

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 19, 2016****DEVELOPMENT NAME**

Paramount Center Subdivision

SUBDIVISION NAME

Paramount Center Subdivision

LOCATION

1141 Montlimar Drive
(East side of Montlimar Drive, 140'± South of the East terminus of Carlyle Close East)

**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

3 Lots / 3.6 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access and parking between multiple structures on multiple lots, and Subdivision approval to create 3 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**ENGINEERING
COMMENTS****Subdivision**

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Correct the Subdivision Name from "PARAMOUNT CENTER" to "PARAMOUNT CENTER SUBDIVISION" or include a note indicating that it is a subdivision drawing.
- C. Provide bearing and distance labels for each lot.
- D. Provide at least two (2) ties to each of the three (3) interior lots from the exterior boundary of the property.
- E. Show and label the name and width of each and every setback line and easement.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.

- I. Add a note to the Plat stating that 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.
- J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- L. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development

1. Due to the proposed subdivision, the existing structures may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options.

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

Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. PUD site plan should be revised to eliminate what appears to be an error in the drawing (duplicate island and right turn arrow).

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 allow shared access and parking between multiple structures on multiple lots, and Subdivision approval to create 3 lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The applicant proposes to create 3 lots based upon the footprint of the existing buildings, with the remainder of the site to be common area. Thus all parking and landscape areas will be encompassed by the common area. Additionally, the applicant proposes to create a new drive through for a tenant space.

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 zoned B-3, Community Business District, thus office and financial uses are allowed by right. The site is also located in a "Suburban Center" Development Framework area, according to the recently adopted Map for Mobile Plan. The intentions of the Suburban Center are as follows:

- 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

The existing site contains three buildings ranging in size from 12,455 to 15,007 \pm square feet, for a total of 41,658 square feet, and 204 parking spaces. The proposed drive-through facility will wrap around the front of the southern-most building to a two-lane drive-through located on the South side of the building. The new drive through facility will eliminate 14 parking spaces as well as some existing landscape area and trees, however, calculations provided by the applicant show that the site will retain an excess of parking for the mixtures of uses and total and front landscape areas.

The site has three existing curb-cuts to Montlimar Drive, which serve two existing parking lots. The proposed drive-through will be accessed via an existing parking area located in the middle of the site, and will exit into the parking area located on the South side of the site. The new 10-foot wide access will be placed between the building and the Montilimar Drive right-of-way, approximately 11 feet from the right-of-way. A 9 to 10 foot wide access from the Southernmost parking area is also proposed, which would either allow traffic in the new drive access to by-pass the drive-through, or allow another point of entry into the drive-through: to prevent conflict, the by-pass drive should be marked as "exit only."

At least three queuing spaces will be provided in the access drive, and it appears that there will be sufficient room for one queuing space after the drive. The lane widths also appear to meet the 9-foot minimum width. Therefore, it appears that the drive-through will comply with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities.

No information regarding signage for the site was included with the applications. The applicant should be advised that all new signage must comply with the requirements of the Zoning Ordinance regarding multi-tenant sites, or variances must be submitted for consideration by the Board of Zoning Adjustment.

No dumpster is depicted on the site plan, however, aerials show a dumpster on a pad and within an enclosure in the Northeast corner of the site. The site plan should be revised to reflect the existing dumpster facility.

While the site is developed, there is no sidewalk adjacent to the site along Montlimar Drive. Sidewalks exist on the properties immediately to the North and South, and along much of Montilimar Drive. The proposed addition of the drive-through and access drive, as well as the intent of the Map for Mobile, should spur consideration for the provision of a sidewalk along the entire frontage of the site along Montlimar Drive as part of the project.

Regarding the proposed lots matching the building footprint, such has been allowed in the past in association with a Planned Unit Development. As such, the typical lot standards of Section V.D. of the Subdivision Regulations would not apply. However, a note should be placed on the Final Plat, if approved, stating that the lot and common area layout is limited to an approved PUD.

