

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 8, 2013****DEVELOPMENT NAME**

USA Management, LLC

LOCATION6099 & 6111 Old Shell Road
(South side of Old Shell Road, 215'± West of Center Drive).**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

2 Lots /3.0± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

1. Add a note to the PUD drawing stating that any work performed in the existing Old Shell Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control; 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters; 4. Add a note to the PUD drawing that states that the 2 existing driveways on Old Shell Road shall be improved to meet the current City standards; and 5. A sidewalk shall be constructed along Old Shell Road, unless a sidewalk waiver is granted.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Due to the substandard driveway and parking aisles surrounding the existing commercial buildings, access to the proposed new

parking on Lot A & Lot B should be limited to the new driveway on Lot B. Sidewalks should be provided along roadway frontage.

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 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT

COMMENTS

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and multiple buildings on a single building site.

The applicant obtained Planned Unit Development approval at the Planning Commission's December 7, 2006 meeting to allow a five building, 20-unit multi-family residential development expired. The applicant is now requesting approvals to allow shared access and parking between multiple building sites and multiple buildings on a single building site.

The applicant proposes to demolish the eight storage buildings on Lot A, 27 existing parking spaces will remain, two existing office buildings will remain and 116 new parking spaces are proposed. Lot B, which is undeveloped will be developed as a contiguous parking lot with two 24-foot access points to provide 105 new parking spaces and access to Lot A. It should be noted that the development is a "Commercial parking lot" to provide parking for neighboring uses, including students from the University of South Alabama.

There is no dumpster illustrated for the office site, nor is there a note stating that curbside pickup will be utilized. If approved, the site plan should be revised to illustrate a dumpster compliant with Section 64-4.D.9.c. of the Zoning Ordinance, or include a note stating that curbside pickup will be utilized.

The site plan illustrates the compliant amount of total landscaping; however, applicant provides no tree plan or any calculations for the number of trees required. The proposed plan does illustrate several trees that may be taken for credit. Therefore, if approved, a condition of the approval should be full compliance with the landscaping and tree requirements of the Zoning Ordinance. The parking lot on Lot A should be revised to provide landscape areas similar to the proposed landscape aisles on Lot B.

As mentioned in the Traffic Engineering comments, due to the substandard driveway and parking aisles surrounding the existing commercial buildings, access to the proposed new parking on Lot A & Lot B should be limited to the new driveway on Lot B. Therefore, a barricade or the closure of the access way from the parking lot and the existing offices on Lot A, should be required. In addition, no sidewalks are illustrated on the site plan along both lots;

therefore, the site plan should be revised to illustrate the sidewalks along Old Shell Road for the development.

