

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: June 2, 2016**

<u>NAME</u>	Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
<u>SUBDIVISION NAME</u>	Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
<u>LOCATION</u>	6740 Grelot Road (North side of Grelot Road, 475'± East of Somerby Drive)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	LB-2, Limited Business District and B-1, Buffer Business District
<u>AREA OF PROPERTY</u>	2 Lots / 2.6± Acres
<u>CONTEMPLATED USE</u>	<p>Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and Subdivision Approval to relocate the interior lot line between two legal lots of record.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE</u>	None provided
<u>ENGINEERING COMMENTS</u>	<p>Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:</p> <p>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.</p> <p>B. Provide a copy of proposed covenants or notes on the Subdivision Plat that address removing the ingress/egress easement and providing access to each lot within the Grelot Office Park subdivision through the proposed Common Area.</p>

- C. Show and label all flood zones throughout the entire Lots.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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.
- K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.

Planned Unit Development: Show and label all flood zones throughout the entire Lot(s).

TRAFFIC ENGINEERING

COMMENTS

Lots 1 & 2 are limited to one shared curb cut to the private street, with size, location and design to be approved by 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).

MAWSS COMMENTS:

MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and Subdivision Approval to relocate the interior lot line between two legal lots of record.

The proposed 2.6± acre, 2-lot subdivision fronts Grelot Road, a major street, which has right-of-way illustrated as 100-feet. Since Grelot Road is a major street, which requires 100-feet of right-of-way by the Major Street Component of the Comprehensive Plan, the current illustrated right-of-way meets the minimum requirements.

Due to the location and size of the development, access management is a concern. However, since an application for a Planned Unit Development (PUD) is included to allow shared access between all (3) lots in this development, the proposed single curb cut providing one access point to this multiple building site development would be a positive aspect, limiting the number of curb cuts to a major street. Furthermore, the access and drive have been constructed. Planned Unit Development approvals are site specific and any change to the location, size and design of the proposed curb cut would require resubmission of the Planned Unit Development.

The entire site appears to be depicted as a “Suburban Neighborhood” Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood Area is to allow for:

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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, zoning classification.

The site plan illustrates several proposed buildings on the proposed Lots 1 and 2 with shared access and parking, with no improvements shown for the adjacent Lot 3. The applicant states that currently, a 2,248 square foot dental office is proposed, with four additional buildings to be constructed at a later date. The applicant has proposed several conditions for the development, if approved. These conditions are as follows:

1. Total square footage of proposed four buildings not to exceed 20,000 square feet
2. Buildings shall meet the permitted use for LB-2 zoning
3. Buildings shall meet parking requirements of 1 space per 200 square feet
4. Each new development phase on this site shall require Administrative PUD approval prior to any new construction.

With these conditions retained on the proposed site plan, it may be appropriate to allow the site to receive Administrative Planned Unit Development approval for any changes to the proposed developments on Lots 1 and 2. It should be noted that at such a time as the proposed Lot 3 is

developed, however; the site will have to come back to the Planning Commission for PUD approval.

When the site was rezoned from B-1 to LB-2 in 2009, the rezoning was subject to the following conditions:

- 1) the provision of a 20-foot landscape buffer and 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential, as offered by the applicant;
- 2) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering;
- 3) full compliance with all municipal codes and ordinances;
- 4) that the development is limited to one curb-cut to Grelot Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) development limited to an approved Planned Unit Development (PUD).

The site plan does have notes relating to required and provided landscaped area, however, these notes state that the proposed Lot 1 is 68,760± square feet, whereas the site plan itself has the size of the lot as 68,640± square feet. According to the proposed Subdivision, the proposed Lot 1 is 68,640± square feet. If approved, the site plan and the preliminary plat should be revised to accurately depict the size of the proposed Lot 1 as well as required and provided landscape calculations so that staff can verify that minimum requirements are met. As the Planned Unit Development is proposed with a common interior property line, staff has in the past allowed these interior property lines not be counted as perimeter lot lines, but rather look at the overall Planned Unit Development (PUD). It should be noted that as each lot is developed, it will be required to come into full compliance with tree planting and landscape area requirements.

