

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 20, 2007****DEVELOPMENT NAME**

Balloon Park Subdivision

SUBDIVISION NAME

Balloon Park Subdivision

LOCATION4658 Airport Boulevard
(North side of Airport Boulevard, 200'+ West of South University Boulevard).**CITY COUNCIL****DISTRICT**

District 5

AREA OF PROPERTY

2 lots / 1.5 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow two buildings on a single building site with shared access and parking between two building sites, and Subdivision approval to create 2 lots.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Revised Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The 60 degree angled parking shown does not meet the minimum requirements of an eighteen foot aisle width. Changes should be made to the aisle width or angle of parking to meet minimum requirements.

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 seeking Planned Unit Development approval to allow two buildings on a single building site with shared access and parking between two building sites, and Subdivision approval to create 2 lots. 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 create two lots so that one of the lots can be sold. The site is developed with three buildings: a 3,600 square building on proposed Lot 2, and a 15,000 square building and a car wash building on proposed Lot 1. The PUD is required because parking and access are shared on the site, and two buildings exist on Lot 1.

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 / Subdivision plat will require approval by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site is composed of one lot and a portion of several other lots. Two other applications have been heard for this site within the last 10 years – the first a PUD in 1999 to allow the expansion of the 15,000 square foot building (approved, but not undertaken), and the second in December 2006 for a parking variance to allow a nightclub in the 3,600 square foot building (approved, but permits not obtained for the night club within the specified time frame, thus the approval has expired).

The site is currently split-zoned, with the rear 40 feet of the site zoned R-1, Single-Family Residential, and the remainder of the site zoned B-2. As the proposed two-lot subdivision will create a lot with split zoning, a rezoning application should be required for the overall site.

The existing site contains 29 ± parking spaces, however, the size and use of the buildings (use based upon previous applications – no use information provided for the applications at hand) indicate that approximately 53 parking spaces should be provided. There may be sufficient paved area near the existing car wash building to stripe additional parking spaces that will meet the minimum dimensional requirements of the Zoning Ordinance, however, it is unlikely that the

applicant can meet the total number of required parking spaces for the existing uses. Additional information should be submitted documenting the existing uses (by square feet, and indication of separate suites if applicable) of the site so that parking ratios can be confirmed. No change in uses, which would result in the need for additional parking, would be allowed without appropriate variance applications.

Regarding vehicular circulation on the site, it appears that the site shares circulation with the adjacent commercial sites located at 4664 and 4668 Airport Boulevard, as the parking for those two sites is not physically separated from the site under consideration – traffic appears to be able to freely move between the sites. It also appears that the on-site circulation does not meet the minimum standards regarding the width of access-ways.

The existing site does not comply with the tree and landscaping or buffering requirements of the Zoning Ordinance, however, the applicant is proposing a new 6-foot high privacy fence along the rear of the property where the site abuts existing residential development.

Finally, the site should be limited to its existing curb-cut onto the Airport Boulevard service road.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Holdover until the October 18th meeting so that the applicant can submit additional information for the PUD application.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the October 18th meeting so that the applicant can provide the following information on a revised site plan (5 copies) by September 27th:

- 1) Breakdown of uses for each building by square-feet, and delineation of any suites or separate leaseable areas within the building; and
- 2) Depiction of any areas that can be striped to provide additional parking, while meeting the parking and access dimensional requirements of the Zoning Ordinance.

Revised for the October 18th meeting:

A revised site plan with building size, use, and parking information was provided. An application to resolve the split-zoning condition was also submitted, but will be heard at a later date.

The revised site plan includes information regarding the use of each building, broken down by square-feet. Parking calculations indicate the required number of spaces per use, and the site plan has been revised to depict additional parking spaces sufficient to meet the parking requirements. The revised comments from Traffic Engineering indicate that there may be some issues relating to the dimensional requirements of parking versus what is being provided according to the site plan, thus revisions may be necessary. It is also recommended that directional arrows be provided on the site plan and on the actual parking surface.

It should be noted that sufficient parking will not be available on the PUD site to allow either building to support a restaurant, bar or lounge.

The revised site plan depicts a 6-foot high wooden privacy fence along the rear of proposed Lot 1, where the site abuts existing residential uses.

No dumpster is indicated on the site plan. If dumpsters are used on the site, their location must be depicted, and their location and screening must comply with the requirements of the Zoning Ordinance.

Regarding the proposed subdivision, no additional subdivision of Lot 1 should be allowed, unless additional frontage on a public street is provided. Furthermore, each proposed lot should be limited to the existing shared curb-cut.

Proposed Lot 2 will meet the minimum area requirements for lots, but will not meet the 60-foot minimum width requirement of Section V.D.2. of the Subdivision Regulations. A waiver of Section V.D.2. will be required if the subdivision is approved.

The 25-foot minimum building setback line is not depicted on the plat, as required by Section V.D.9. of the Subdivision Regulations. The plat and the PUD site plan should be revised to depict the setback for each lot, and specifically where Lot 1 is at least 50 feet wide.

