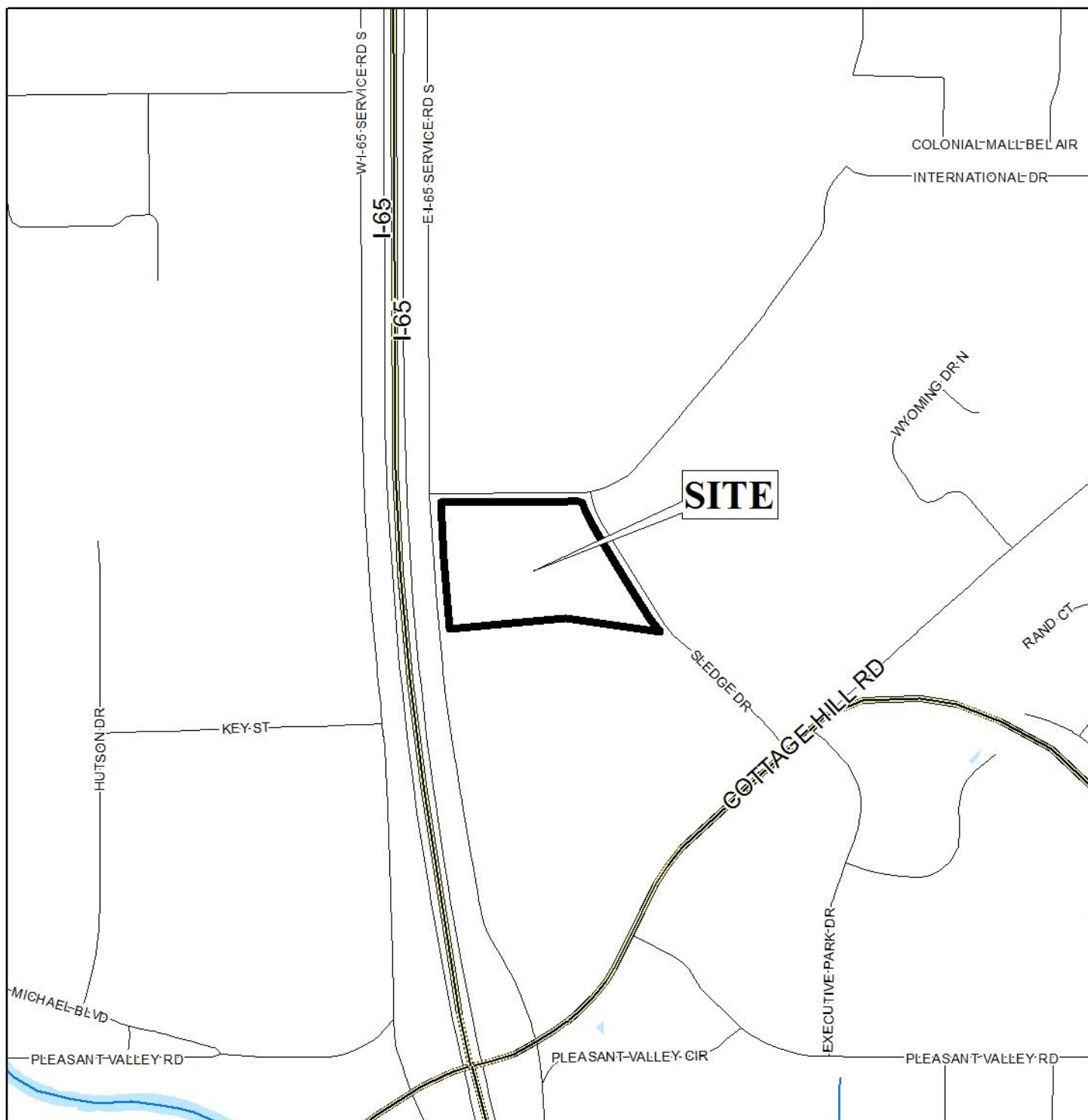
Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) 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.);

