

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 3, 2016****DEVELOPMENT NAME**

Colonial Trailways, Inc.

LOCATION2521 Halls Mill Road
(Southeast corner of Halls Mill Road and Navco Road)**CITY COUNCIL
DISTRICT**

District 3

AREA OF PROPERTY

1 Lot / 4.1 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified

**ENGINEERING
COMMENTS**

1. The plan sheet submitted is labeled As-Built Plan. Many labels are not applicable.

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

No Comments.

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 to allow multiple buildings on a single building site. Specifically, the applicant wishes to amend the previously approved Planned Unit Development to allow a dumpster with enclosure to remain where it was recently constructed within the 25' front yard setback. Section 64-4.D.9.a. of the Zoning Ordinance prohibits the placement of a dumpster within the front setback.

The site was originally the subject of Subdivision and Planned Unit Development approvals at the August 6, 2015 meeting of the Planning Commission. Most recently, the site was the subject of a Front Setback Variance request at the July 11, 2016 meeting of the Board of Zoning Adjustment to allow a dumpster to be located within the 25' front setback. However, given that the site is a Planned Unit Development, the Board agreed that the purview of the request should be with the Planning Commission which can consider reduced setbacks as part of the development.

It should be noted that 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.

It should also be noted that the site is within what the Map for Mobile Comprehensive Plan considers a Suburban Neighborhood development area, wherein the intent for development includes:

- emphasize connectivity to surrounding neighborhoods and close services and retail;
- accommodation of pedestrian and bicycle traffic in addition to automobiles; and
- appropriate scaled infill development to complement existing character of neighborhoods.

Regarding the original PUD request, the site was already developed for use as a bus charter service. What the applicant refers to as the primary structure on the site was heavily damaged by fire and was therefore demolished to accommodate the construction of a new primary structure, effectively reducing site coverage to approximately 10%. No expansion of the building footprint was associated with the building replacement; instead, new landscaping was provided to cover the space exposed by the reduced building footprint. All other existing structures remained in their respective locations.

