

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 21, 2017****NAME**

Board of Water and Sewer Commissioners of the City of Mobile

**LOCATION**4725 Moffett Road  
(South side of Moffett Road at the South terminus of Shelton Beach Road Extension)**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

19 ± Acres/ 1 Lot

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of a medical facility on a site with multiple buildings.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate.

**ENGINEERING  
COMMENTS**

No comments.

**TRAFFIC ENGINEERING  
COMMENTS**

Moffett Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

**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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of a medical facility on a site with multiple buildings.

This site was most recently approved by the Planning Commission at its October 3, 2016 meeting to allow a drive-thru lane for a kiosk to allow the option of a second method of payment for MAWSS customers. Prior to that approval the site received approval from the Planning Commission on December 4, 2014 to allow shared access and parking between two building sites; Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning on a legal lot of record; Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow the expansion of an existing parking lot for a water treatment facility; and Sidewalk Waiver to waive construction of a sidewalk along Moffett Road and Forest Hill Drive. It should be noted, in 2009, the Board of Zoning adjustment approved a Use Variance for the East portion of this site. The applicant now proposes to construct a medical facility on the site that will be utilized by MAWSS employees. Due to the fact PUD's are site plan specific, a new PUD application is required to go back before the Planning Commission

The site has been given Mixed Commercial Corridor land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. Mixed Commercial Corridors includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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 proposed changes to the site include the placement of a modular building on the site to be used as a medical facility. The modular building appears to be approximately 1,080 square feet and will be constructed in the existing parking lot. Although the placement of the modular building will require the removal of some existing parking spaces, the site will still have adequate parking. The applicant states the proposed addition of the modular building will not affect the current and approved use of the property.

As it relates to tree and landscaping, the site is not creating a significant increase to the overall building site to trigger additional tree and landscape requirements. All tree and landscaping must comply with the previously approved Planned Unit Development requirements.

Please note any signage will require separate sign permits and approvals.

All notes displayed on the site plan should be retained on the site plan, and on any revised plans.

As proposed, it appears that the project will not impact existing on site circulation.

Finally, while a sidewalk waiver was previously approved for the entire site, and still applies, the applicant should consider revisiting the provisions of a sidewalk along both street frontages.