Additionally, curb-cut restrictions must be placed on the Common Area, rather than the lots, as only the Common Area has frontage onto Montlimar Drive. Therefore, the site is limited to the three existing curb-cuts, with any modifications to the curb-cuts to be coordinated with Traffic Engineering.

As previously mentioned, all of the parking, the dumpster and the landscape area will become Common Areas for the overall site. A note should be placed on the Final Plat and PUD site plan, if approved, stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners.

The 25-foot minimum building setback depicted within the Common Area along Montlimar Drive, as well as all of the various drainage and utility easements on the site, should be retained on the Final Plat, if approved.

Finally, while not governed by the Subdivision Regulations or the Zoning Ordinance, it should be noted that no accessible parking spaces are depicted on the site plan. As the site is proposed to have approximately 190 parking spaces after completion of the drive-through project, a minimum of six (6) accessible parking spaces is required, of which one must be van accessible. Please refer to the 2012 International Building Code, the 2003 ICC/ANSI A117.1, and the Americans with Disabilities Act, for more information.

RECOMMENDATION

Subdivision: Based upon the preceding, and with a waiver of Section V.D. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;
- 2) Placement of a note on the Final Plat stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any modifications to the curb-cuts to be coordinated with Traffic Engineering;
- 3) Placement of a note on the Final Plat stating that the lot and common area layout is limited to an approved Planned Unit Development;
- 4) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the Final Plat;
- 5) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*
A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Correct the Subdivision Name from "PARAMOUNT CENTER" to "PARAMOUNT CENTER SUBDIVISION" or include a note indicating that it is a subdivision drawing. C. Provide bearing and distance labels for each lot. D. Provide at least two (2) ties to each of the three (3) interior lots from the exterior boundary of the property. E. Show and label the name and width of each and every setback line and easement. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. I. Add a note to the Plat stating that 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.);

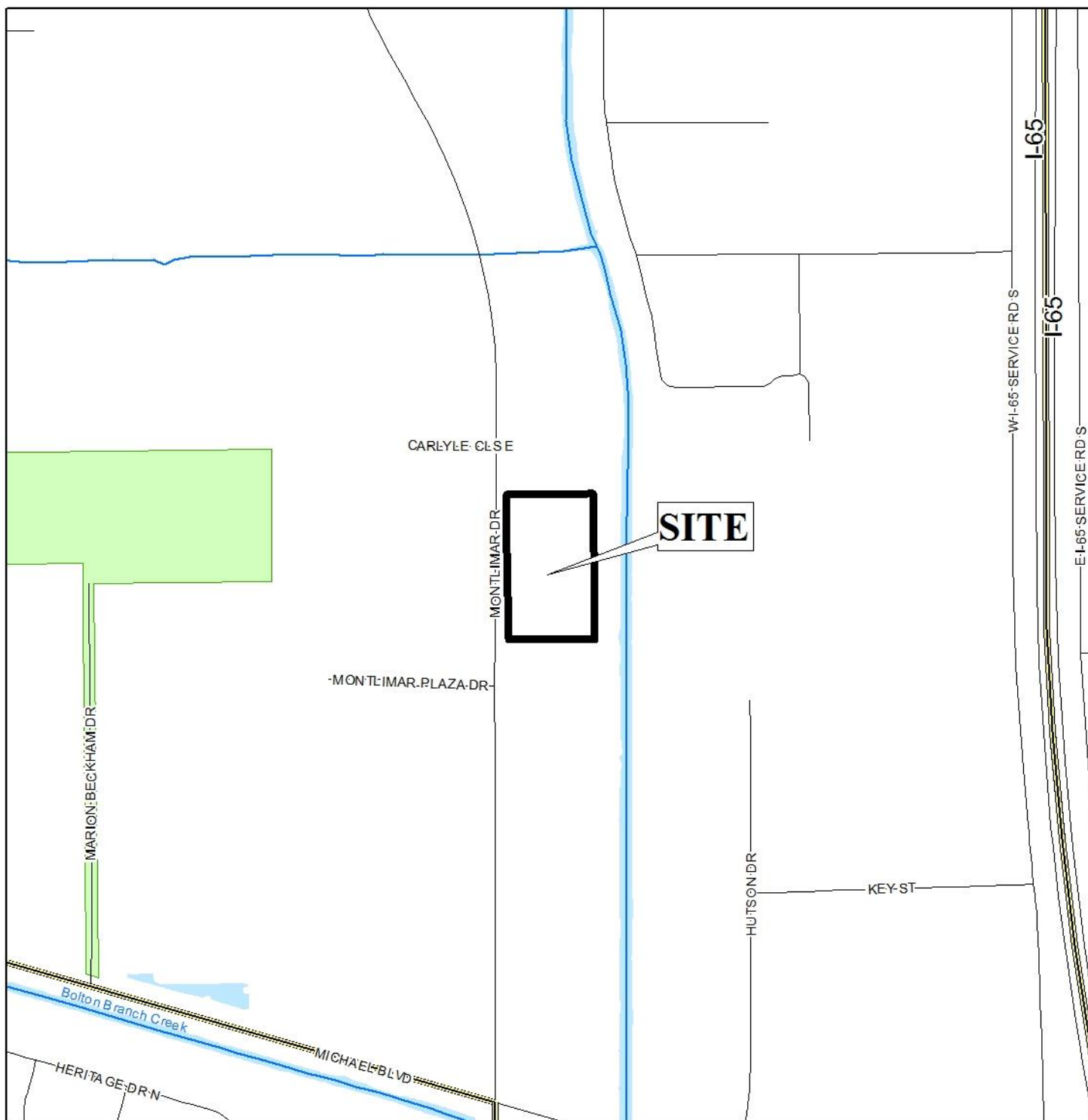
- 6) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. PUD site plan should be revised to eliminate what appears to be an error in the drawing (duplicate island and right turn arrow).);
- 7) 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).);
- 8) 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));
- 9) Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat;
- 10) Completion of the Subdivision process prior to any request for permits.