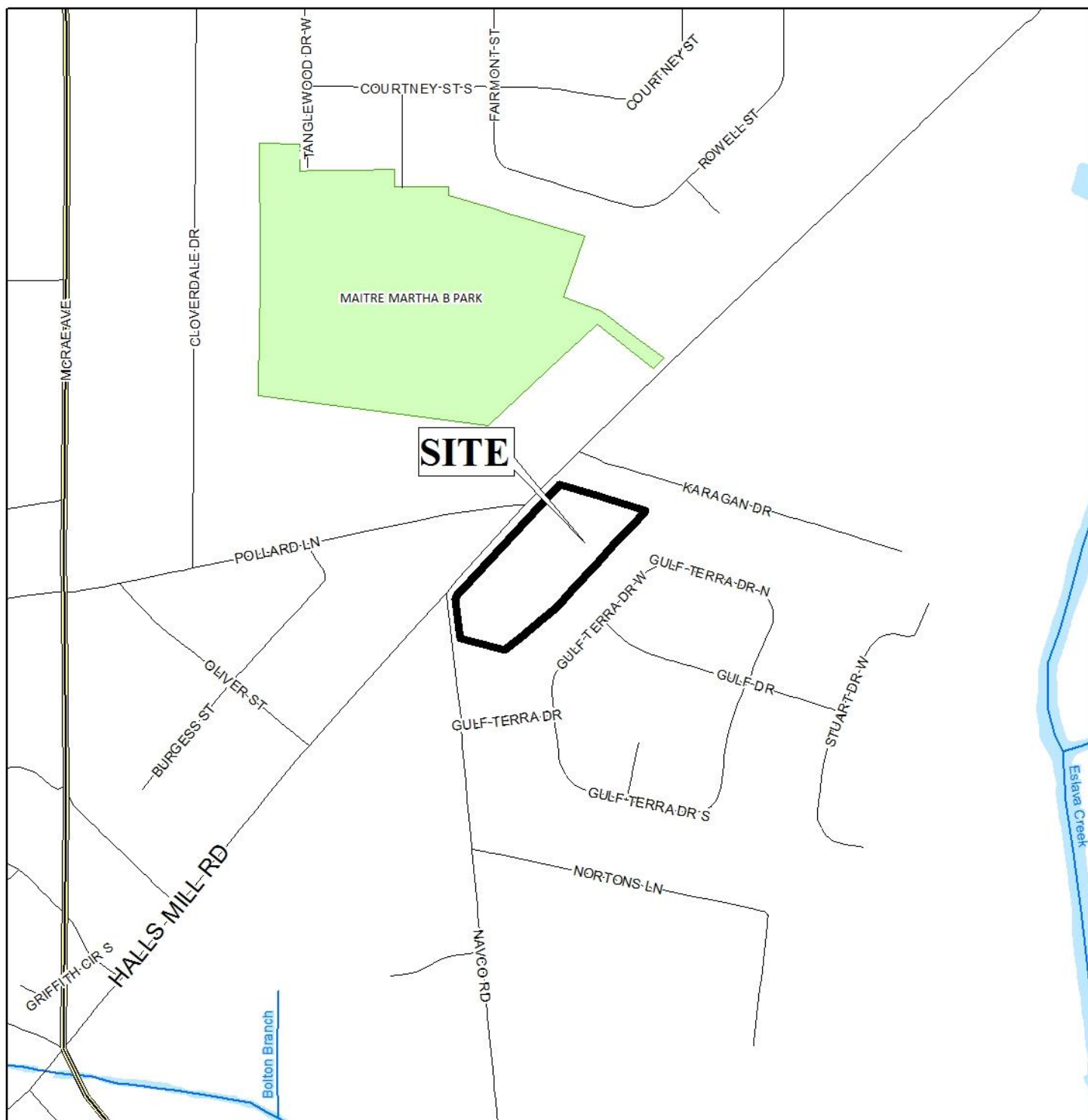
A dumpster is illustrated on the site plan; however, the site plan does not appear to depict the “as-built” location of the dumpster and enclosure. As depicted on the site plan submitted with the application, the dumpster appears to be in a “compliant” location, but the dumpster enclosure is actually nearly entirely within the 25’ front setback. Thus, a revised site plan to show the actual location of the dumpster is required before a recommendation can be made.

It should be noted that, in considering the preceding with regards to Map for Mobile, while the development of the site may not fully facilitate the intent of a Suburban Neighborhood Development Area, it will nevertheless result in increased landscaping that may contribute to the intent to create increased streetscaping; a criterion for development described elsewhere in the comprehensive plan. Additionally, sidewalks now exist along a majority of the property’s street frontages and inherently promote connectivity to surrounding developments, and accommodates pedestrian and bicycle traffic.

RECOMMENDATION

Based upon the preceding, this application is recommended for Holdover to the December 1, 2016 meeting with seven (7) copies of an accurate revised site plan submitted to Staff by November 14, 2016.

