PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT Date: May 4, 2017

DEVELOPMENT NAME Providence Park Mob1 Subdivision

SUBDIVISION NAME Providence Park Mob1 Subdivision

North side of Providence Park Drive South, 210'± East of Cody Road South, extending to the East side of Cody Road South, 465'± North of Providence Park Drive South.

CITY COUNCIL DISTRICT District 6

AREA OF PROPERTY 1 Lot / 2.5± Acres

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Planned Unit Development Master Plan to allow a medical office, and Subdivision approval to create one legal lot of record.

TIME SCHEDULE FOR DEVELOPMENT Not provided.

ENGINEERING COMMENTS

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 and label the monument set or found at each subdivision corner.
C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
D. Provide the Surveyor's Certificate and Signature.
E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
F. 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.

G. 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.
H. 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.
I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Planned Unit Development: 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 Lot is limited to two curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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)

REMARKS The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development Master Plan to allow a medical office, and Subdivision approval to create one legal lot of record. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

Pertaining to the PUD, the applicant simply states:

> *"The contemplated use of Providence Park MOB1 PUD will be the construction of new single story medical clinic."*

The site is bounded to the East, North and West by B-3, Community Business Districts, and to the South by R-1, Single-Family Residential Districts. Adjacent properties to the East and North are used as medical clinics. The subject site and those adjacent to the West are undeveloped. To the South across Providence Park Drive South is an established single-family residential subdivision.

The site is within what the Map for Mobile Comprehensive Plan considers an "Institutional" Development Area, wherein the intent for development includes:

- Better connectivity to surrounding areas and uses, especially neighborhoods
- Encourage compatible uses in immediately adjacent areas
- Minimize impact to existing neighborhoods

It should also 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 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 any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 over-all Providence Park site has been before the Planning Commission for Subdivision and Planned Unit Development review numerous times in the past. The subject site is contained within one tax parcel being the Future Development area of Providence Park POB West Subdivision, North Addition, approved by the Commission in October, 2013. The one proposed lot would be created from a small portion of the Future Development area of that Subdivision. There were prior Subdivision and PUD approvals for the subject site in 2008 for a different configuration, but those approvals expired.

The site fronts Providence Park Drive South, a minor street with a compliant 80' right-of-way; therefore, no dedication would be required. As on the preliminary plat, the 25' minimum building setback line should be retained on the Final Plat. The plat labels the lot size in both square feet and acres, and this label should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The plat shows only a portion of the over-all tax parcel from which the proposed lot would be created. As the parcel is the Future Development area of a recorded Subdivision, the Final Plat should be revised to show the entire remainder of the parcel as Future Development. No square footage or acreage is indicated for that area; therefore, the plat should be revised to indicate the square footage and acreage of the Future Development area.

The proposed lot would have approximately 339' of linear public street frontage. As a means of access management, a note should be required on the Final Plat stating that the lot is limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

As the site is zoned B-3, the proposed use as a medical clinic is allowed by right. Furthermore, this district allows up to 50% building site coverage and a 25' front yard setback and zero or 5'+ side and rear yard setbacks (when abutting other commercial districts). The 25' minimum front building setback is illustrated on the site plan and should be retained. Site coverage calculates to be approximately 13% which is well within the allowable limits for the site.

The site plan indicates a proposed single-story 14,050 square-foot medical clinic with associated parking. Parking calculations are erroneously broken into office and examination room ratios which provide for 84 parking spaces which is actually more than the required number for the use. This calculation should be revised to be based on the total square footage of the clinic (14,050) divided by 300, in which the correct minimum number required would be 47. It should be noted that, since the site will have more than 25 parking spaces, a photometric lighting plan for the parking lot will be required at the time of submittal for development permits.

Landscaping calculations indicate compliance with the ratio requirements. However, no tree planting calculations are provided. Therefore, the site plan submitted for permitting should be revised to provide tree planting calculations and indicate tree planting compliance.

Two 24' wide curb cuts are proposed which would be allowable for the lot frontage. The size, location and design of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards. A Traffic margin note on the site plan references an existing curb cut to McVay Drive and this should be corrected and the note should contain the current Traffic Engineering comments.

The site plan indicates a dumpster to be installed with a compliant enclosure, slab and sanitary sewer drain. Also indicated is a compliant City-standard sidewalk along the Providence Park Drive South frontage.

