

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 18, 2014****DEVELOPMENT NAME**

Volunteers of America

**LOCATION**

6500 Zeigler Boulevard  
(North side of Zeigler Boulevard, 150'± East of Athey Road, extending to the East side of Athey Road, 150'± North of Zeigler Boulevard)

**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

5.21 ± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. 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.
2. 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.
3. The proposed development must comply with all Engineering Department Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 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 multiple buildings on a single building site.

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.

This site most recently appeared before the Planning Commission at its September 15, 2011 meeting where the Commission approved a 2-lot subdivision and PUD request to allow shared access between 2 building sites. The existing lot is developed with a 25,218 building and 168 parking spaces; however, the site plan from 2011 depicted an undeveloped area near the northeast portion of the lot. The undeveloped area is where the applicant now desires to construct what appears to be a 34' X 72', 2448± sq. ft. maintenance building, with 10 parking spaces and access/maneuvering areas.

Landscaping data is also listed on the site plan; however, full compliance with the tree and landscaping requirements of the Zoning Ordinance will not be required until the time of development if the total gross floor area of the site is increased and/or decreased by at least 50% of the existing building's footprint.

As proposed, the proposed parking spaces and access/maneuvering areas appear compliant with Section 64-6. of the Zoning Ordinance in regards to dimensions and bumper stops; however, as the applicant is proposing 10 parking spaces, parking lot lighting will be required for the new parking spaces. Any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and a note reflecting this requirement should appear on any revised site plan. Photometric plans will not be required as less than 25 parking spaces are proposed.

There is an existing fence depicted where the 24' curb-cut is proposed for the new parking facilities and maintenance building. A revised site plan should depict access to this portion of the site and should either show the removal of the fence or depict a gate across the access aisle, if fencing is proposed to remain.

It should be noted that the site plan does not depict any proposed dumpster. The site plan should be revised to illustrate any proposed dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, or a note should be placed on the site plan stating garbage collection will be via curb-side pick-up.