## **RECOMMENDATION**

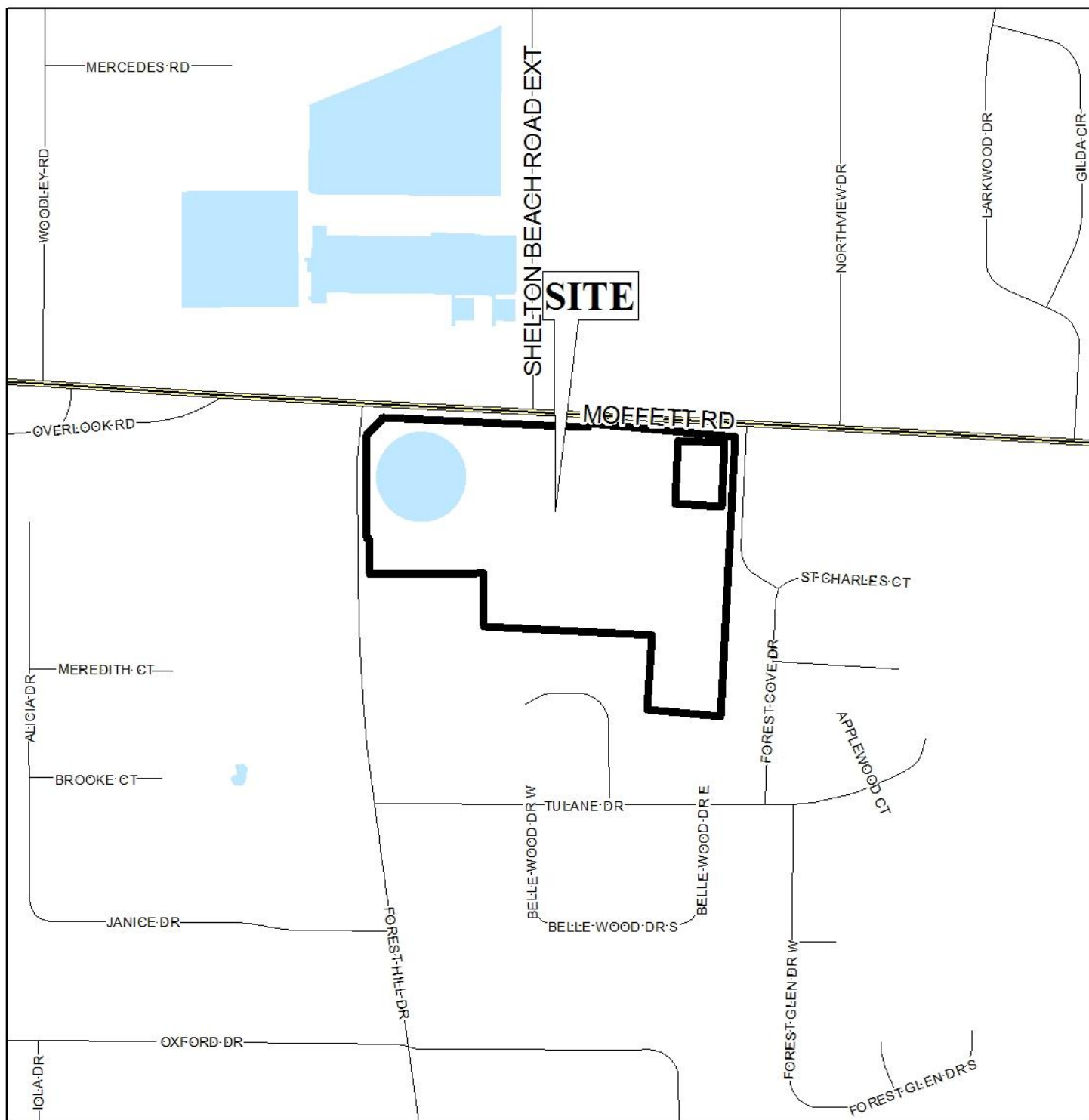
**Planned Unit Development:** Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) retention of existing notes on any revised plans;
- 2) compliance with Traffic Engineering comments: *“Moffett Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”*;
- 3) 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).”*;
- 4) 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). Projects outside the City Limits of Mobile, yet within the*

*Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC). ”; and*

- 5) provision of a revised PUD site plan prior to any request for permits or land disturbance or building placement;
- 6) full compliance will all municipal codes and ordinances.