RECOMMENDATION

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

1) retention of the 25' minimum building setback line on the Final Plat;
2) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3) inclusion of the entire remainder of the parent parcel (R022804203000008.040) as Future Development on the Final Plat;
4) labeling of the Future Development area with its size on both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5) placement of a note on the Final Plat stating that Plat stating that the lot is limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
6) subject to the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 and label the monument set or found at each subdivision corner. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];

7) subject to the Traffic Engineering comments: *(Lot is limited to two curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*;
8) subject to the 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).]*;
9) subject to the 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)]*; and
10) submission and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

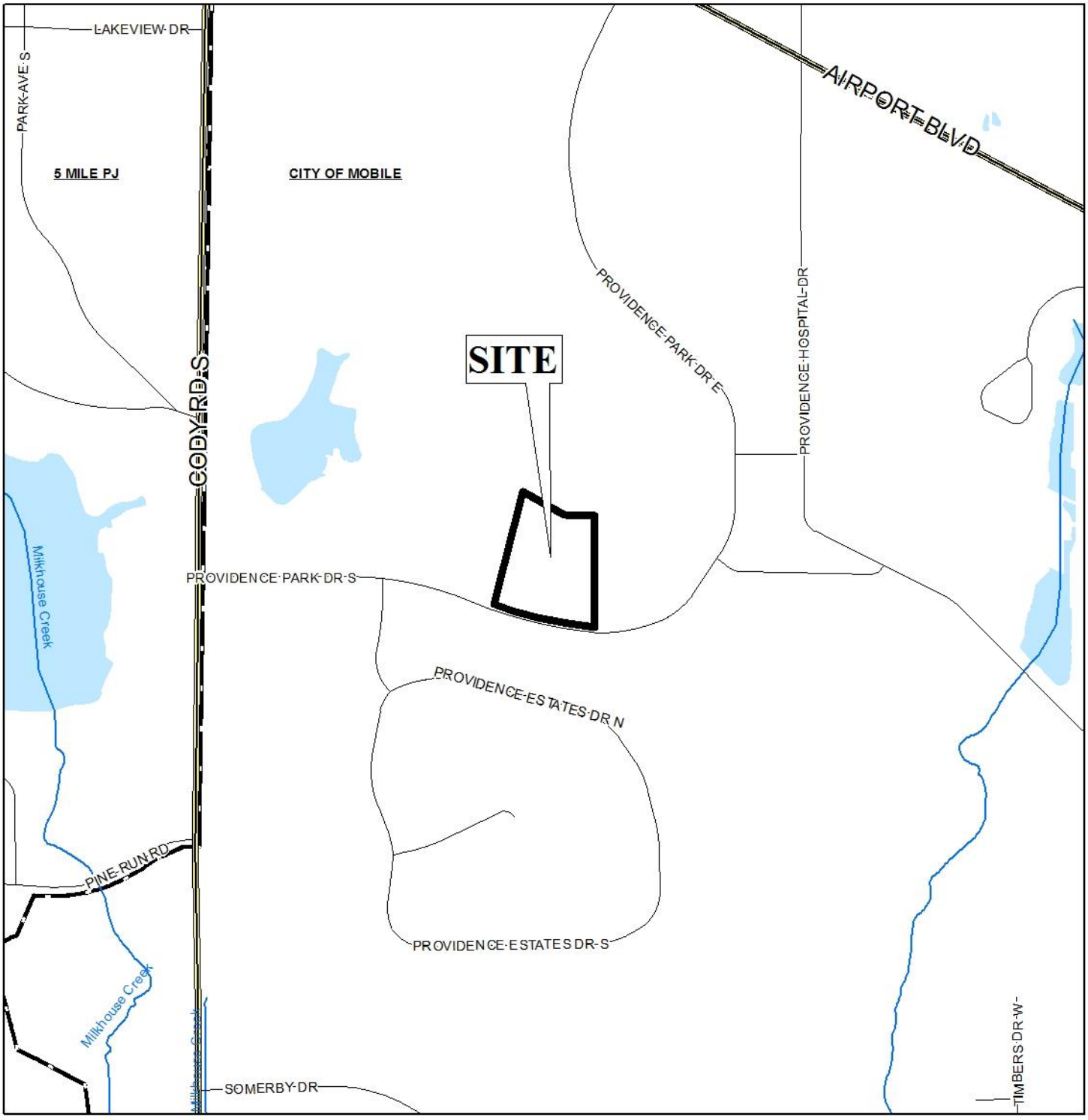
Planned Unit Development: Based upon the preceding, this application is recommended for approval, subject to the following conditions:

1) retention of the 25' minimum building setback line on the site plan;
2) revision of the parking calculations to be based on one parking space for every 300 square feet of gross building floor space (14,050 square feet) to require a minimum of 47 parking spaces;
3) retention of the lot size label in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
4) revision of the site plan to provide tree planting calculations and indicate tree planting compliance;
5) placement of a note on the site plan stating that the site is limited to two curb cuts to Providence Park Drive South, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
6) correction of the Traffic note on the site plan to not refer to McVay Drive and to contain the Traffic Engineering comments;
7) subject to the Engineering comments: *[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.];

8) subject to the Traffic Engineering comments: *(Lot is limited to two curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*;
9) subject to the 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).];*
10) subject to the 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)]*;
11) full compliance with all municipal codes and ordinances; and
12) submission and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

LOCATOR MAP



APPLICATION NUMBER 11 DATE May 4, 2017

APPLICANT Providence Park Mob1 Subdivision

REQUEST Subdivision, Planned Unit Development

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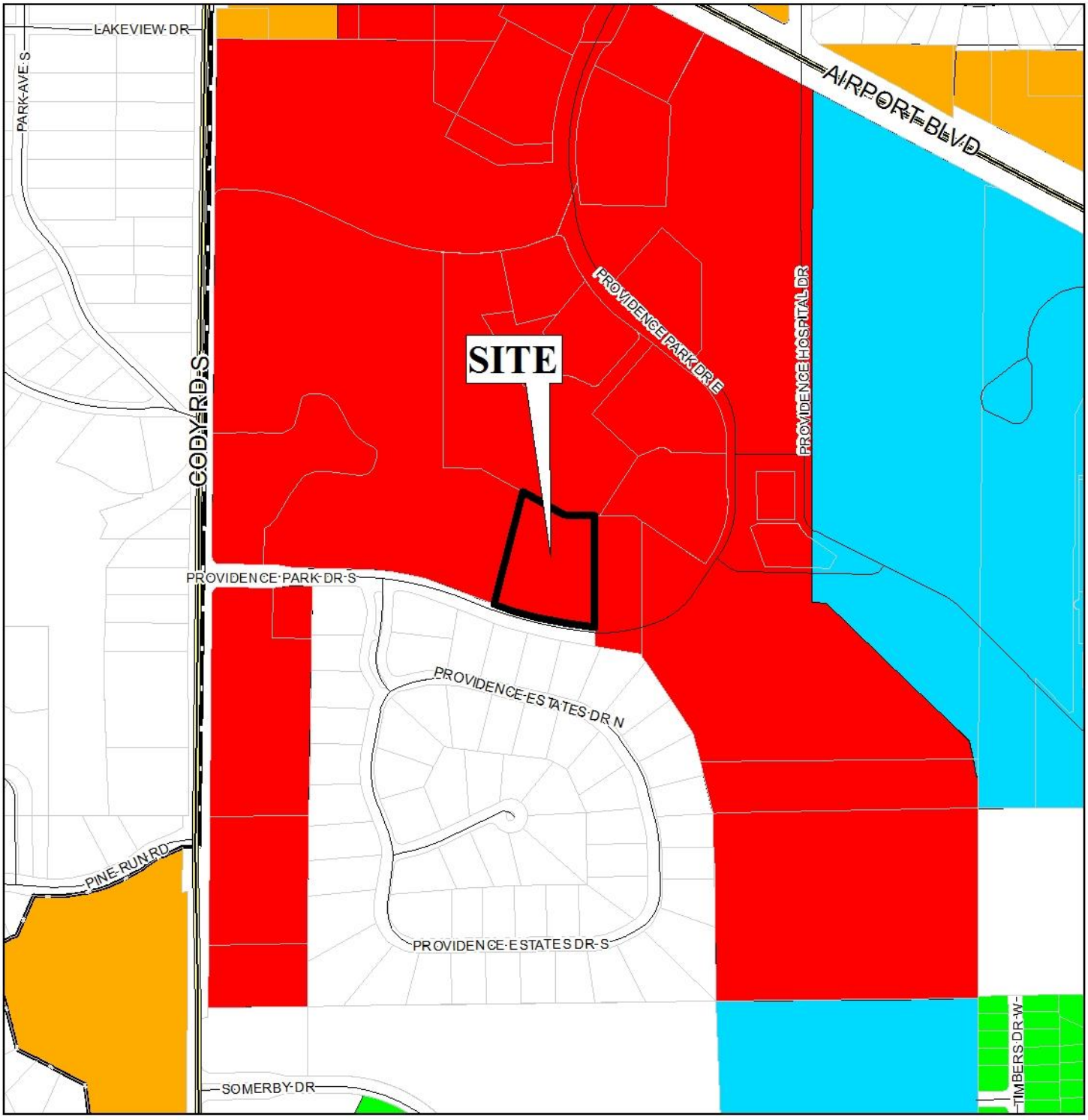
NTS