- 2) Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with size, location and design to be approved by 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);
- 3) 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).);
- 4) 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));
- 5) Retaining of the note on the site plan stating that the site is limited to the two existing curb-cuts to each abutting street, with any changes to the size and design to be approved by Traffic Engineering (and ALDOT where appropriate), and in conformance to the greatest extent possible with AASHTO standards;
- 6) Any new dumpsters placed on the site must comply with Section 64-4.D.9. of the Zoning Ordinance, and the site plan should depict dumpster enclosure locations;
- 7) Any new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and possibly 64-6.A.8. of the Zoning Ordinance; and
- 8) Any future minor changes to the multi-phase PUD, which do not result in a greater setback encroachment or a reduction in the final total landscape areas or number of trees, be allowed to be undertaken via the Administrative PUD process.

LOCATOR MAP



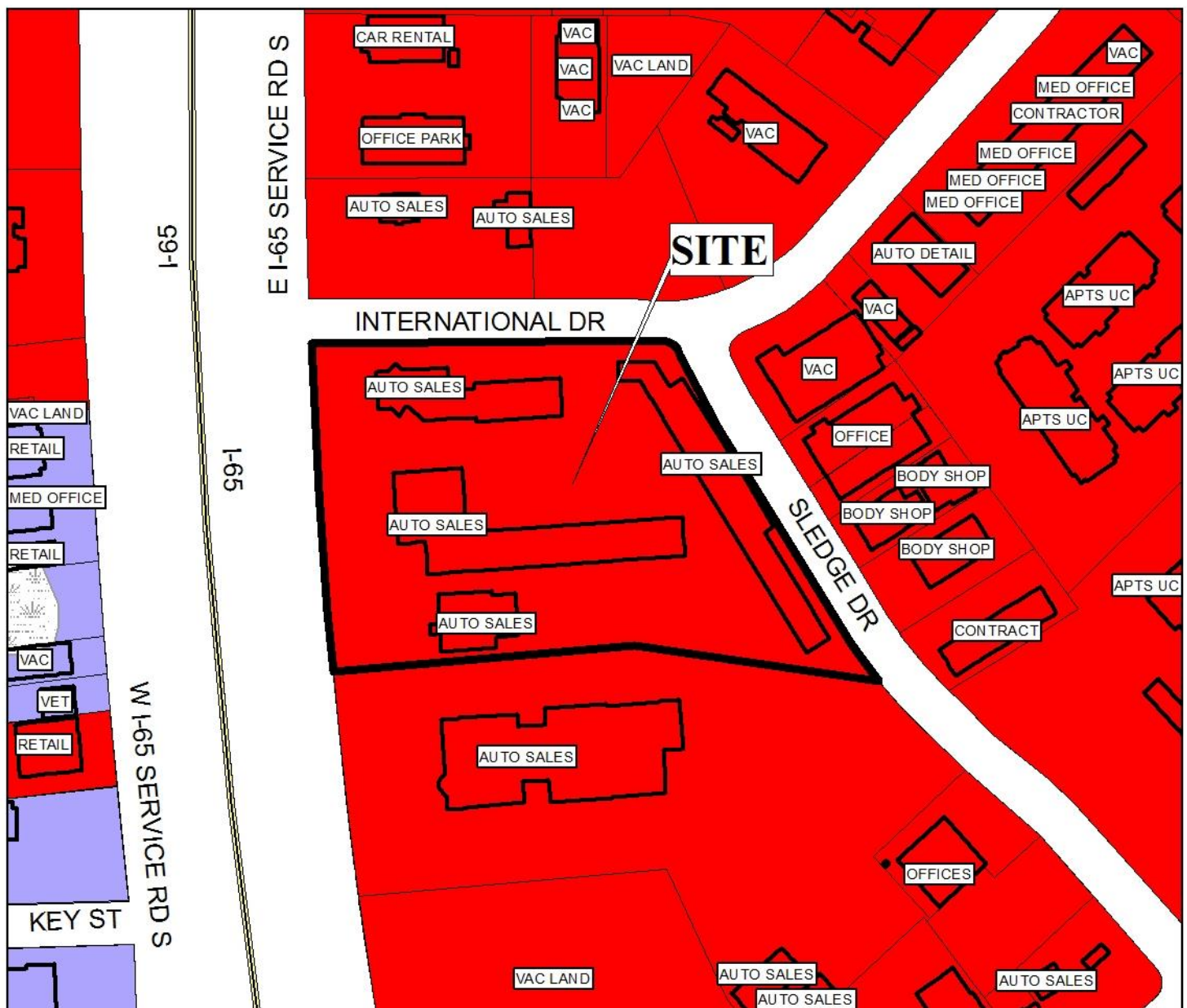
APPLICATION NUMBER 9 DATE June 2, 2016

APPLICANT JJT Properties, LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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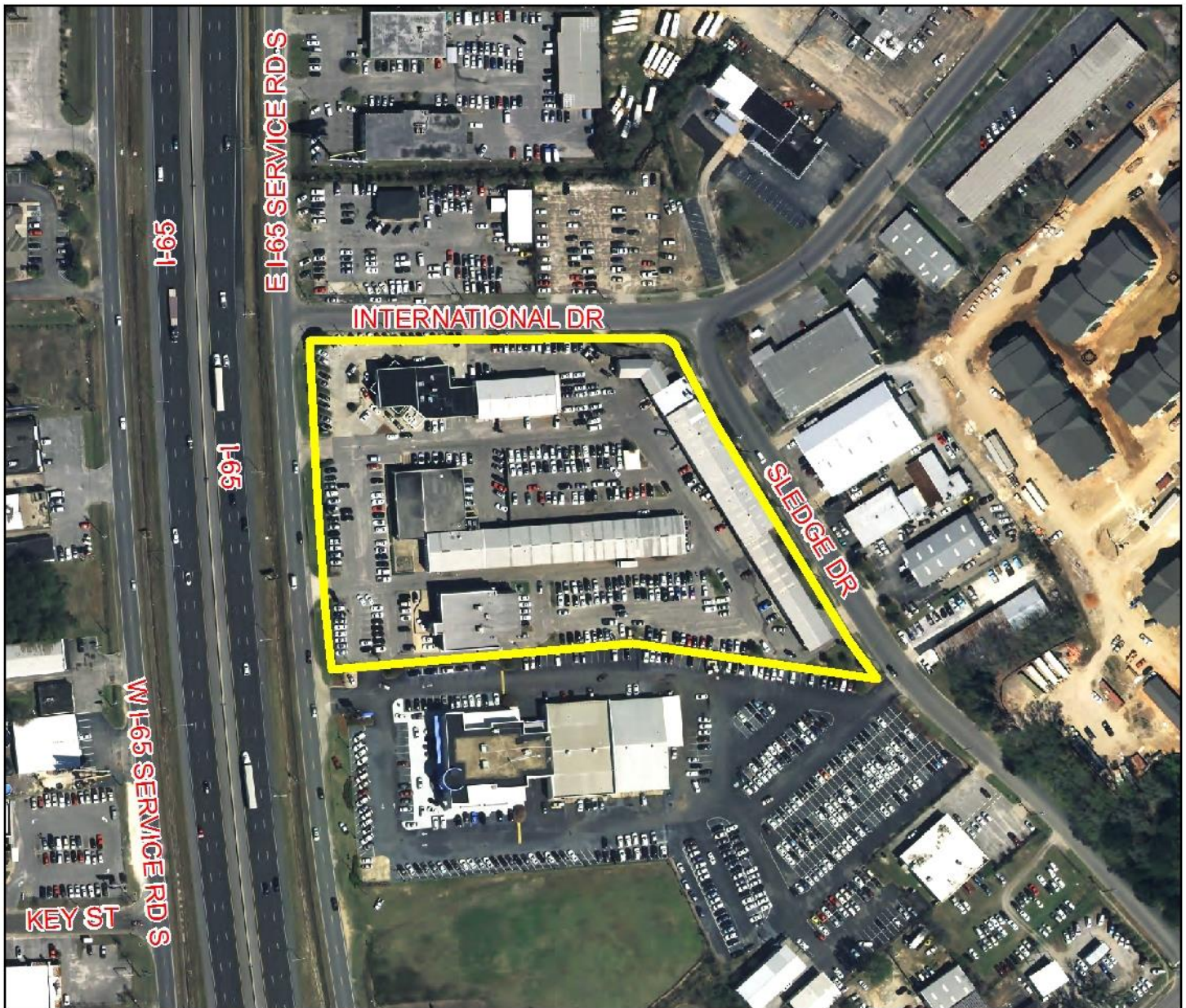
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

