

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: November 19, 2009****DEVELOPMENT NAME**

Pintail Properties, LLC

**LOCATION**4254 Halls Mill Road  
(West side of Halls Mill Road, 80'± South of the West  
terminus of Alden Drive)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

2-Lots/2.5± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to allow shared  
access between two building sites.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new 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. Driveways as shown are less than twenty feet wide. Standard driveway width is twenty-four feet with twenty foot radii. Changes should be made to accommodate city 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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites.

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 currently exists as two legal lots of record; Parcel A has two structures, a 5,000 square foot office/warehouse and a 1,540 square foot office. Parcel B currently has a 3,000 square foot warehouse proposed to be converted to offices and a 1,200 square dwelling which the site plan illustrates as to be removed. The site plan also illustrates the addition of 17 additional parking spaces on Parcel B.

The applicant proposes to provide a shared access between the two properties. The project will consist of the removal of the existing 1,200 square foot dwelling, additional asphalt to provide additional parking and striping of 32 parking spaces on Parcel B. The existing 3,000 square foot warehouse as mentioned previously will be converted to offices and used as a training facility for Safety Plus.

There are issues with the proposed site plan. As mentioned in the Traffic Engineering comments the driveways as shown are less than twenty feet wide. Standard driveway widths are twenty-four feet with twenty foot radii. Changes should be made to accommodate city standards. Also, the site plan does not illustrate the location of dumpster facilities; therefore, the provision of dumpster facilities in accordance to the requirements of the Zoning Ordinance would be required.

Finally, any lighting of the site or parking area must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

It should be noted that full compliance with the landscaping and trees requirements be required as a single development.