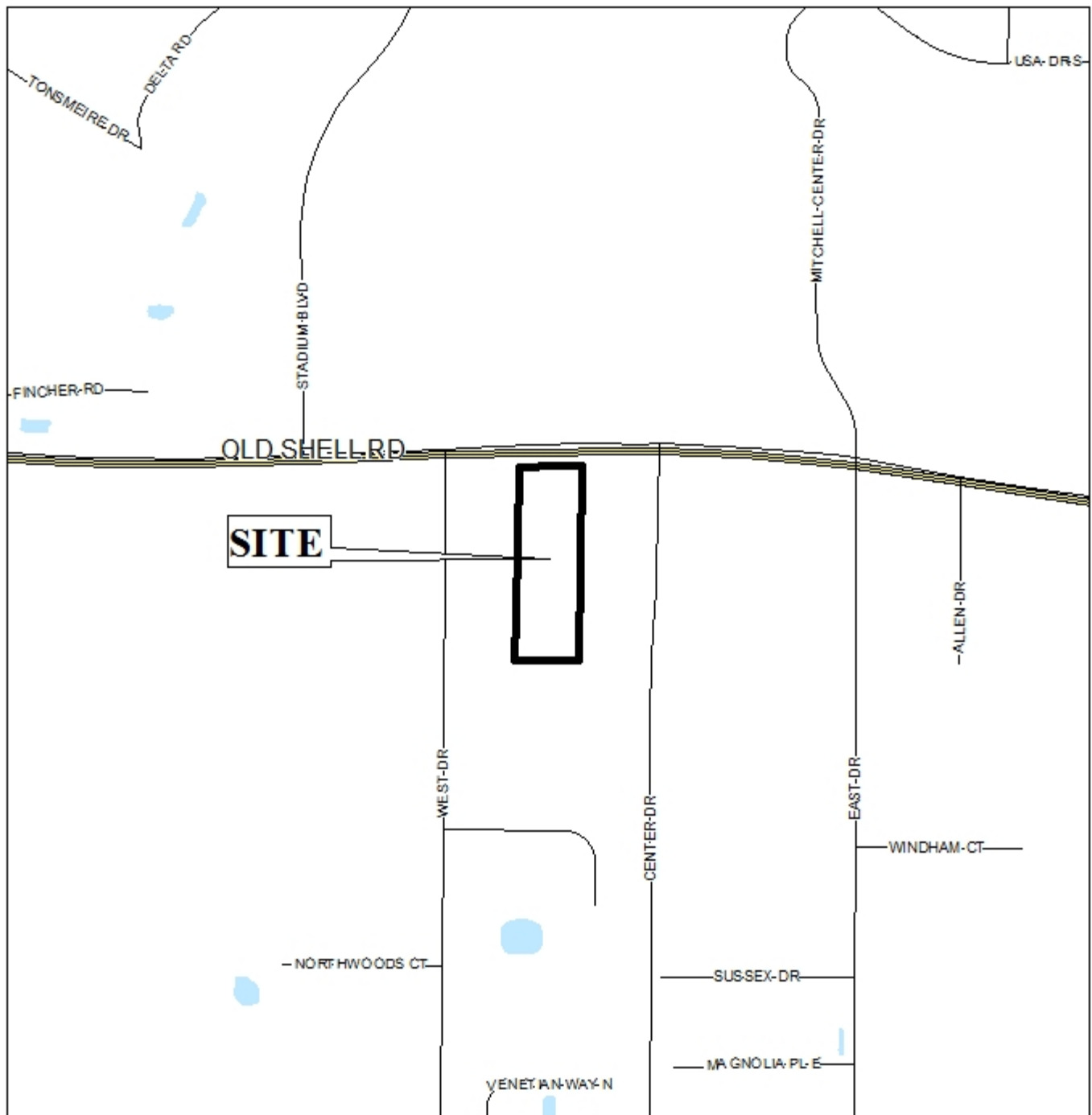
It should be noted that the site has R-1, Single Family Residential property adjacent to the West and South of the site. An eight-inch block wall is illustrated along the Western property line of Lot A, but no note stating the height of the wall. No fence is illustrated along the South property line of Lots A and B. The site plan should be revised to illustrate either a 6' high privacy fence, or a 6' high 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance for the development.

RECOMMENDATION

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

- 1) compliance with Engineering comments: *(1. Add a note to the PUD drawing stating that any work performed in the existing Old Shell Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control; 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters; 4. Add a note to the PUD drawing that states that the 2 existing driveways on Old Shell Road shall be improved to meet the current City standards; and 5. A sidewalk shall be constructed along Old Shell Road, unless a sidewalk waiver is granted.);*
- 2) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Due to the substandard driveway and parking aisles surrounding the existing commercial buildings, access to the proposed new parking on Lot A & Lot B should be limited to the new driveway on Lot B. Sidewalks should be provided along roadway frontage.);*
- 3) a barricade or closure of the access way from the parking on Lot A to the existing offices;
- 4) the placement of sidewalks along Old Shell Road for the entire development;
- 5) the revision of the site plan to provide landscape aisles on Lot A similar to the design as proposed on Lot B;
- 6) revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9.c. of the Zoning Ordinance, or to include a note stating that curbside pickup will be utilized;
- 7) revision of the site plan to illustrate either a 6' high privacy fence, or a 6' high 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance for the development; and
- 8) provision of two revised site plans to be submitted to Urban Development to be placed in the PUD file.

LOCATOR MAP



APPLICATION NUMBER 11 DATE August 8, 2013
APPLICANT USA Management, LLC
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by business and residential units.