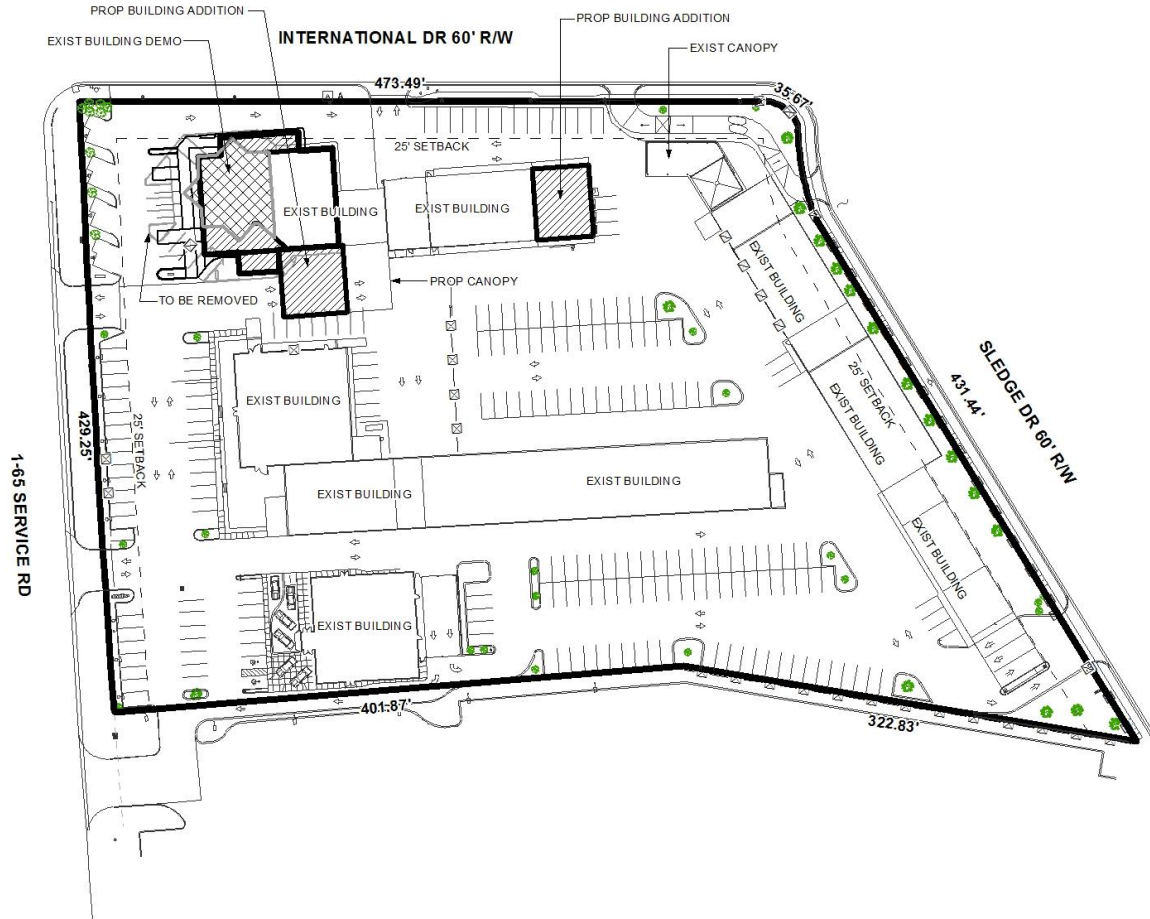


The site is surrounded by commercial units.