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

- 1) Revision of the site plan to depict a new sidewalk along the Montlimar Drive right-of-way, and construction of the sidewalk during the drive-through construction process, with applicable Right-of-Way permits;
- 2) Revision of the site plan to depict the existing dumpster enclosure area;
- 3) Compliance with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities;
- 4) Addition of a note and symbol to the site plan to show the by-pass drive as "exit only" in order to discourage incoming traffic from the southern-most entrance;
- 5) All buildings and facilities, including parking facilities, shall be designed and constructed to be accessible in accordance with the 2012 IBC, 2003 ICC/ANSI A117.1, and the Americans with Disabilities Act, as applicable;
- 6) Placement of a note on the site plan stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;
- 7) Placement of a note on the site plan stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any modifications to the curb-cuts to be coordinated with Traffic Engineering;
- 8) Placement of a note on the site plan stating that the lot and common area layout is limited to an approved Planned Unit Development;
- 9) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the site plan;

- 10) Compliance with Engineering comments (*1. Due to the proposed subdivision, the existing structures may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 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.);*
- 11) Compliance with Traffic Engineering comments (*Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. PUD site plan should be revised to eliminate what appears to be an error in the drawing (duplicate island and right turn arrow).);*
- 12) 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).);*
- 13) 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)); and*
- 14) Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 10 DATE May 19, 2016