There appear to be two conflicting notes on the proposed site plan. Note #6 states “All trees in the first 15’ of 25’ setback to be live oak trees only” and note #7 states “Live oak trees not to be planted within 15’ of overhead utility”. It should be noted that live oak trees are the only overstory tree currently allowed within 15’ of overhead power lines, therefore note #7 should be removed from the site plan.

There are no dumpsters illustrated on the site plan. The applicant should revise the site plan to provide a dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance, or place a note that curb side pick-up will be utilized.

The site abuts R-1, Single-Family Residential to the East and North. The site plan illustrates a 20-foot landscape buffer/utility easement along the East. It should be noted that per the rezoning conditions, a 20-foot landscape buffer and 8-foot high wooden privacy fence should be provided where the site is adjacent to R-1 property. The site plan also depicts utility and drainage easements along the East of Lot 3 and on the East property line of Lot 1. If approved, a note should be placed on the site plan stating that no structures are allowed in any easements.

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.

Regarding the Subdivision, the proposed lots exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lots sizes are provided in acres and square feet, and should remain on the Final Plat, if approved.

The proposed subdivision includes a common area. If approved, the common area should be labeled as such, and the note should be retained on the Final Plat stating that the property owners are responsible for the maintenance of all common areas.

The preliminary plat depicts a 25' minimum building setback line for Lots 1 and 2 as required by Section V.D.9. of the Subdivision Regulations. This setback should be depicted on the Final Plat, if approved.

RECOMMENDATION

Subdivision: The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the site plan stating that both lots should be limited to a single shared curb-cut to the private road, with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (*Lots 1 & 2 are limited to one shared curb cut to the private street, with size, location and design to be approved by 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.*);
- 5) full 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. Provide a copy of proposed covenants or notes on the Subdivision Plat that address removing the ingress/egress easement and providing access to each lot within the Grelot Office Park subdivision through the proposed Common Area. C. Show and label all flood zones throughout the entire Lots. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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,*