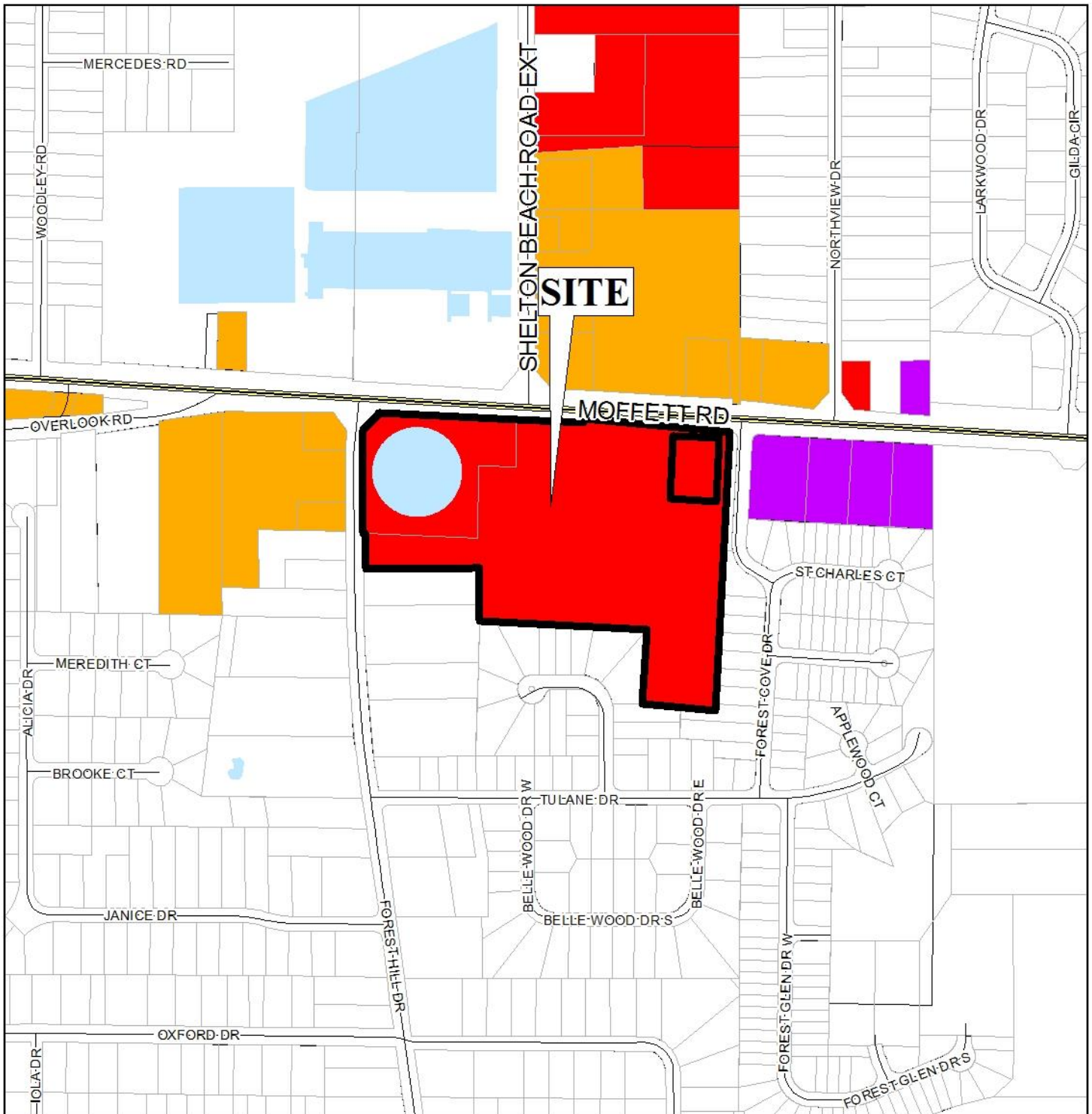
# LOCATOR MAP



APPLICATION NUMBER 11 DATE December 21, 2017  
APPLICANT Board of Water and Sewer Commissioners of the City of Mobile  
REQUEST Planned Unit Development