LOCATOR MAP



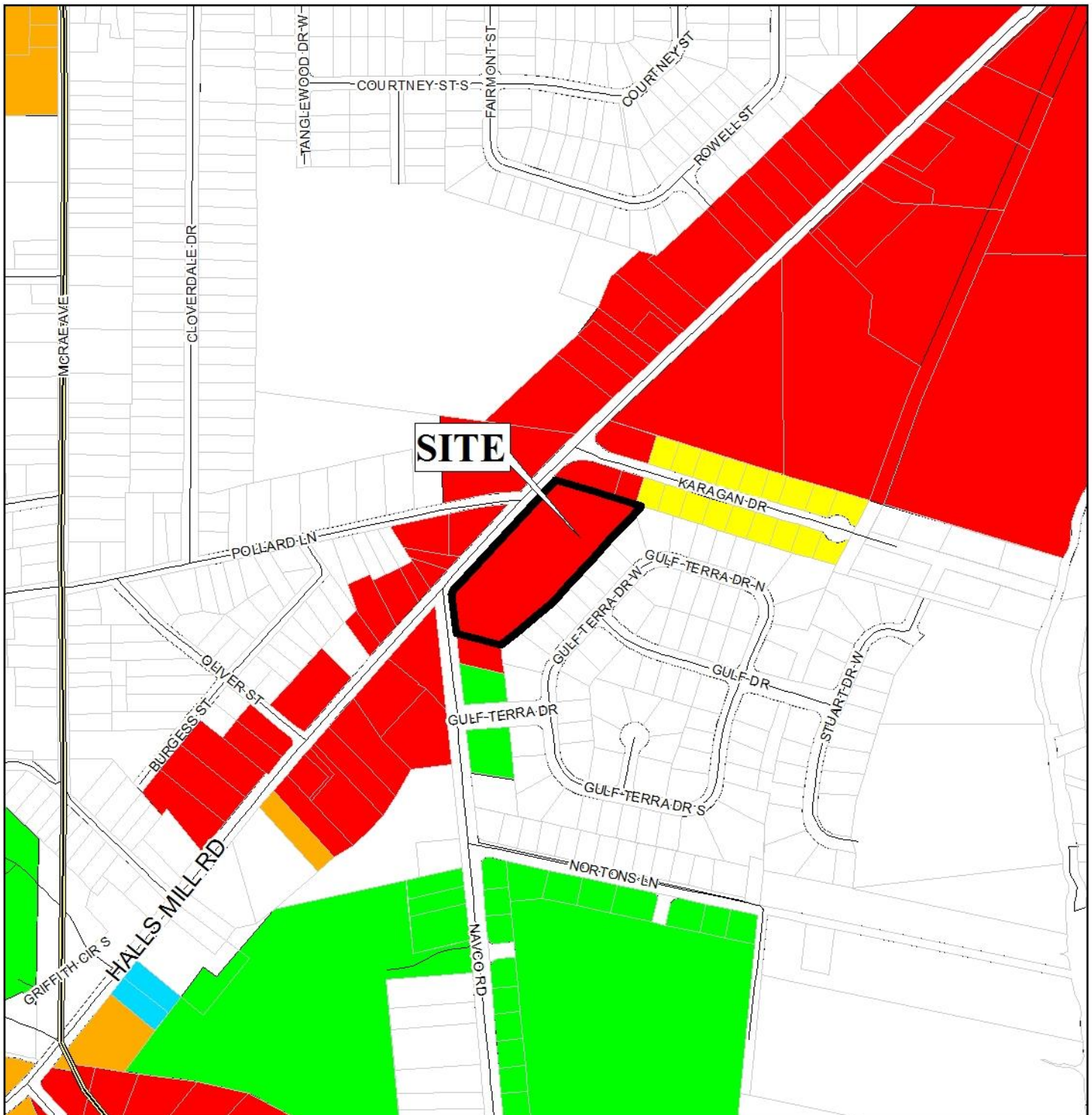
APPLICATION NUMBER 10 DATE November 3, 2016

APPLICANT Colonial Trailways, Inc.