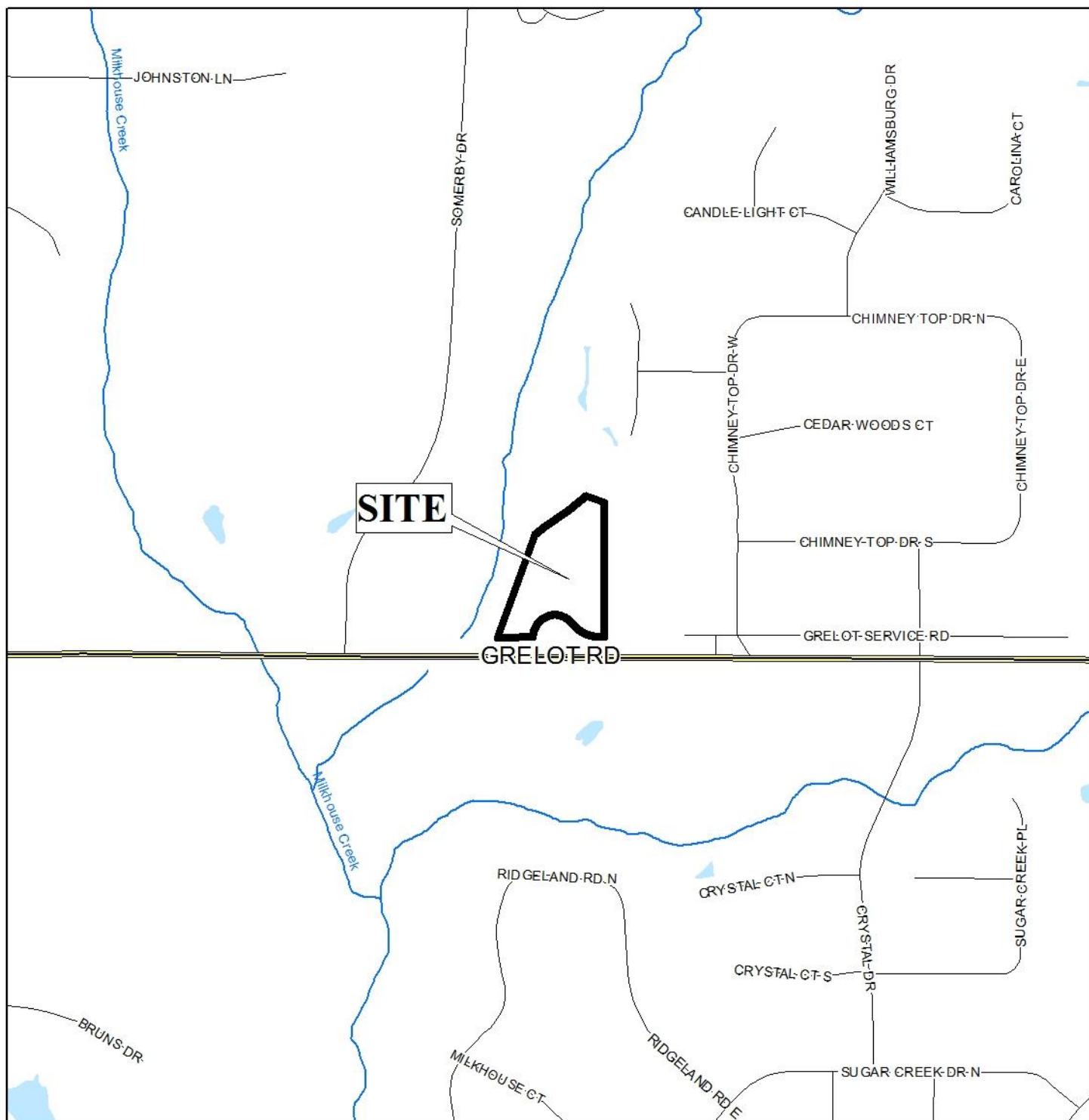
Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 6) compliance with 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);*
- 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) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat; and
- 9) completion of the Subdivision process prior to any requests for site inspections relating to the certificate of occupancy for the first building.

Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) retention of the note stating that “Total square footage of proposed four buildings not to exceed 20,000 square feet”;
- 2) retention of the note stating that “Buildings shall meet the permitted use for LB-2 zoning”;
- 3) retention of the note stating that “Buildings shall meet parking requirements of 1 space per 200 square feet”
- 4) retention of the note stating that “Each new development phase on this site shall require Administrative PUD approval prior to any new construction”;
- 5) placement of a note on the site plan stating that development of Lot 3 will require a new Planned Unit Development approval from the Planning Commission;
- 6) correction of the size of Lot 1 in the “Landscaping Data” information;
- 7) removal of Note #7 stating that “Live oak trees not to be planted within 15’ of overhead utility”;
- 8) revision of the site plan to provide a dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance, or place a note that curb side pick-up will be utilized;
- 9) a 20-foot landscape buffer and 8-foot high wooden privacy fence should be provided where the site is adjacent to R-1 property;
- 10) placement of a note stating that no structures are allowed in any easements;
- 11) compliance with Engineering comments (*Show and label all flood zones throughout the entire Lot(s).;*) and
- 12) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.