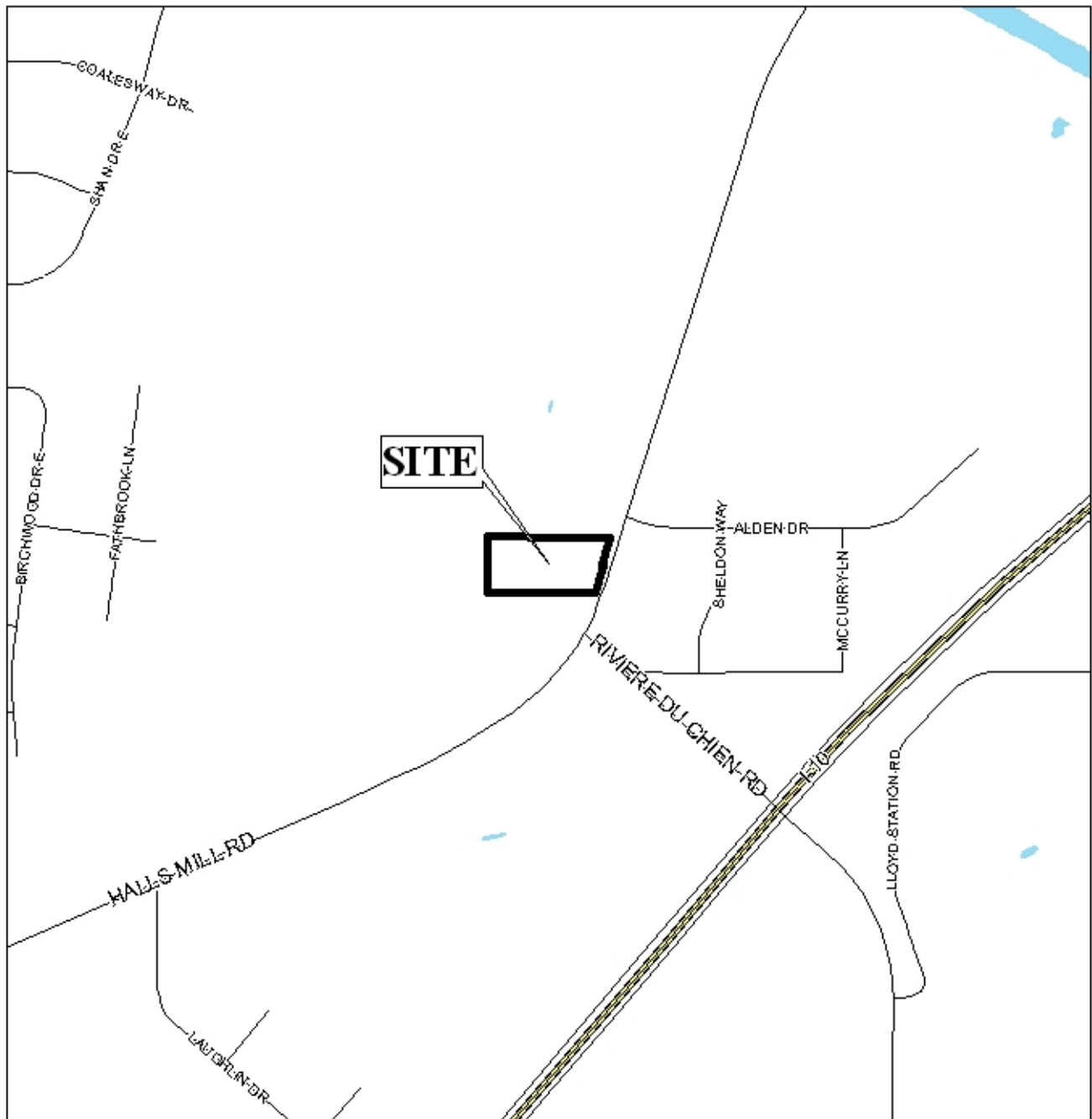
**RECOMMENDATION**

**Planned Unit Development:** The PUD request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;

- 2) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *“If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”*
- 3) revision of the site plan to illustrate the placement of dumpster facilities as required by the Zoning Ordinance;
- 4) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance as a single development; and
- 5) full compliance with all other municipal codes and ordinances.

# LOCATOR



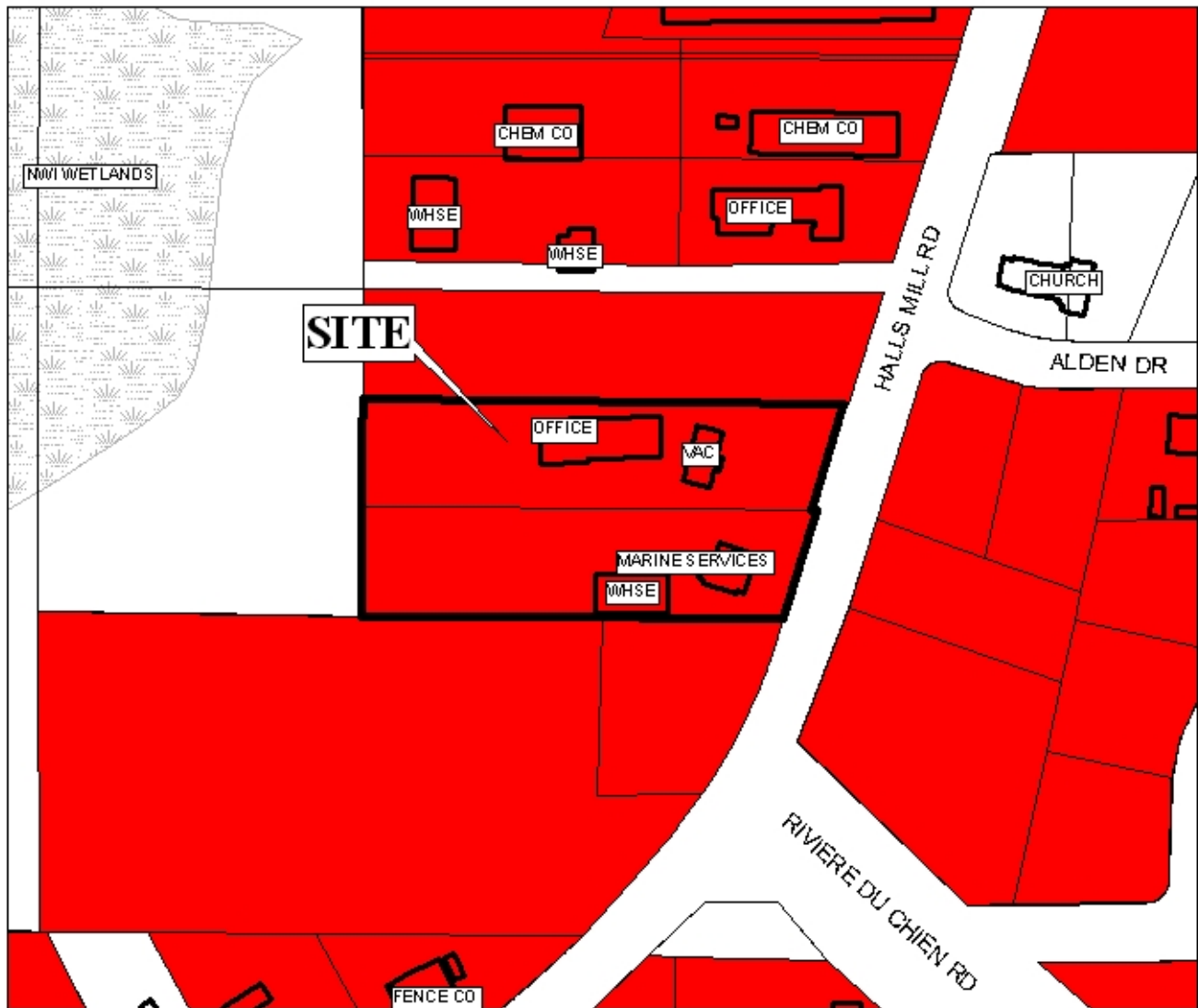
APPLICATION NUMBER 9 DATE November 19, 2009