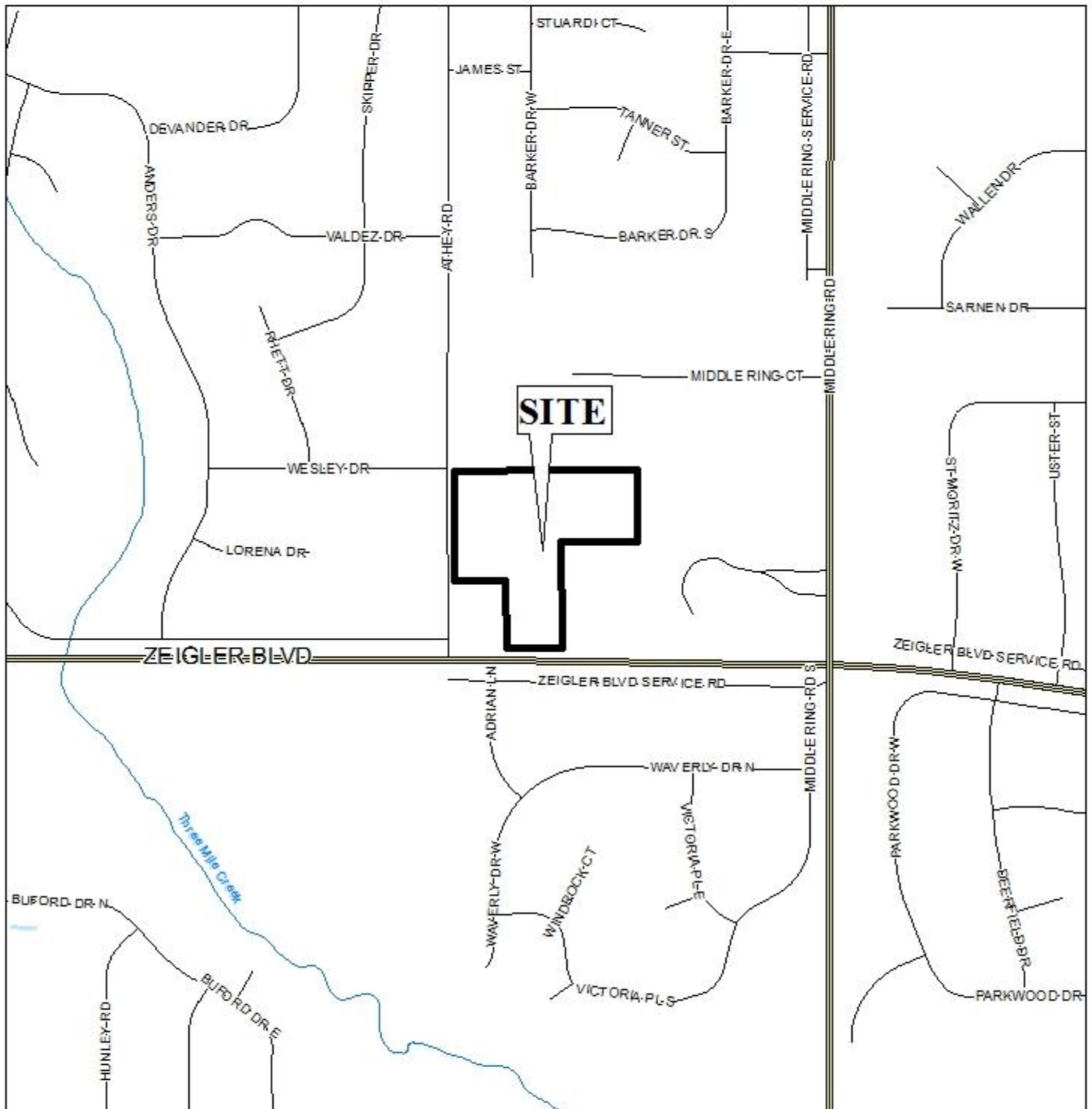
### **RECOMMENDATION**

The application is recommended for approval, subject to the following conditions:

- 1) Revision of the site plan to depict the removal of the existing fence across the proposed 24' travel aisle or the illustration of a gate, if fencing is proposed to remain;
- 2) Revision of the site plan to illustrate any proposed dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, or a note should be placed on the site plan stating garbage collection will be via curb-side pick-up;
- 3) Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;
- 4) Compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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. 2. 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. 3. The proposed development must comply with all Engineering Department Policy Letters.);*
- 5) Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 6) 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 61-929 and City Code Chapters 57 and 64).);*
- 7) Compliance with 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.);*
- 8) Submission of an approved, revised PUD site plan prior to the issuance of a Land Disturbance Permit; and
- 9) Full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE December 18, 2014