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 APPLICANT JJT Properties, LLC
 REQUEST Planned Unit Development



SITE PLAN PHASE 1



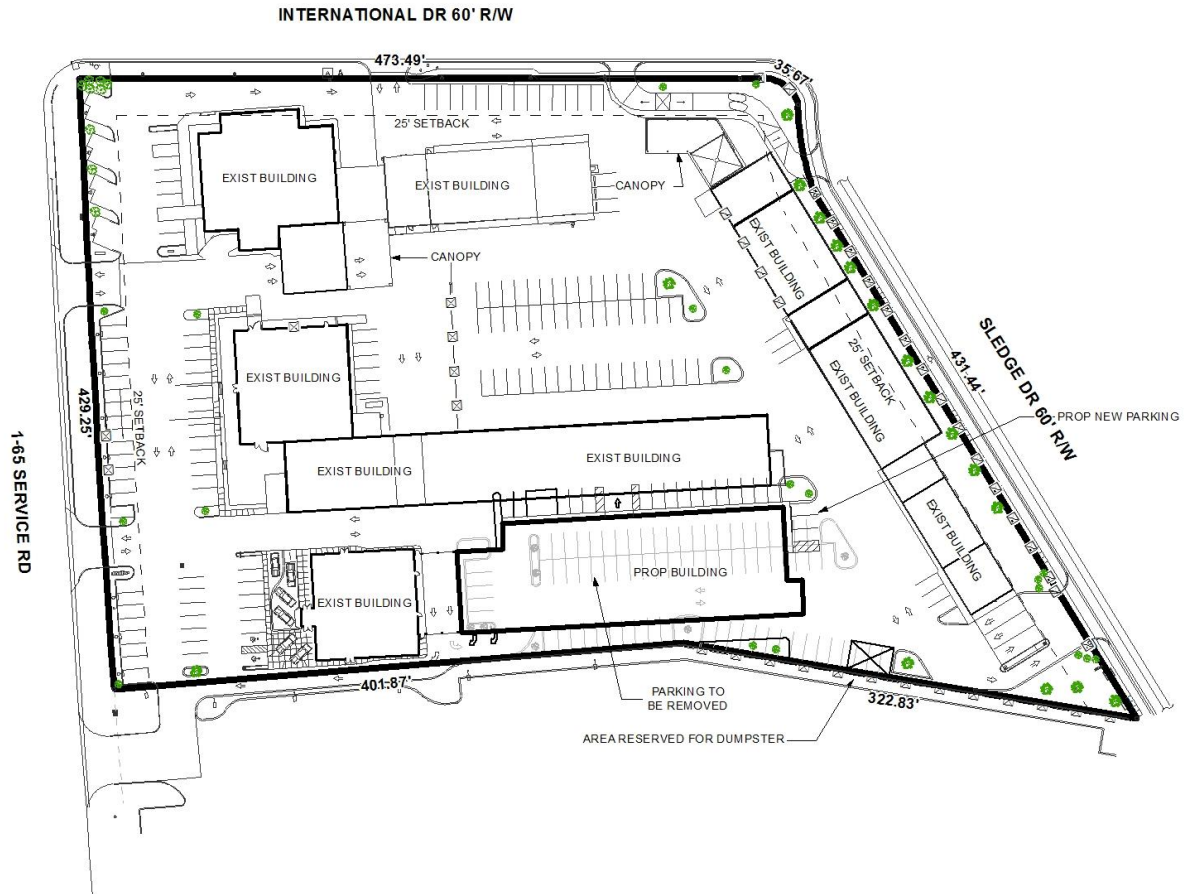
The site plan illustrates the proposed building additions under Phase 1, the existing buildings, and setbacks.