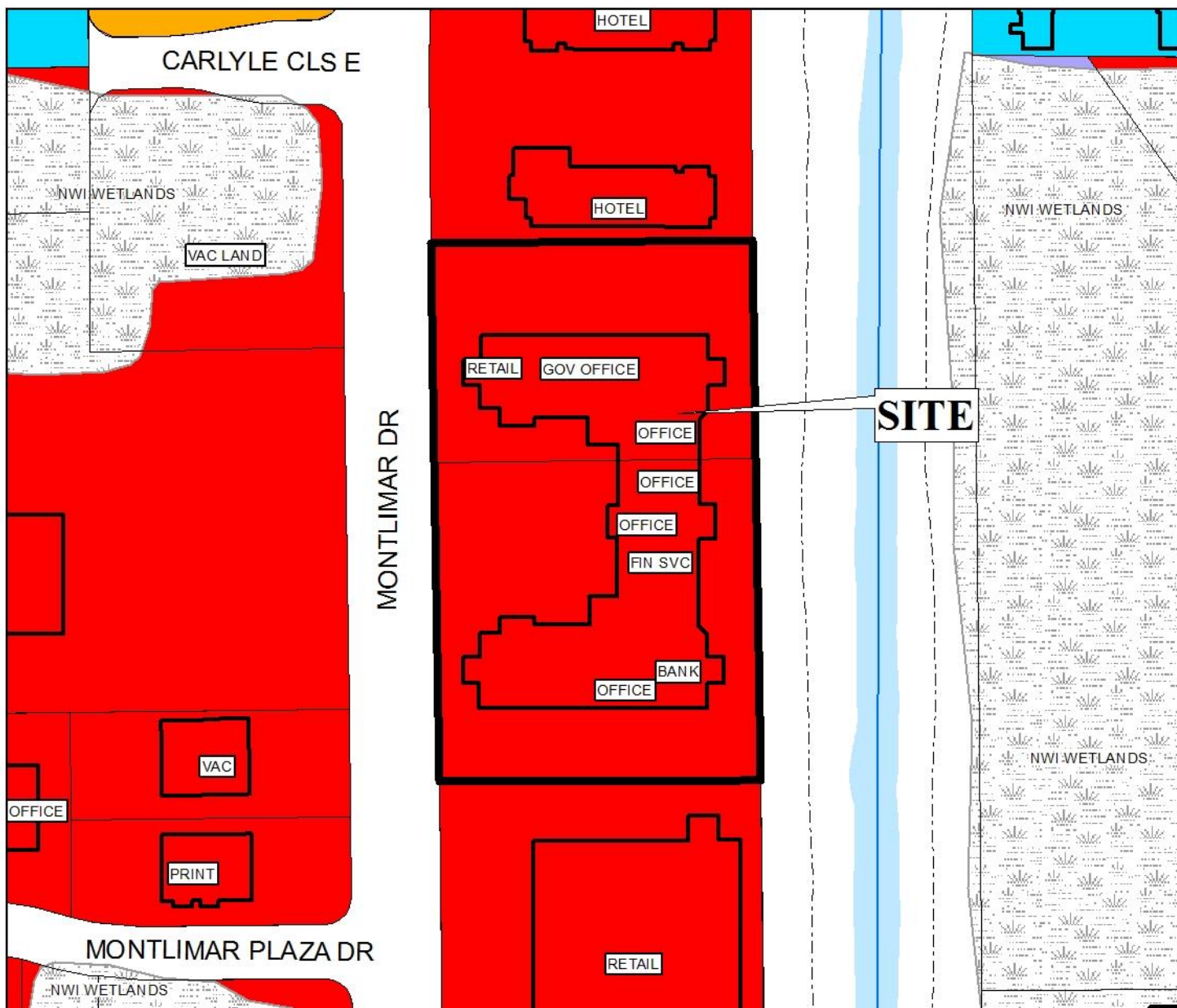
APPLICANT Paramount Center Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