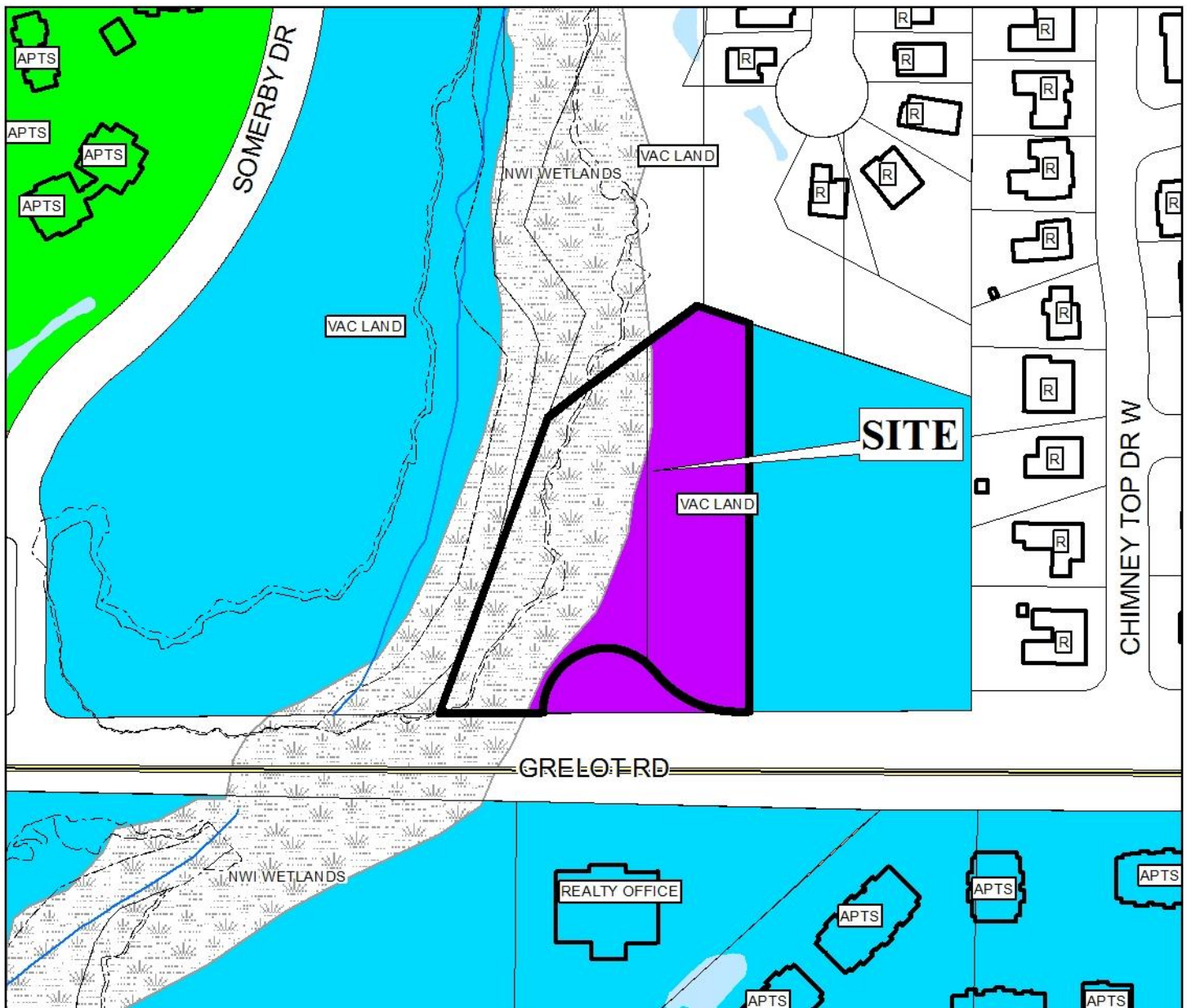
LOCATOR MAP



APPLICATION NUMBER 11 DATE June 2, 2016
 APPLICANT Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
 REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