APPLICATION NUMBER 9 DATE June 2, 2016
 APPLICANT JJT Properties, LLC
 REQUEST Planned Unit Development



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SITE PLAN PHASE 2



The site plan illustrates the proposed building under Phase 2, proposed parking, the existing buildings, and setbacks.

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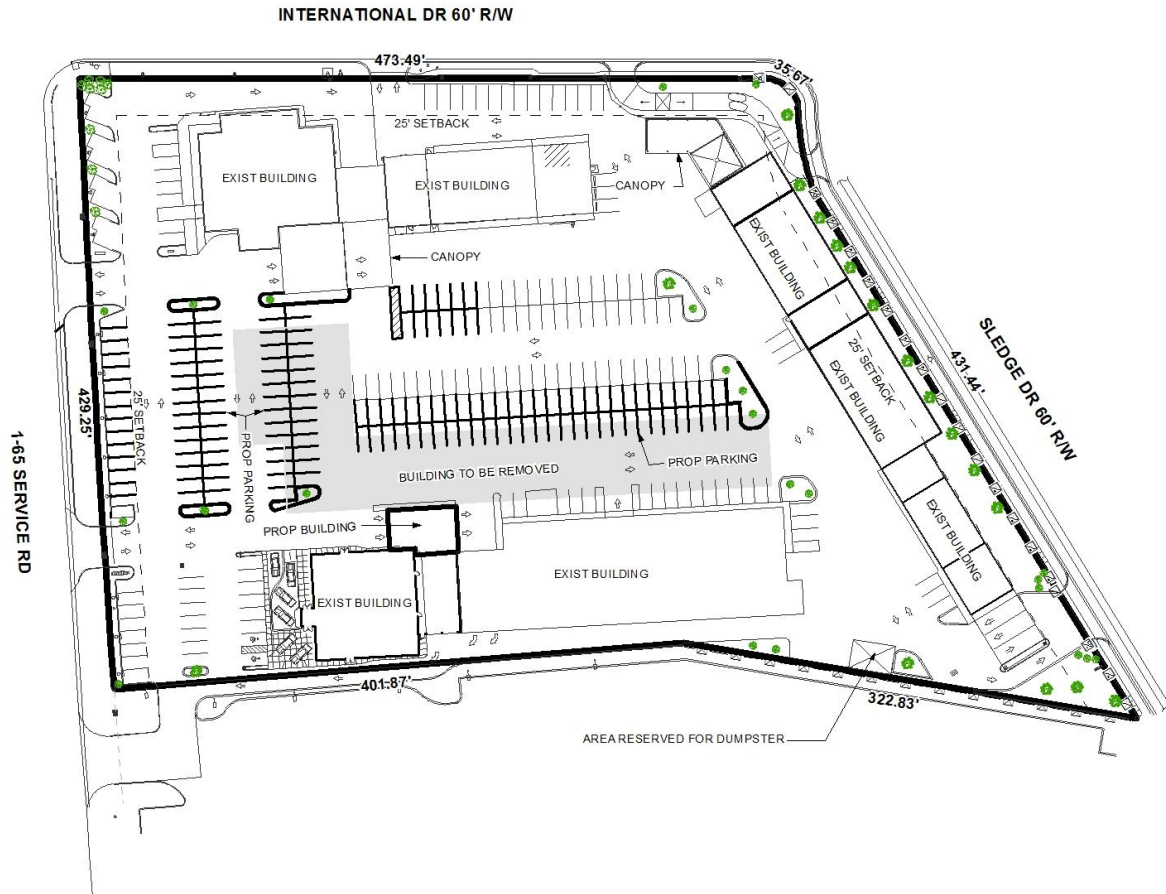
APPLICANT JJT Properties, LLC

REQUEST Planned Unit Development



NTS

SITE PLAN PHASE 3



The site plan illustrates the proposed building and proposed parking facility under Phase 3, the existing buildings, and setbacks.

APPLICATION NUMBER 9 DATE June 2, 2016
 APPLICANT JJT Properties, LLC
 REQUEST Planned Unit Development



NTS