# LOCATOR ZONING MAP

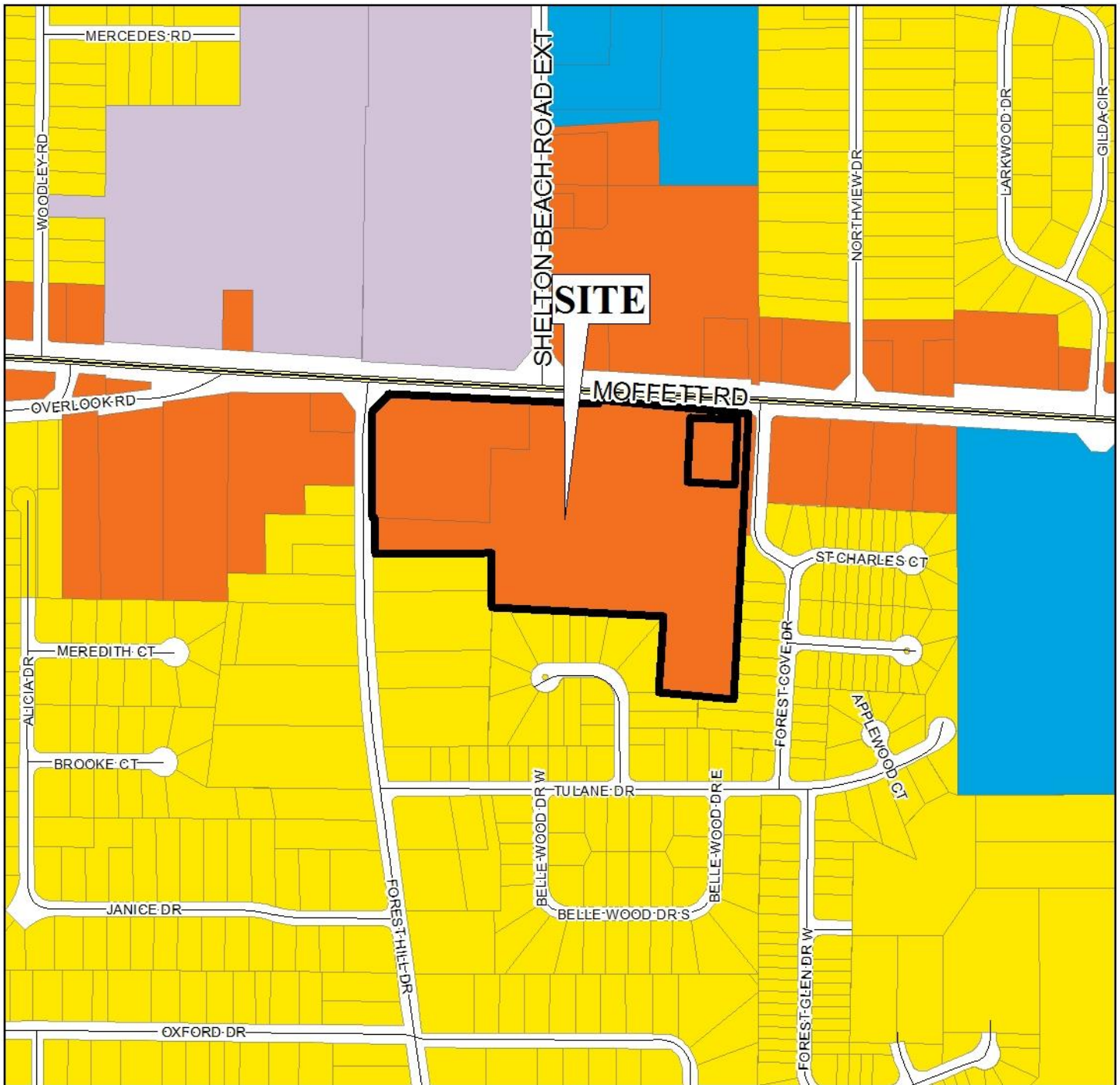


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# FLUM