LOCATOR ZONING MAP



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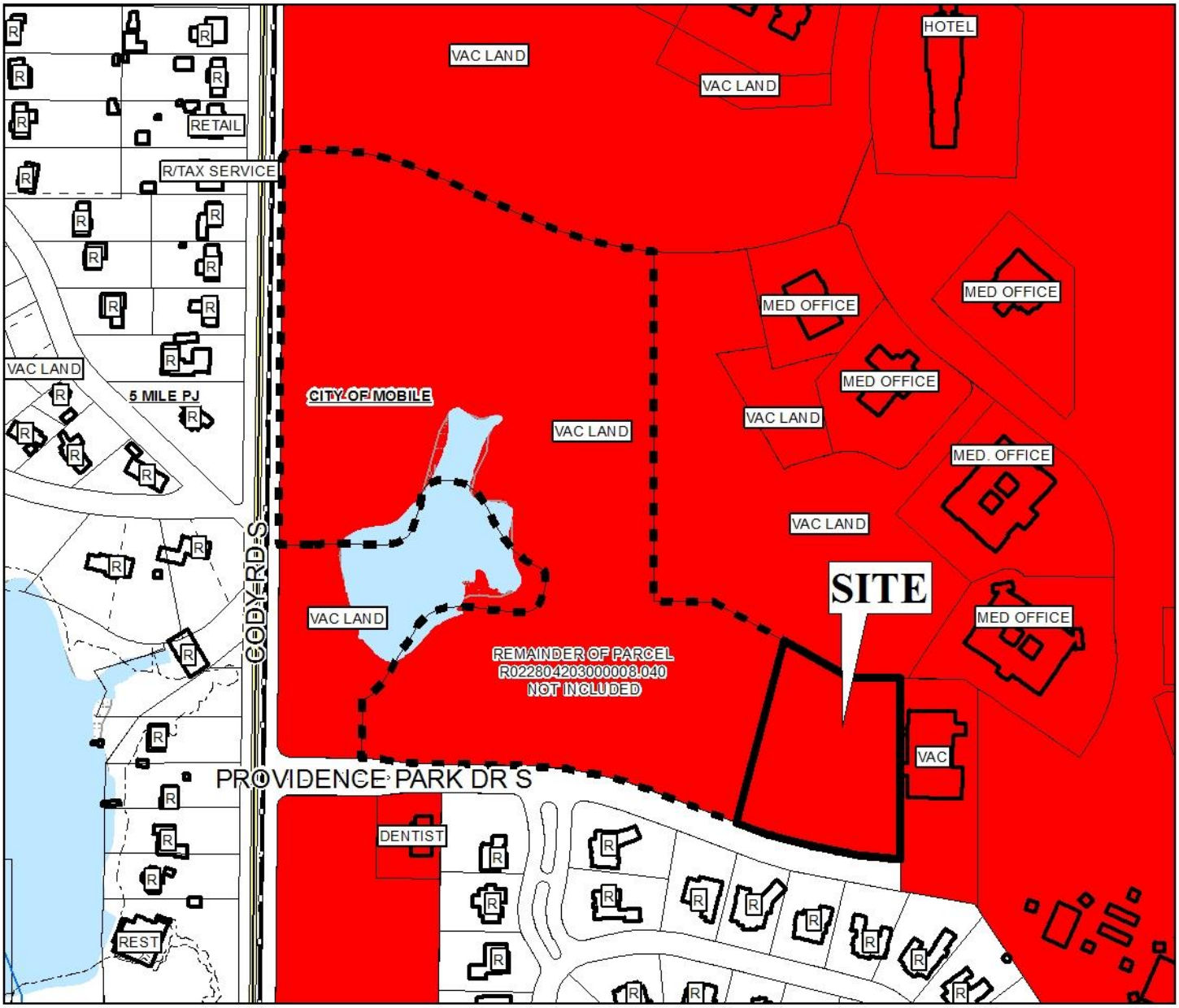
NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the south and west.
Commercial units are located to the northeast.