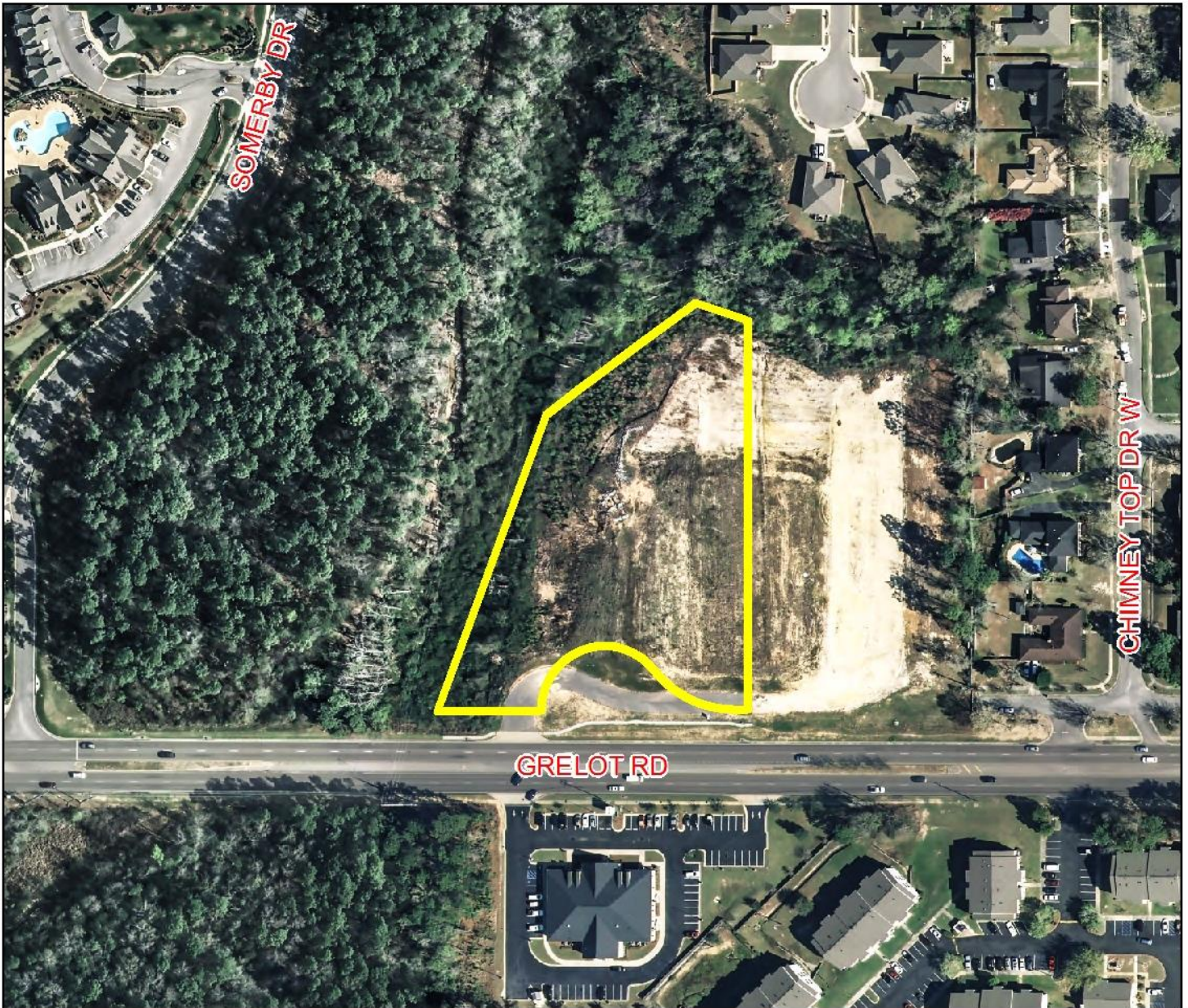
The stie is surrounded by commercial units to the south
and residential units to the north and southeast.