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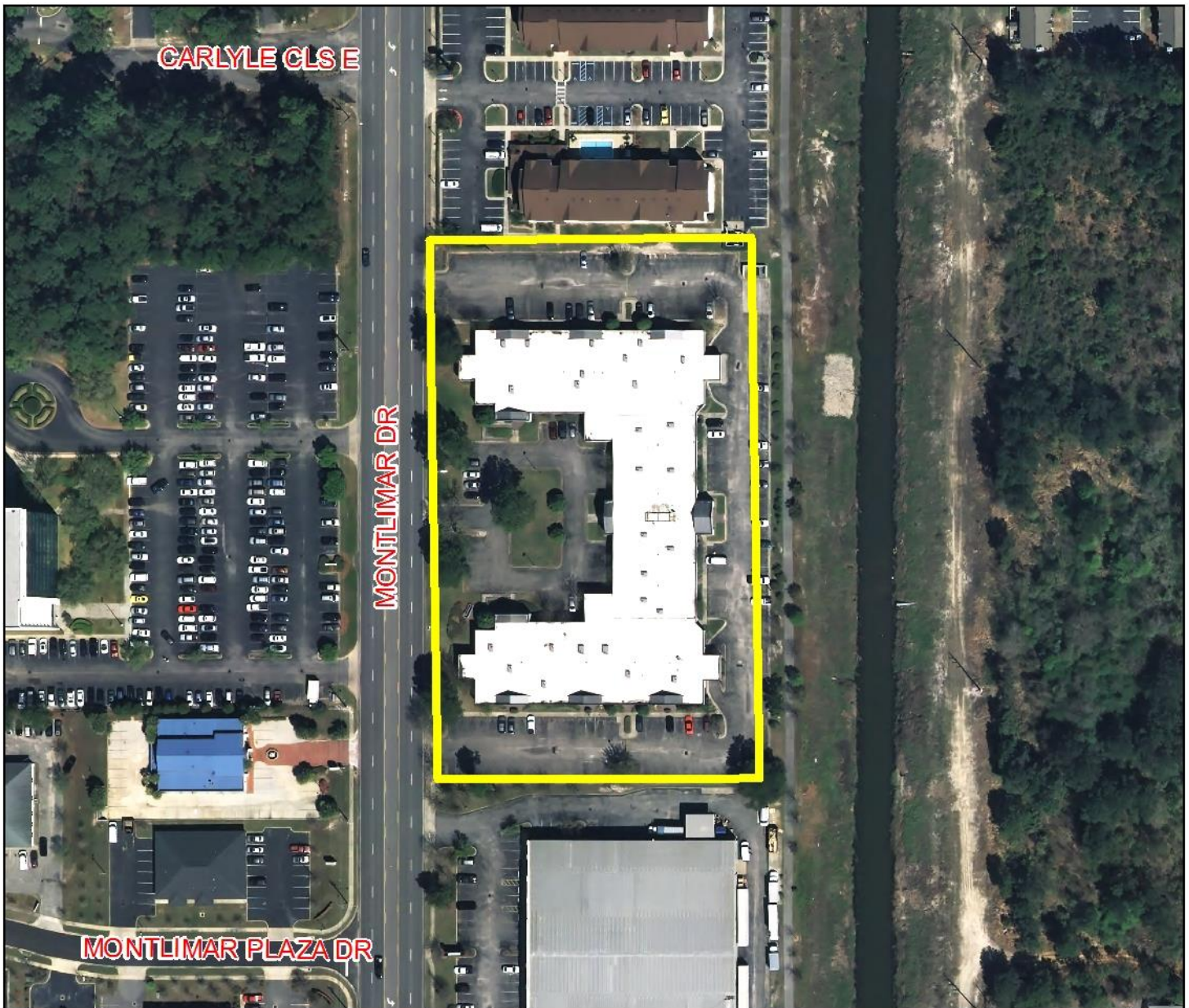
APPLICANT Paramount Center Subdivision

