PLANNED UNIT DEVELOPMENT
STAFF REPORT **Date: July 8, 2010**

DEVELOPMENT NAME William C. Hall and Trent Hall

LOCATION 1514 and 1520 West I-65 Service Road South
(West side of West I-65 Service Road South, 860'± South of Cottage Hill Road)

CITY COUNCIL DISTRICT District 4

PRESENT ZONING B-3, Community Business District

AREA OF PROPERTY 2 Lots / 1.22 Acres ±

CONTEMPLATED USE Planned Unit Development Approval to allow shared access, parking, and circulation between building sites.

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. 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. Narrow existing 24 foot drive to 14 feet to prevent two-way traffic.

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 with Frontage Tree planting requirements of the Zoning Ordinance 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, 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, parking, and circulation between building sites.

This site is the former location of Hall's Motor Sports which was destroyed by fire in March, 2010. The applicant is proposing to rebuild the destroyed commercial building and also construct an addition. The Planned Unit Development application is necessitated because of the shared parking, circulation, and access between multiple 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 circulation, while not entirely ideal, does generally comply with requirements of the Zoning Ordinance. The orientation of the building requires two, one-way accessways to the rear of the property. The site is currently developed with two curb cuts to West I-65 Service Road South. Due to the layout of the one-way accessways, one of the curb cuts opens into a one-way accessway going the opposite direction, which could create circulation problems. As such, the entire site should be reduced to a single, city standard curb cut. The northernmost curb cut should be closed and the southern curb cut be widened to city standards of 24 feet. Any curb cut must be improved to City of Mobile and AASHTO standards. Directional arrows should be added to the one way accessway in the front of the property. Additionally, the one-way do not enter sign should be relocated just to the North of where the allowed curb cut comes into the property.

Additionally, the site is currently developed with shared access to the properties to the properties to the North and South along West I-65 Service Road South. As these properties have not been included in this application, the shared access with these properties should be sealed.

The site plan depicts an adequate dumpster application with adequate maneuvering room for a front-loading garbage truck. The site plan, however, does not depict a dumpster enclosure. An appropriate dumpster enclosure, along with a connection to the sanitary sewer should be depicted.

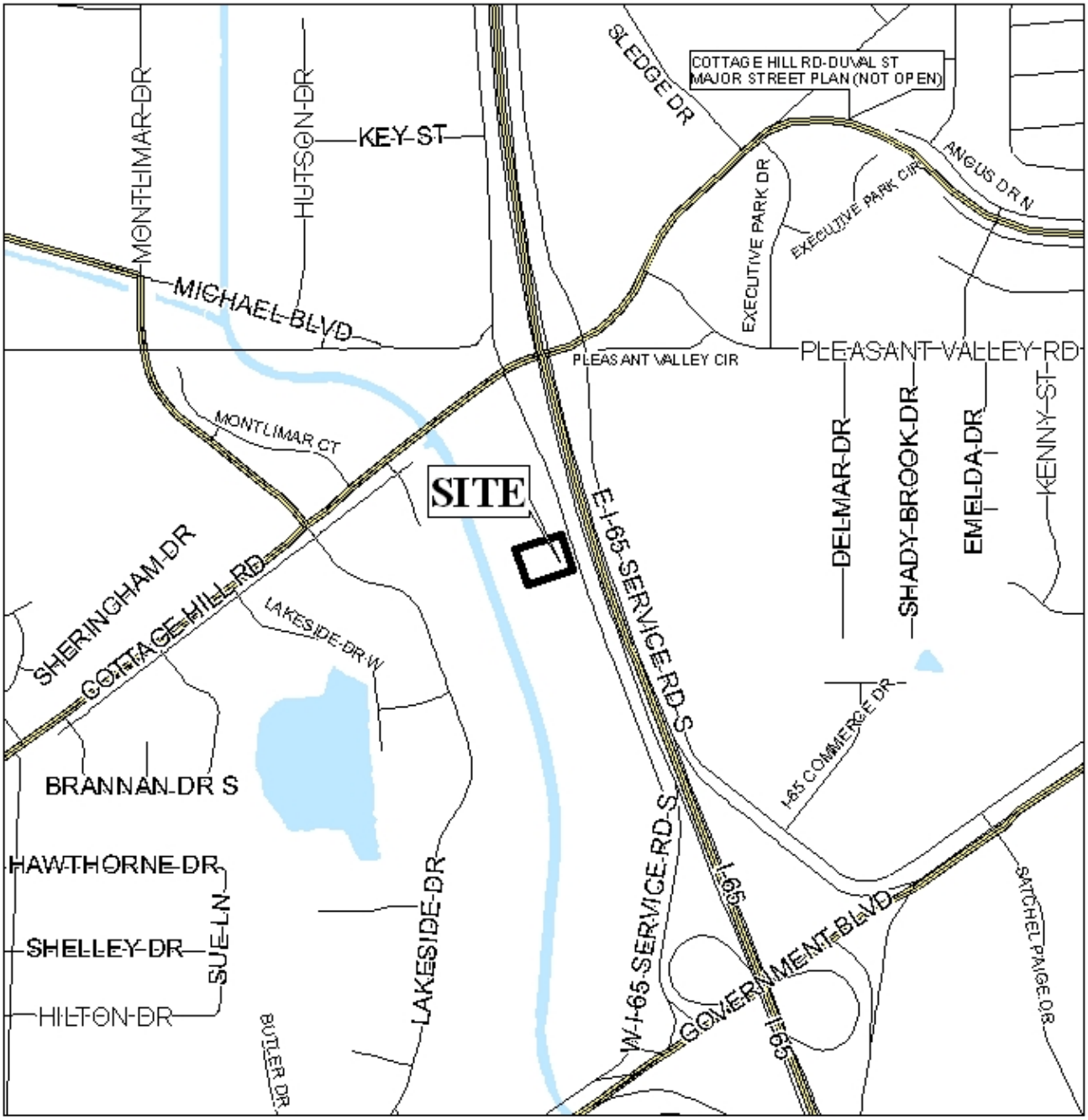
Sidewalks are not depicted along the right-of-way. Sidewalks should be depicted or a waiver obtained.