LOCATOR MAP



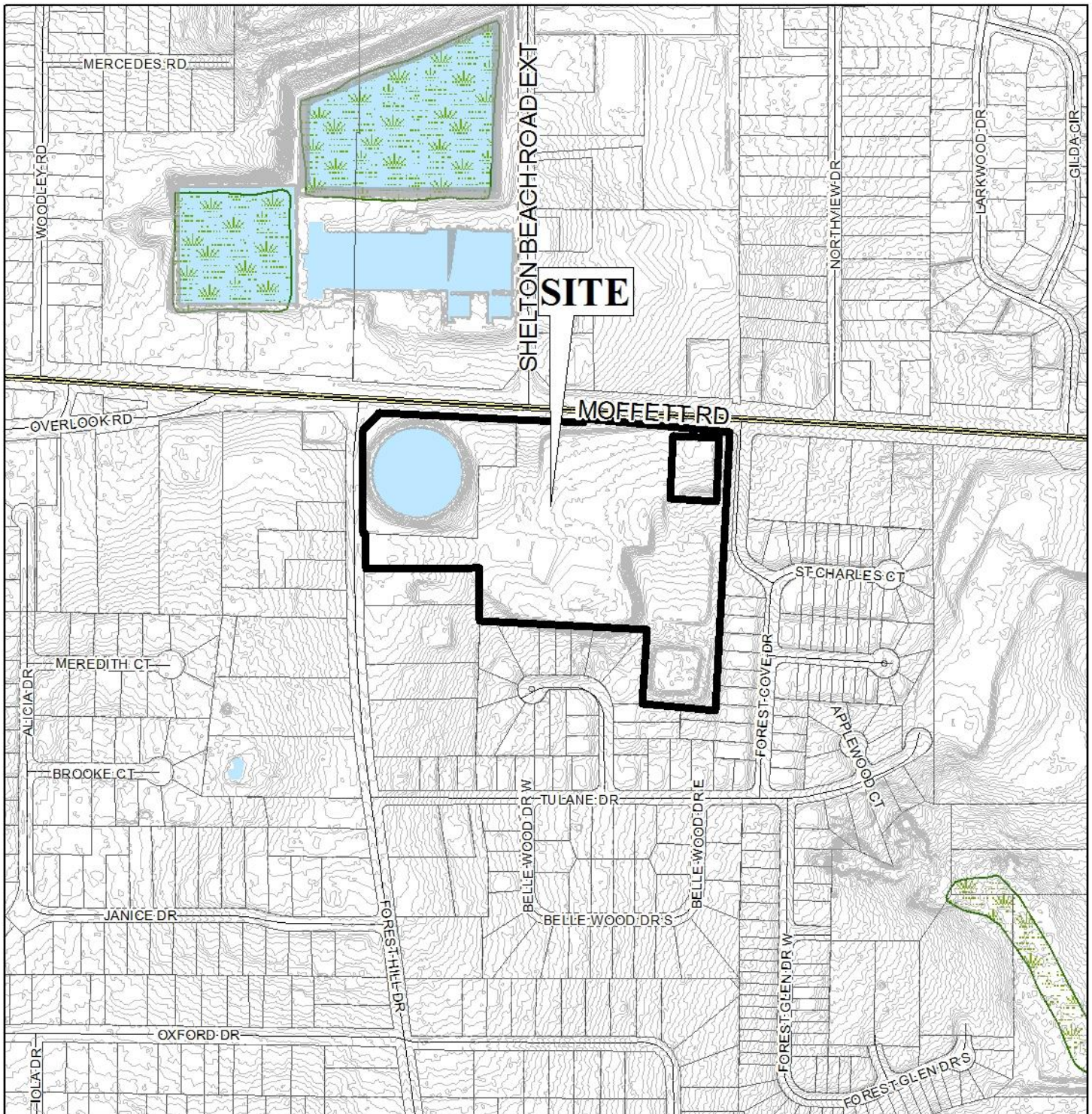
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