APPLICATION NUMBER 11 DATE June 2, 2016
 APPLICANT Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
 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

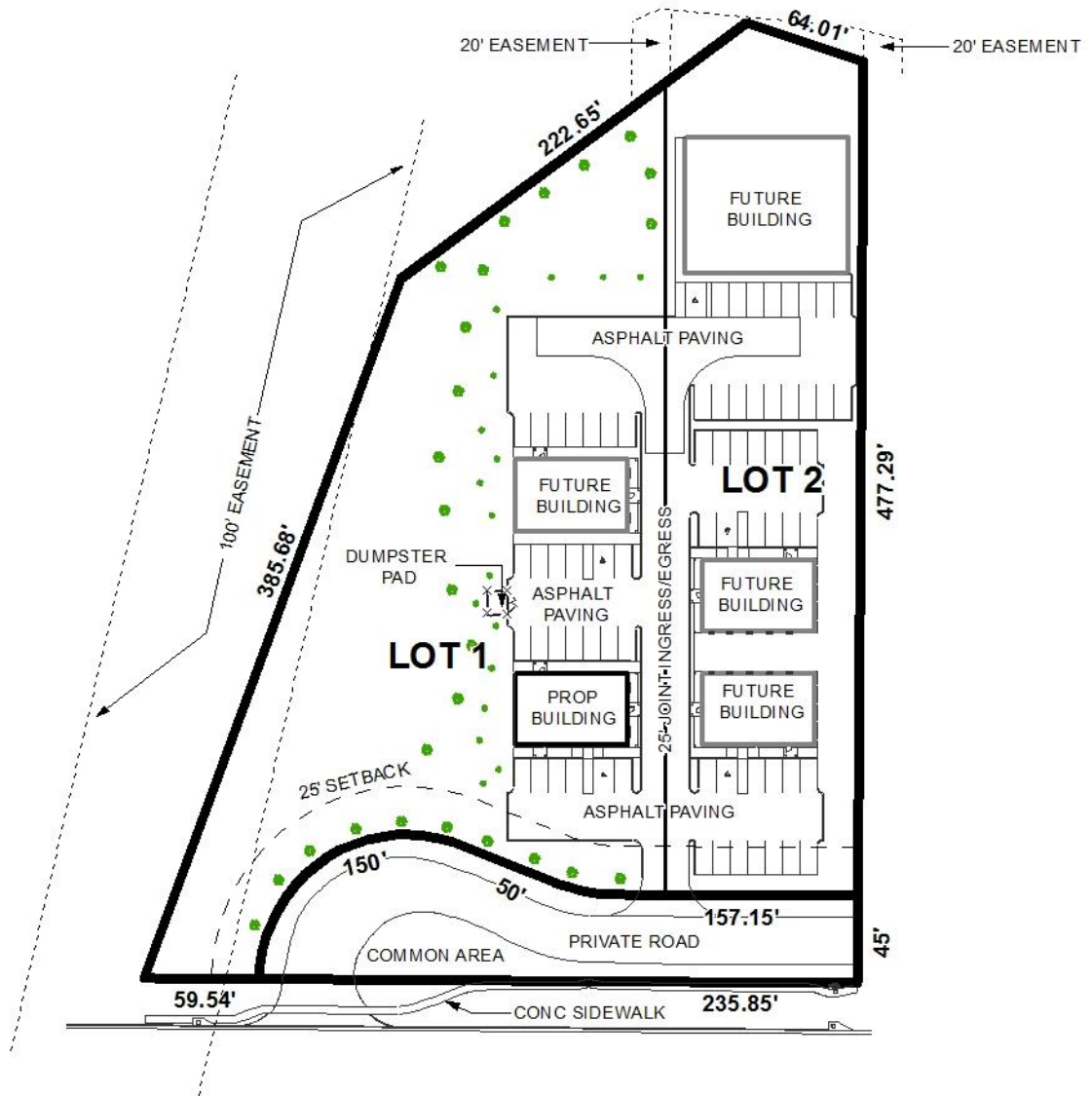


The stie is surrounded by commercial units to the south
and residential units to the north and southeast.

APPLICATION NUMBER 11 DATE June 2, 2016
 APPLICANT Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
 REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustrates the proposed building, future buildings, proposed lot lines, asphalt drives, easements, and setbacks.

APPLICATION NUMBER 11 DATE June 2, 2016
 APPLICANT Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2
 REQUEST Subdivision, Planned Unit Development