Because the site will represent more than a 50% reduction or increase in building area, full compliance with the landscaping and tree planting requirements of the ordinance will be required. As the site plan does not currently show adequate landscaping area, and because it appears that perhaps significant site design changes will be required to attain compliance, the application should be heldover to allow the applicant to modify the site plan to comply with landscaping and tree planting requirements.

RECOMMENDATION **Planned Unit Development**: Based upon the preceding, this application is recommended for Holdover until the August 5, 2010 meeting, with revisions due to the Planning Section by Wednesday, July 21, 2010, so that the following items can be addressed:

1) revision of the site plan to indicate compliance with the tree planting and landscaping requirements of the Zoning Ordinance;
2) closure of the northernmost curb cut;
3) improvement of the other curb cut to City of Mobile and AASHTO standards;
4) addition of one-way arrows on the northern accessway and addition of “do not enter” signage where the one-way accessway meets the main entranceway;
5) closure of the shared access with the properties to the North and South;
6) addition of an adequate dumpster enclosure with connection to the sanitary sewer; and
7) depiction of sidewalks or submittal of a sidewalk waiver.

LOCATOR MAP



APPLICATION NUMBER 9 DATE July 8, 2010

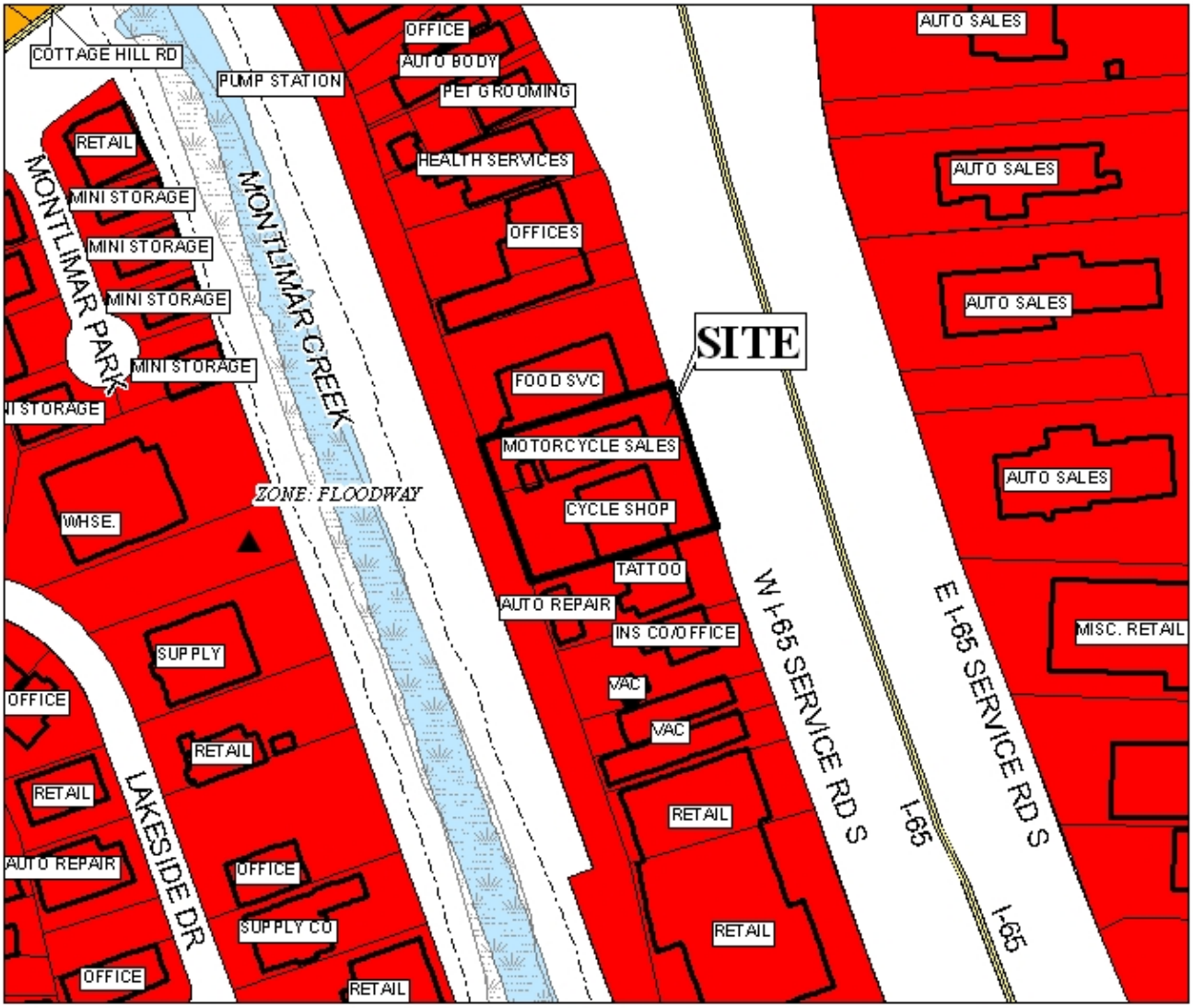
APPLICANT William C. Hall / Trent Hall

REQUEST Planned Unit Development

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



A food service business is located north of the site and a tattoo business is located to the south.

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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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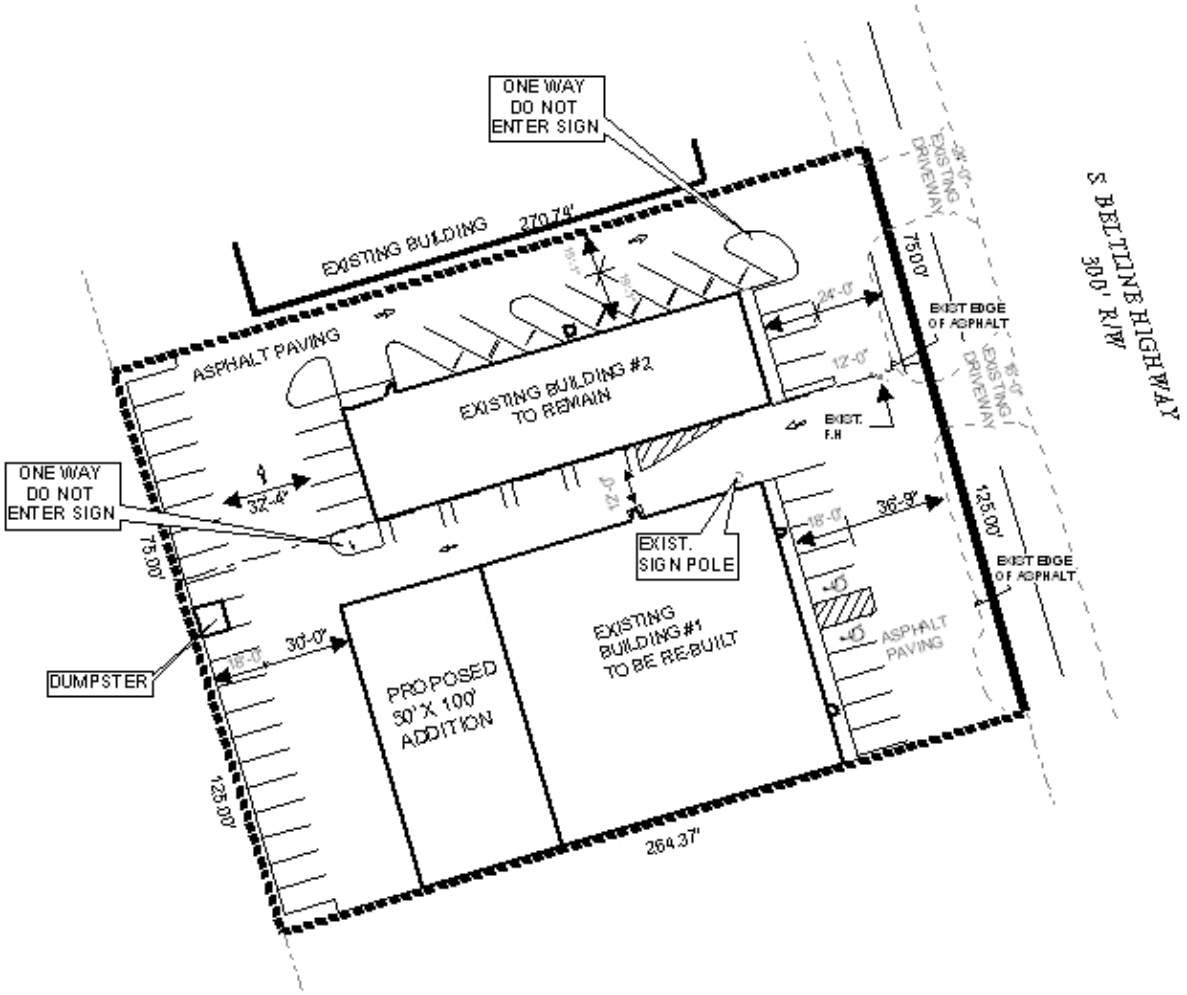
SITE PLAN



The site plan illustrates the existing and proposed structures, signs, parking, and drives.

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