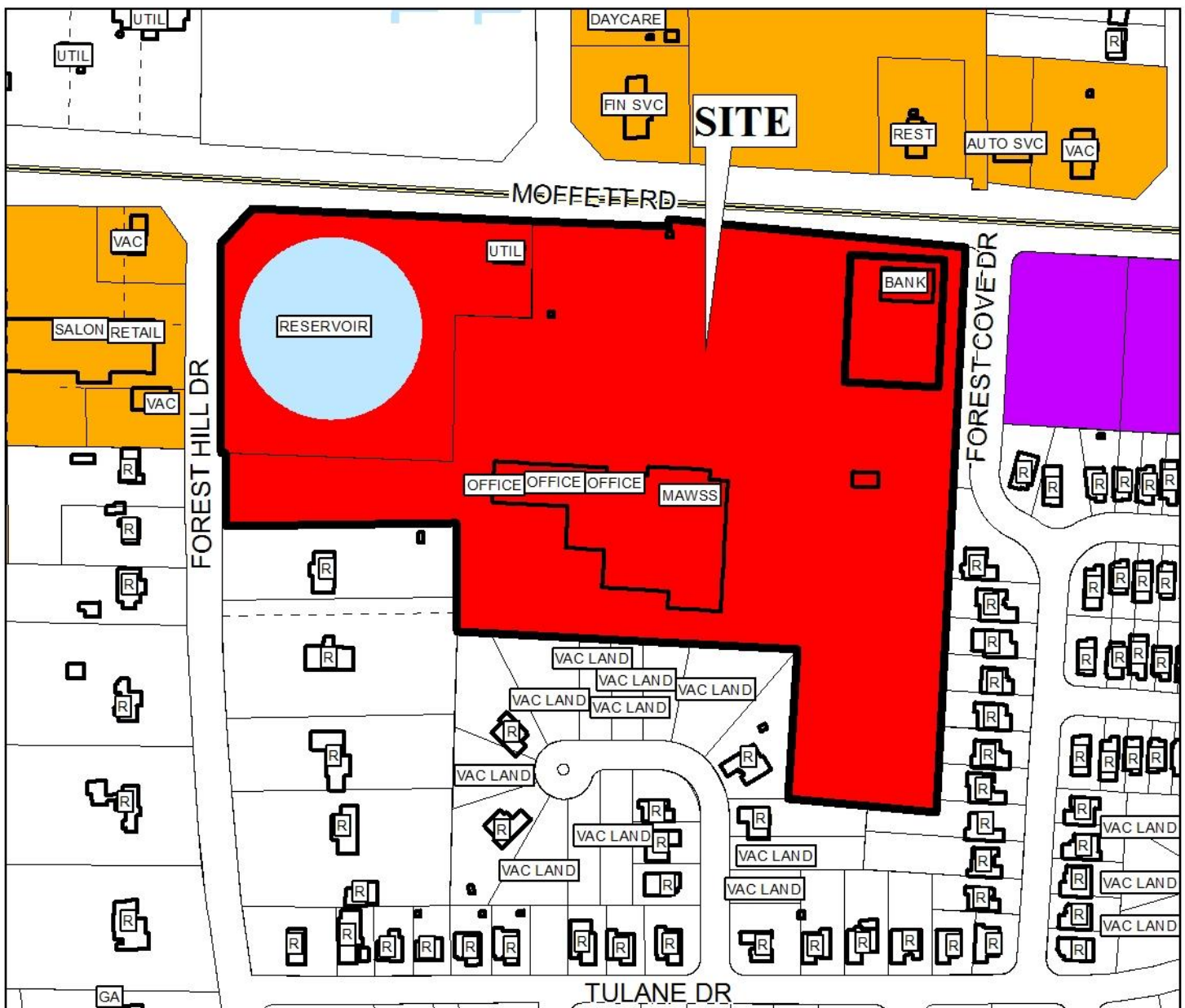


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the south and commercial units to the north and west.

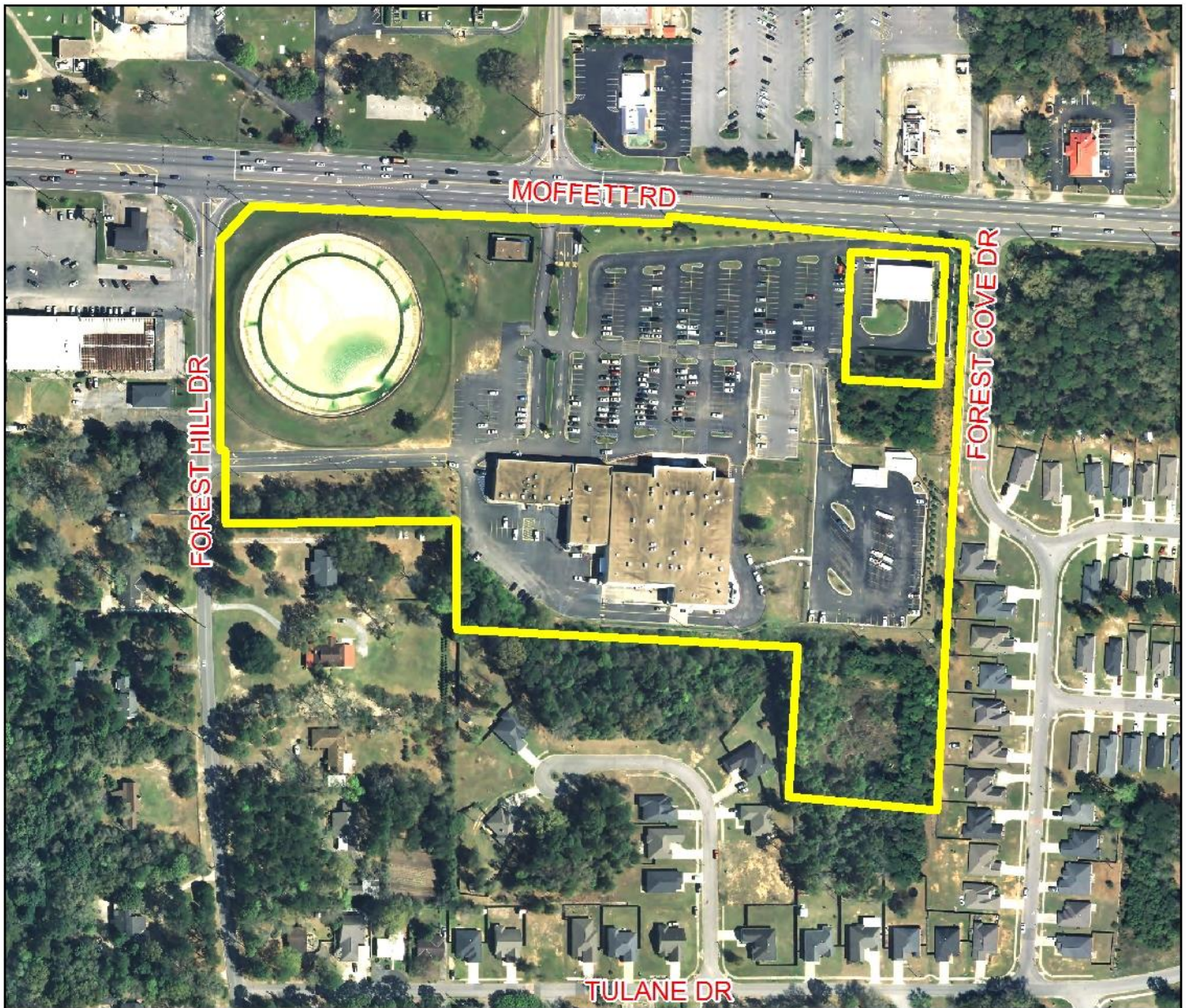
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