REQUEST Planned Unit Development



LOCATOR ZONING MAP



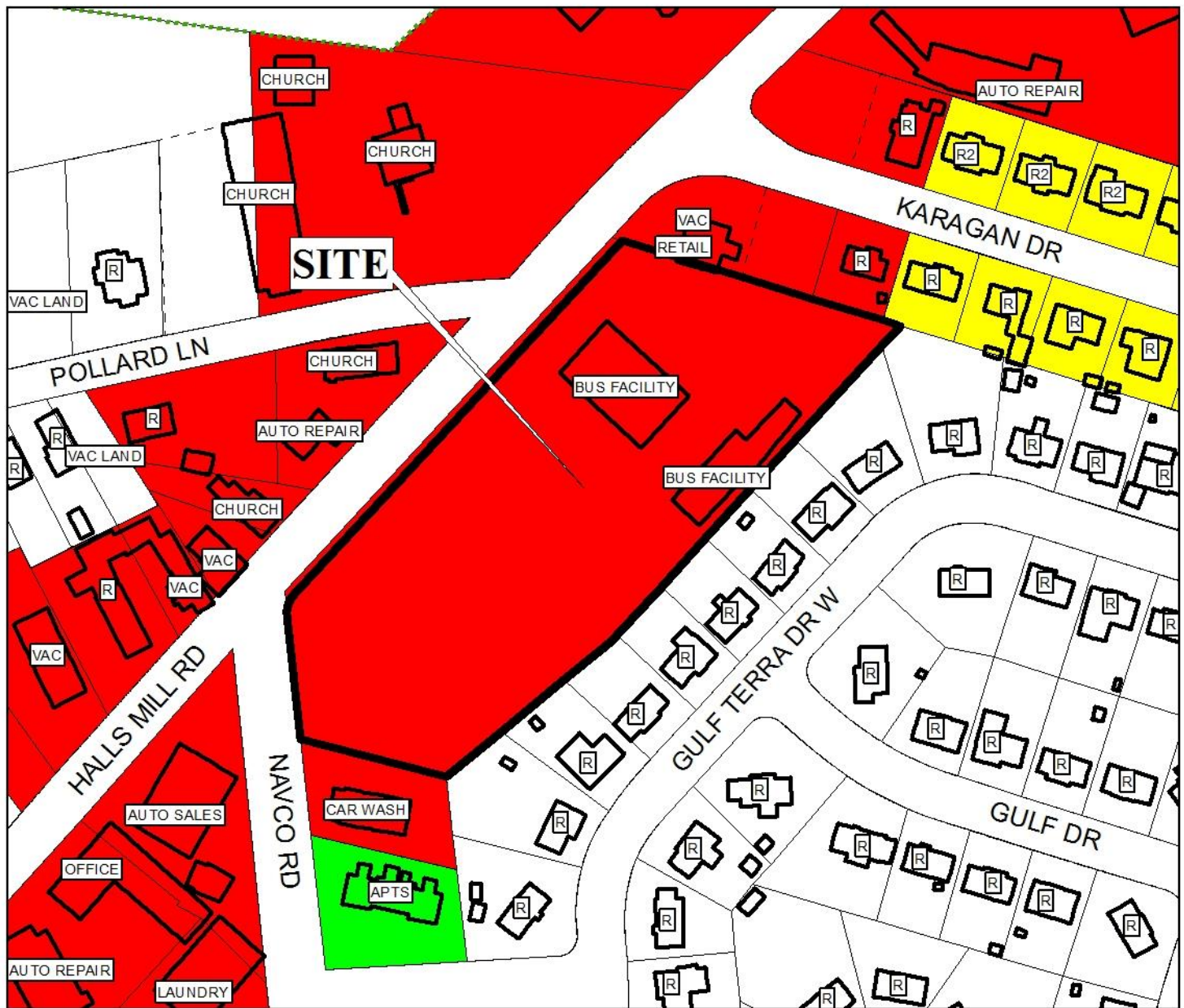
APPLICATION NUMBER 10 DATE November 3, 2016

APPLICANT Colonial Trailways, Inc.

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the west, and residential units to the east.

APPLICATION NUMBER 10 DATE November 3, 2016

APPLICANT Colonial Trailways, Inc.

REQUEST Planned Unit Development

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 to the west, and residential units to the east.