RECOMMENDATION

Subdivision: With a waiver of Section V.D.2., this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the final plat stating that no future subdivision of Lot 1 is allowed until additional frontage on a public street is provided;*
- 2) Lots 1 and 2 are limited to the existing shared curb-cut, with any modifications to the curb-cut to be approved by Traffic Engineering;*
- 3) Labeling of each lot with its size in square feet;*
- 4) Depiction of the 25-foot minimum building setback line for each lot where the lots are at least 50 feet wide;*
- 5) Completion of the rezoning process prior to the signing of the final plat; and*
- 6) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat.*

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

- 1) Revision of the parking layout on the site plan, in consultation with Traffic Engineering, to address layout and dimensional concerns;*
- 2) Revision of the site plan to provide directional arrows for those portions of the parking areas that are one-way;*
- 3) Depiction of any dumpster facility with appropriate screening;*
- 4) Provision of the 6-foot wooden privacy fence where the site abuts existing residential development, as depicted on the site plan; and*
- 5) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat.*

LOCATOR MAP



APPLICATION NUMBER 10 & 11 DATE October 18, 2007

APPLICANT Balloon Park Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Various retail land use is to the east, west, and south of the site and single family residential units are to the north.

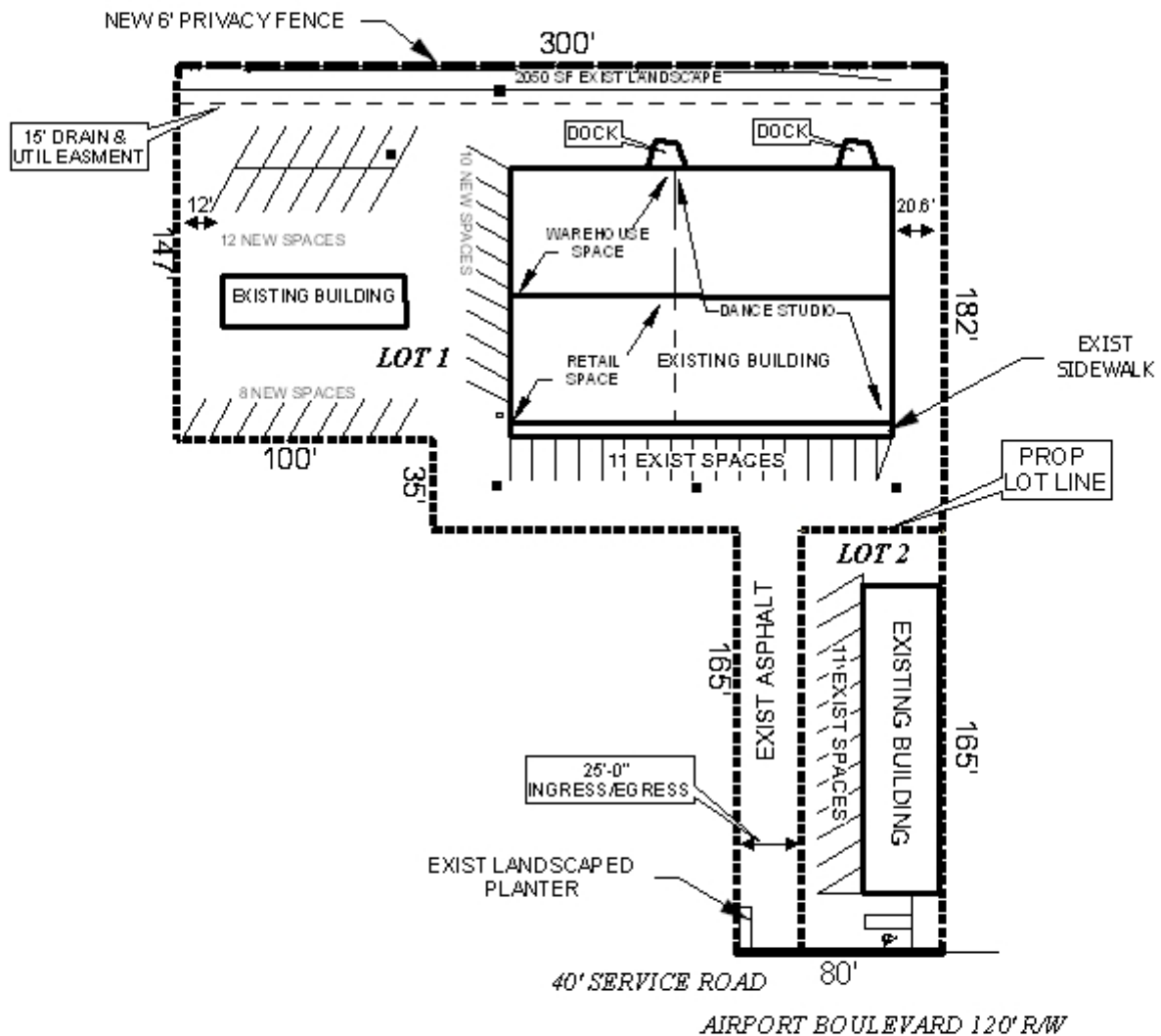
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS

SITE PLAN



Existing Buildings, drainage and utility easements, asphalt, and proposed lot lines are illustrated in the site plan.

APPLICATION NUMBER 10 & 11 DATE October 18, 2007

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NTS