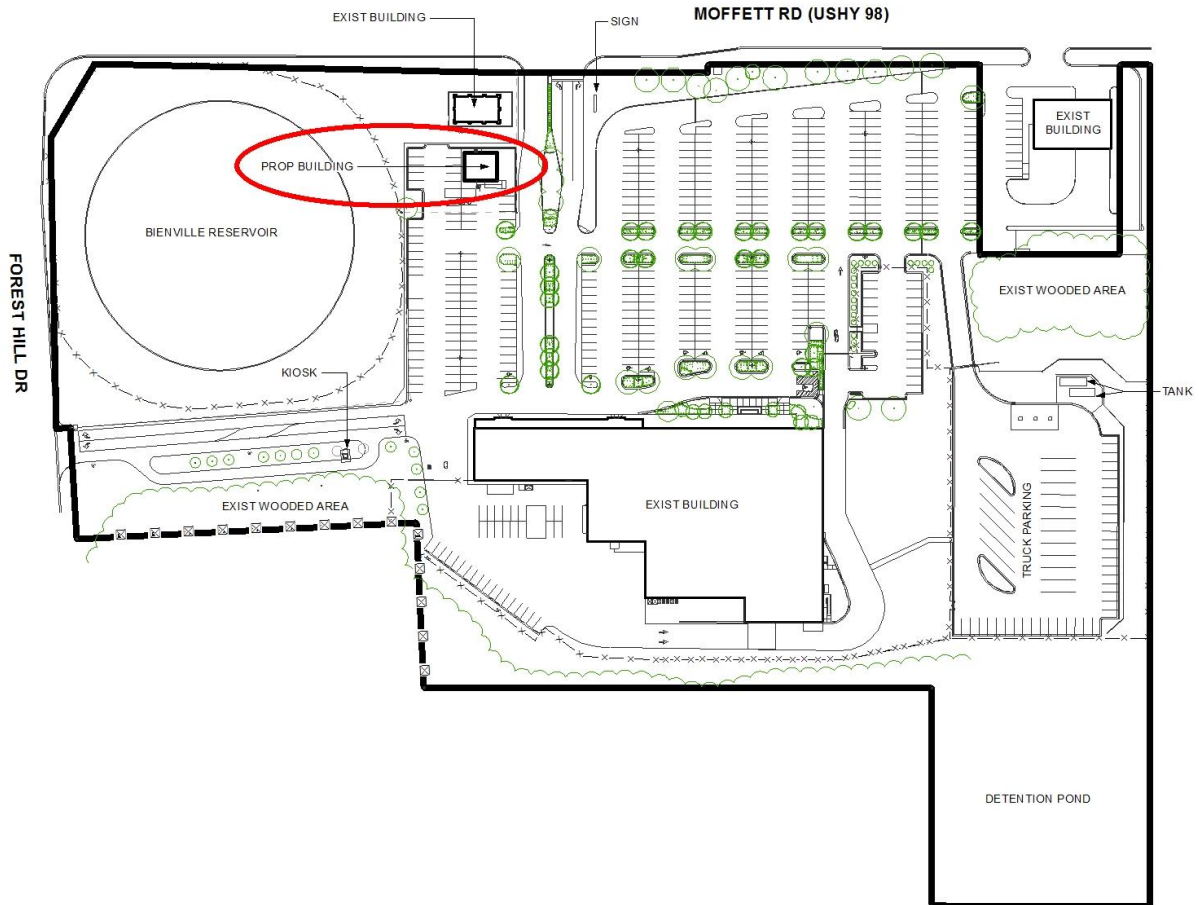
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# SITE PLAN



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

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