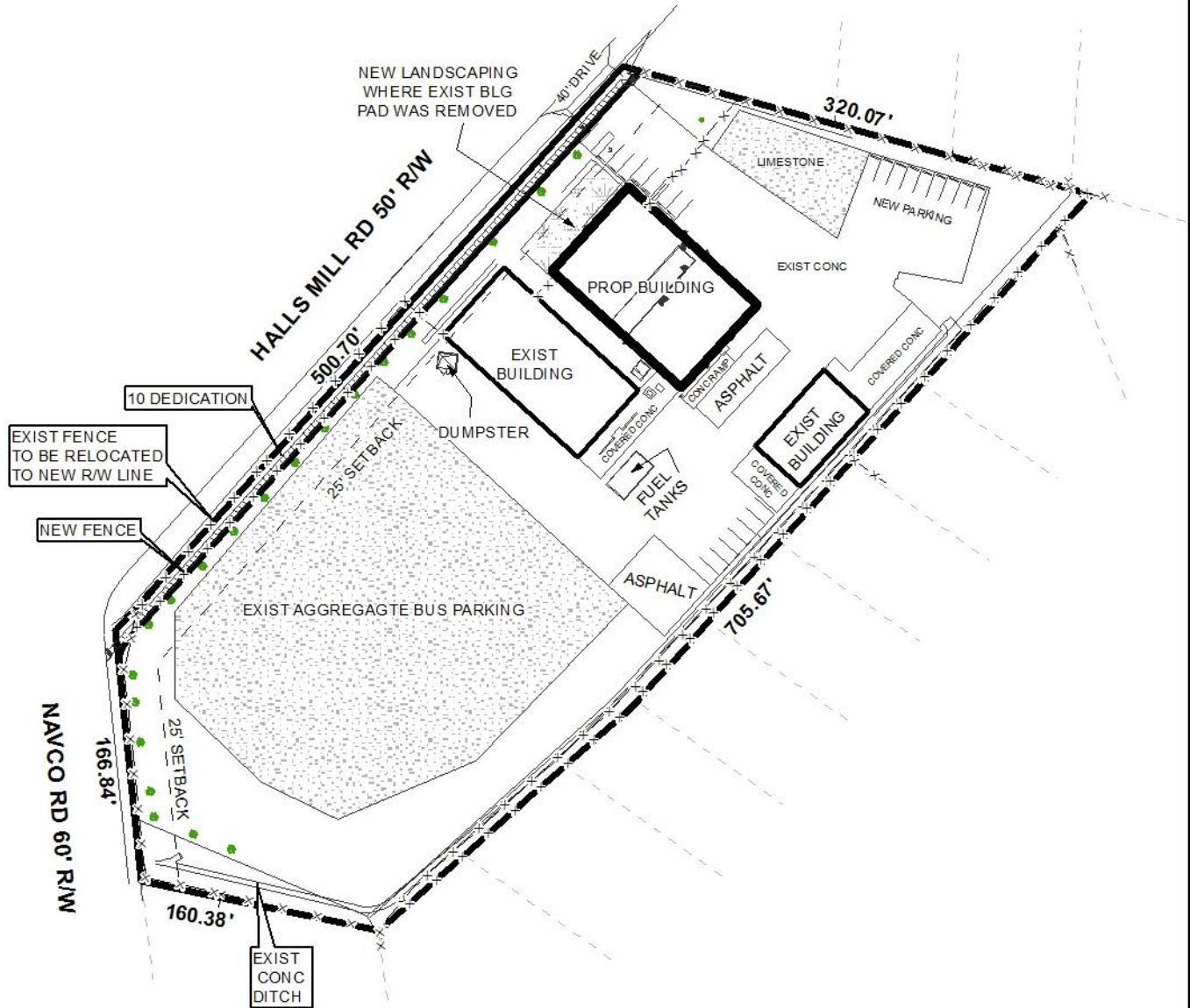
APPLICATION NUMBER 10 DATE November 3, 2016

APPLICANT Colonial Trailways, Inc.

REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the proposed building, existing buildings, fences, setbacks, and parking.

APPLICATION NUMBER 10 DATE November 3, 2016
 APPLICANT Colonial Trailways, Inc.
 REQUEST Planned Unit Development