APPLICANT Pintail Properties LLC

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING


















This site is surrounded by commercial land use.

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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



This site is surrounded by commercial land use.

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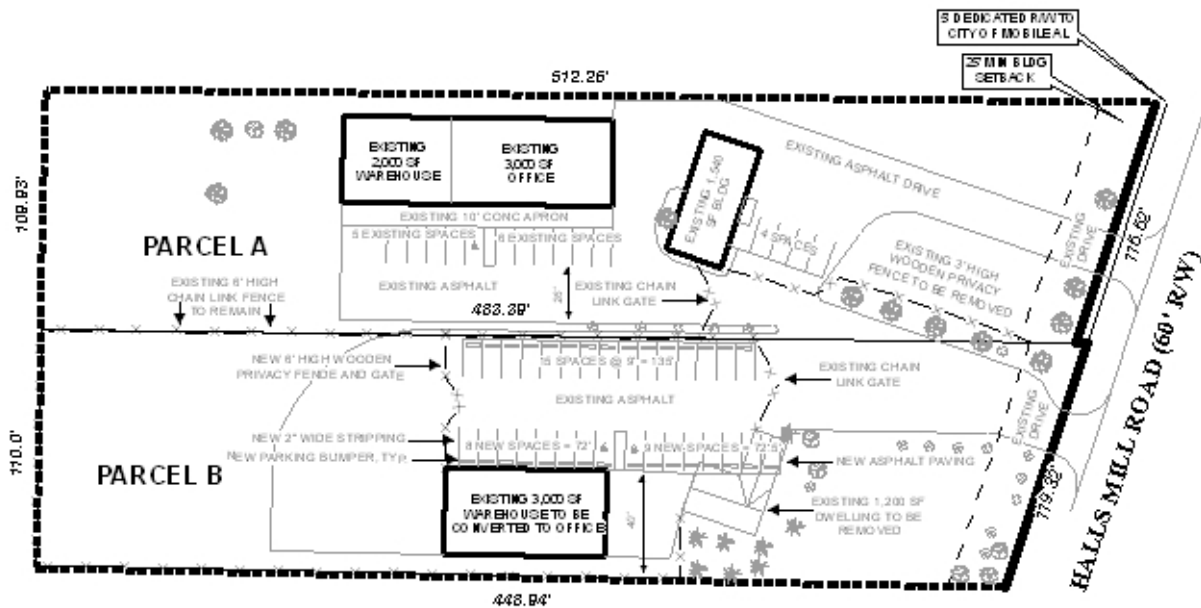
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NTS

# SITE PLAN



This site plan illustrates the existing shared driveway between the two properties. One building is to be removed for the addition asphalt paving and striping of 32 parking spaces. The remaining building will be used as a training facility.

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N  
 NTS