REQUEST Subdivision, 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.

APPLICATION NUMBER 10 DATE May 19, 2016

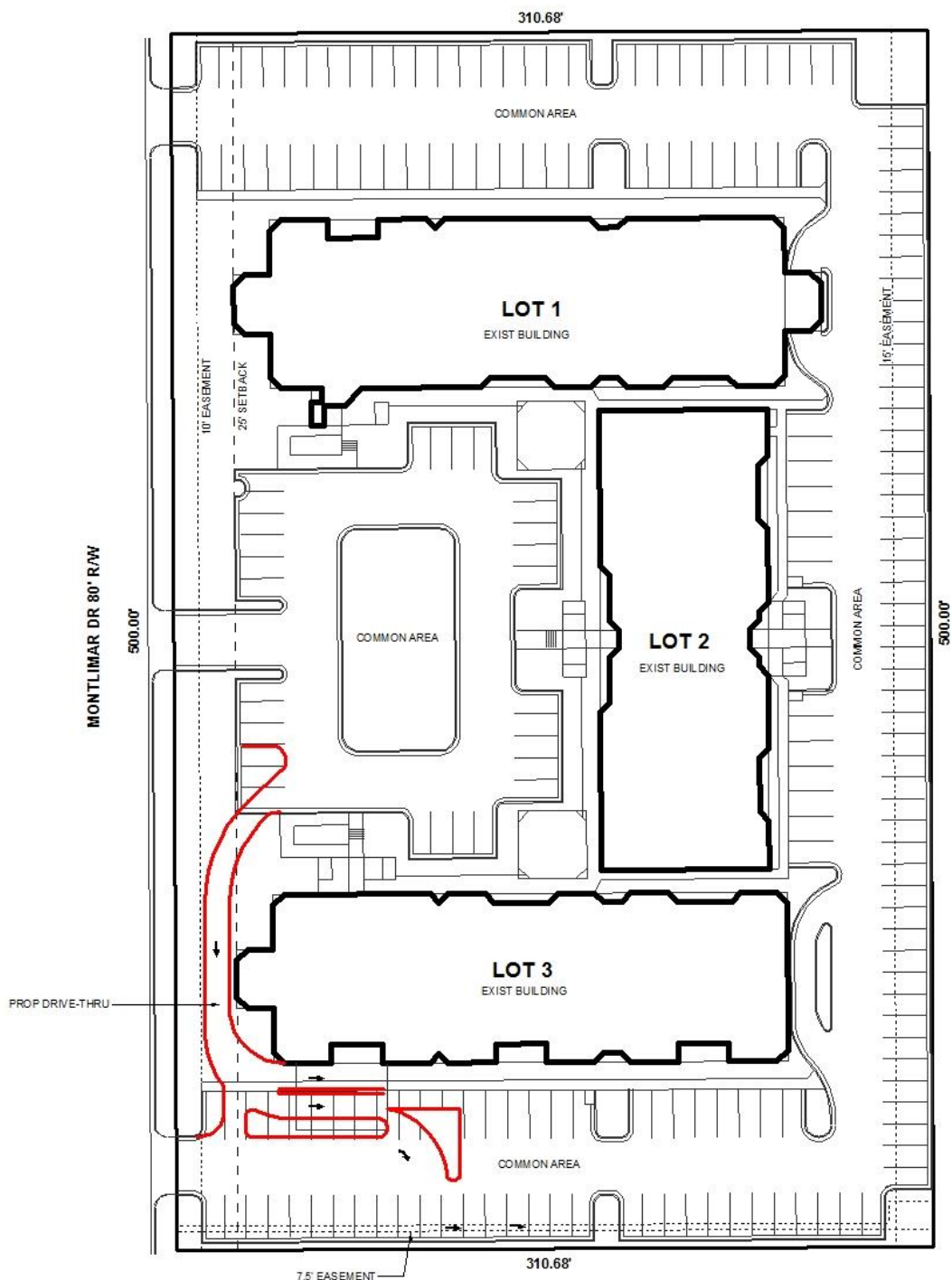
APPLICANT Paramount Center Subdivision

REQUEST Subdivision, Planned Unit Development



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SITE PLAN

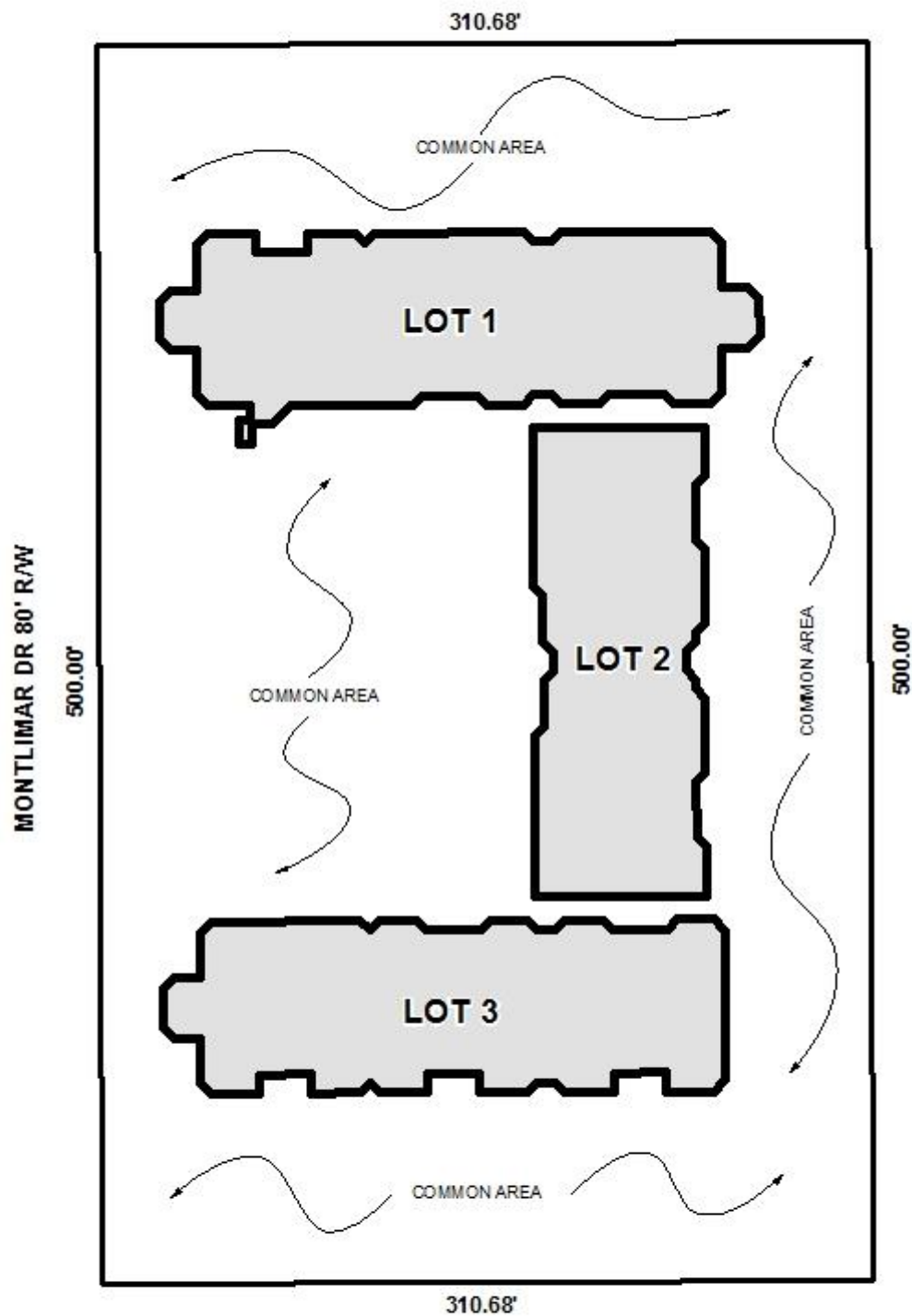


The site plan illustrates the existing buildings, easements, setback, proposed lots, and proposed drive-thru.

APPLICATION NUMBER	10	DATE	May 19, 2016
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REQUEST	Subdivision, Planned Unit Development		



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE May 19, 2016

APPLICANT Paramount Center Subdivision

REQUEST Subdivision, Planned Unit Development