APPLICATION NUMBER 11 DATE August 8, 2013

APPLICANT USA Management, LLC

REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

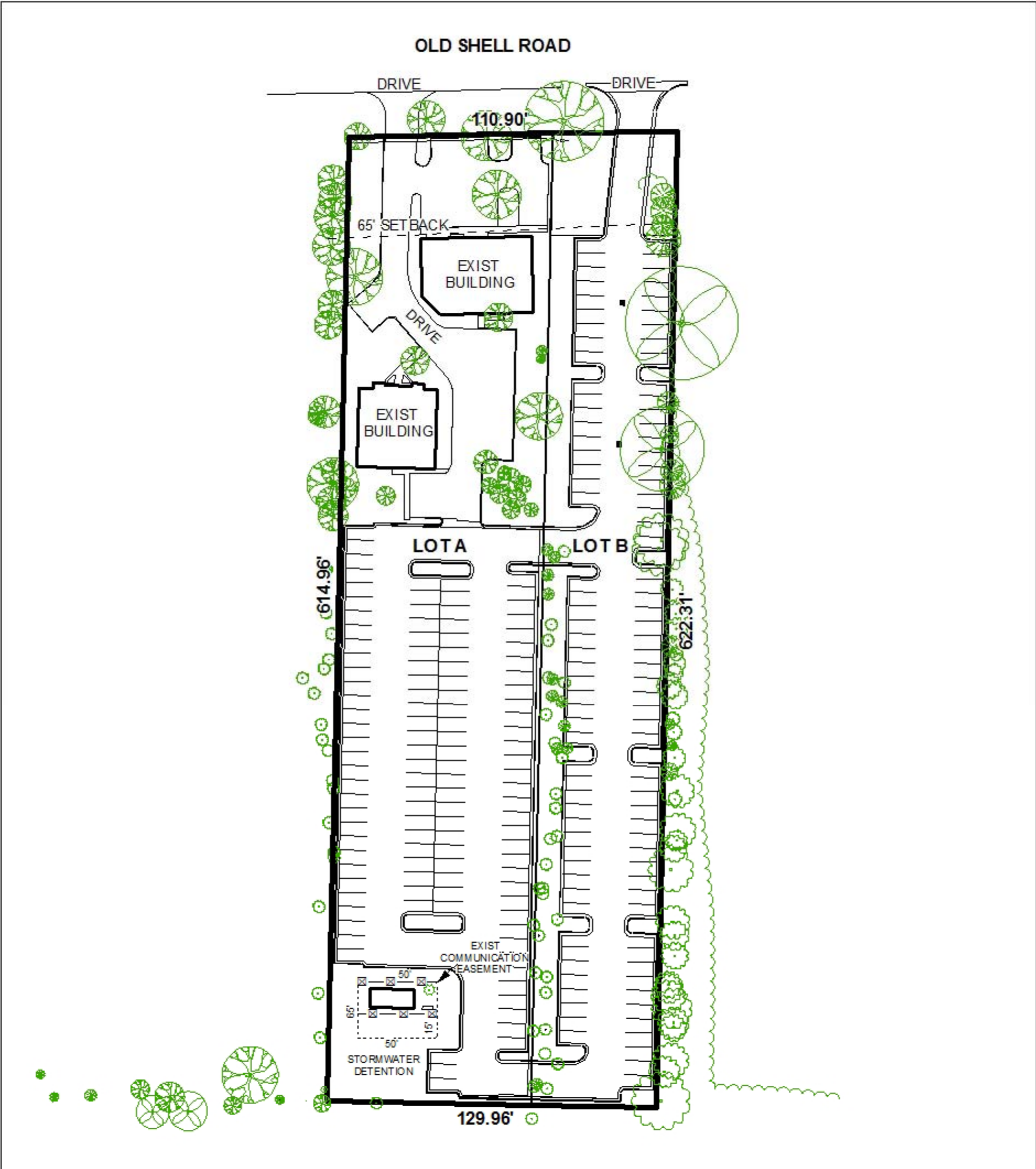


The site is surrounded by business and residential units.

APPLICATION NUMBER 11 DATE August 8, 2013
APPLICANT USA Management, LLC
REQUEST Planned Unit Development



SITE PLAN



The site illustrates the setback, easement, existing buildings, and parking lots.

APPLICATION NUMBER 11 DATE August 8, 2013
APPLICANT USA Management, LLC
REQUEST Planned Unit Development