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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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential units to the south and west.
Commercial units are located to the northeast.

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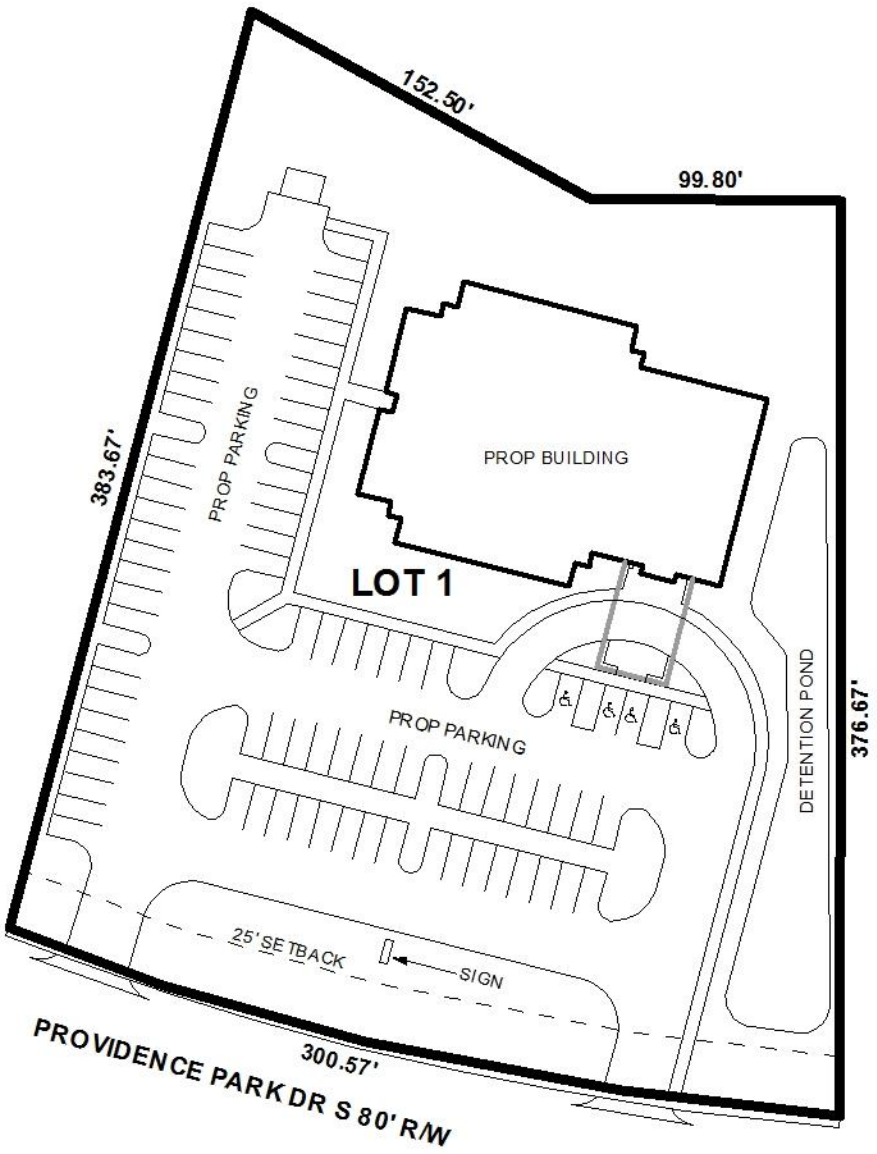
NTS

SITE PLAN



The site plan illustrates the proposed building, proposed parking, sign, and setback.

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