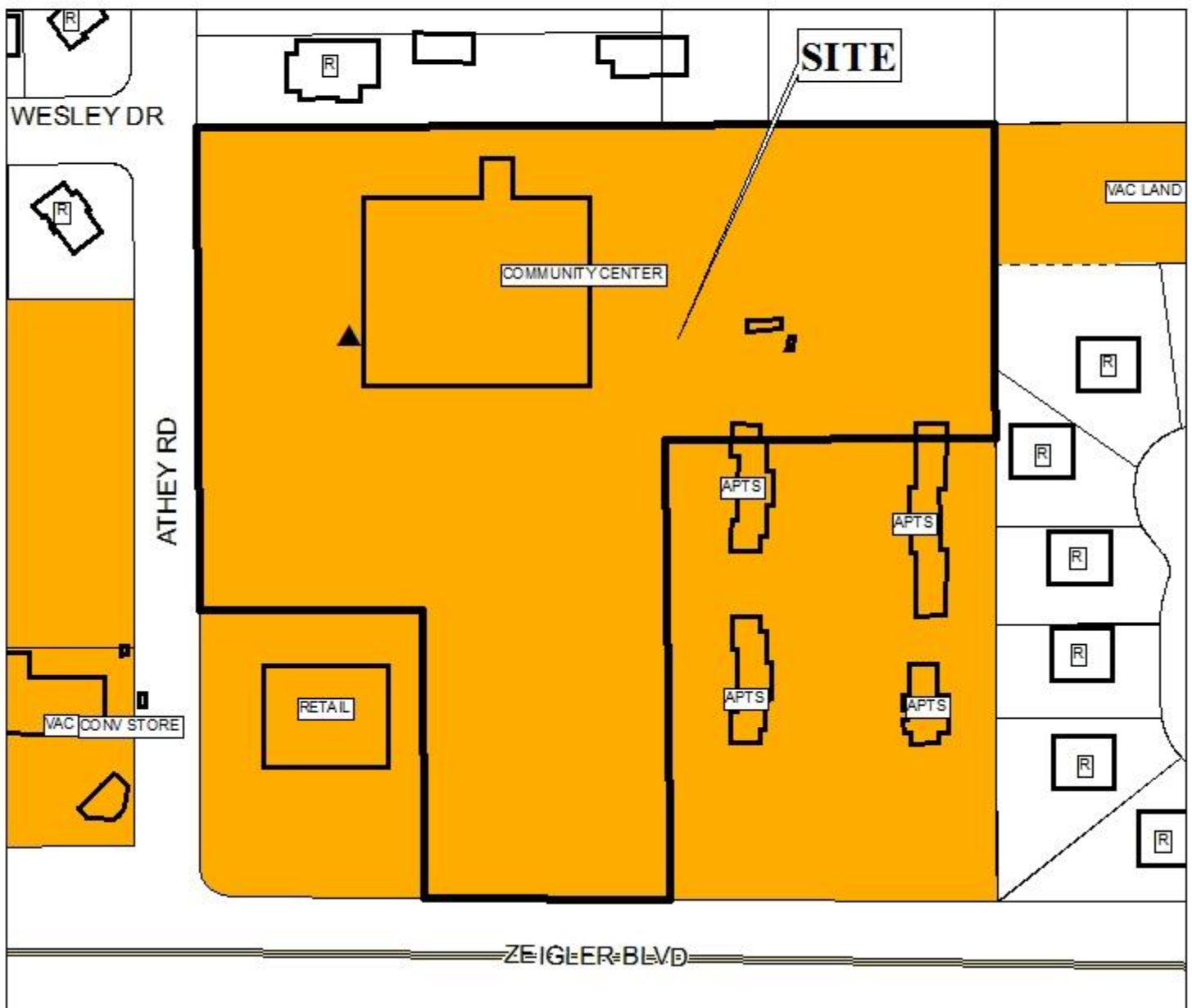
APPLICANT Volunteers of America

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units lie to the southwest of the site.

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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 ZONING



The site is surrounded by residential units. Commercial units lie to the southwest of the site.

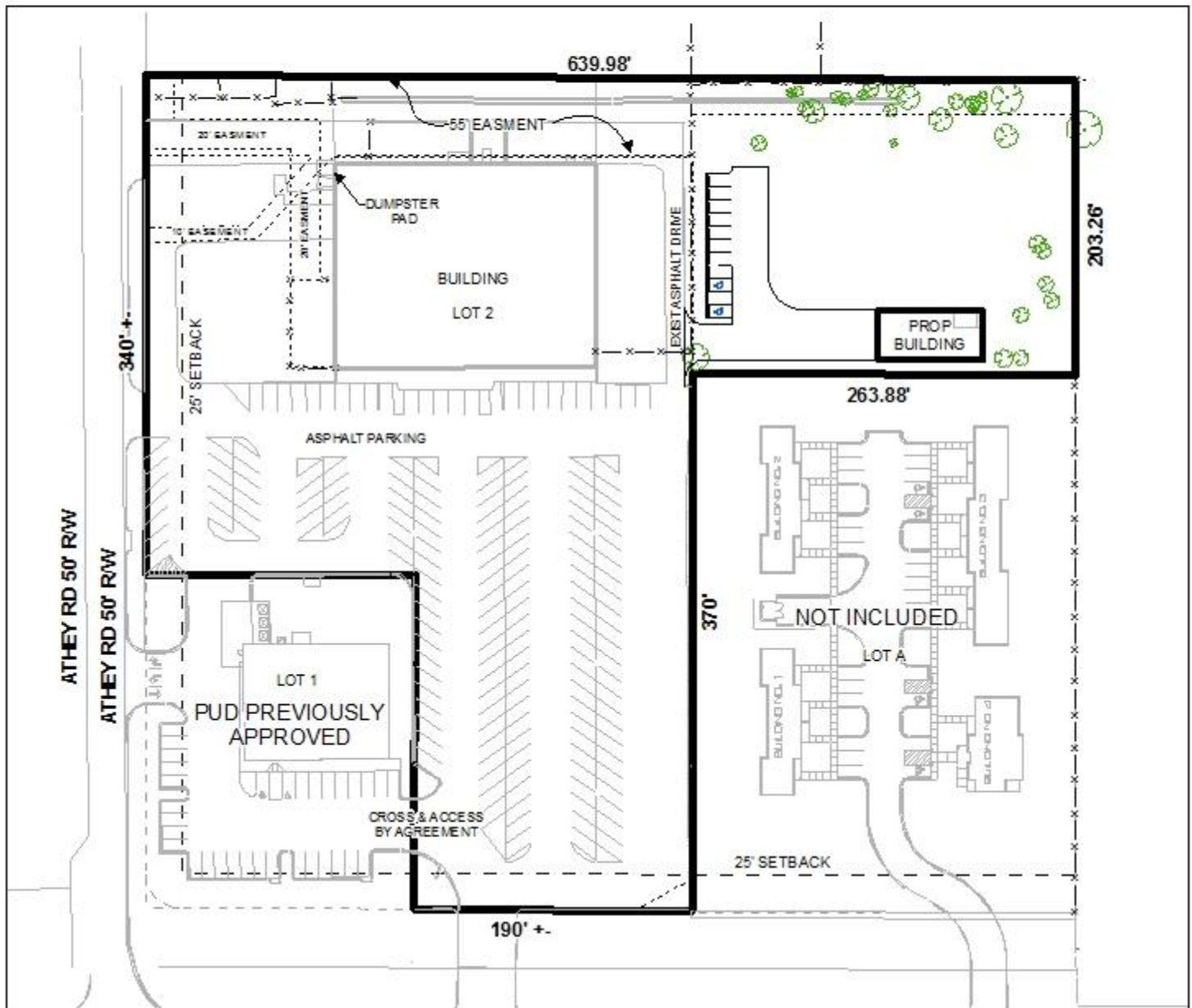
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# SITE PLAN



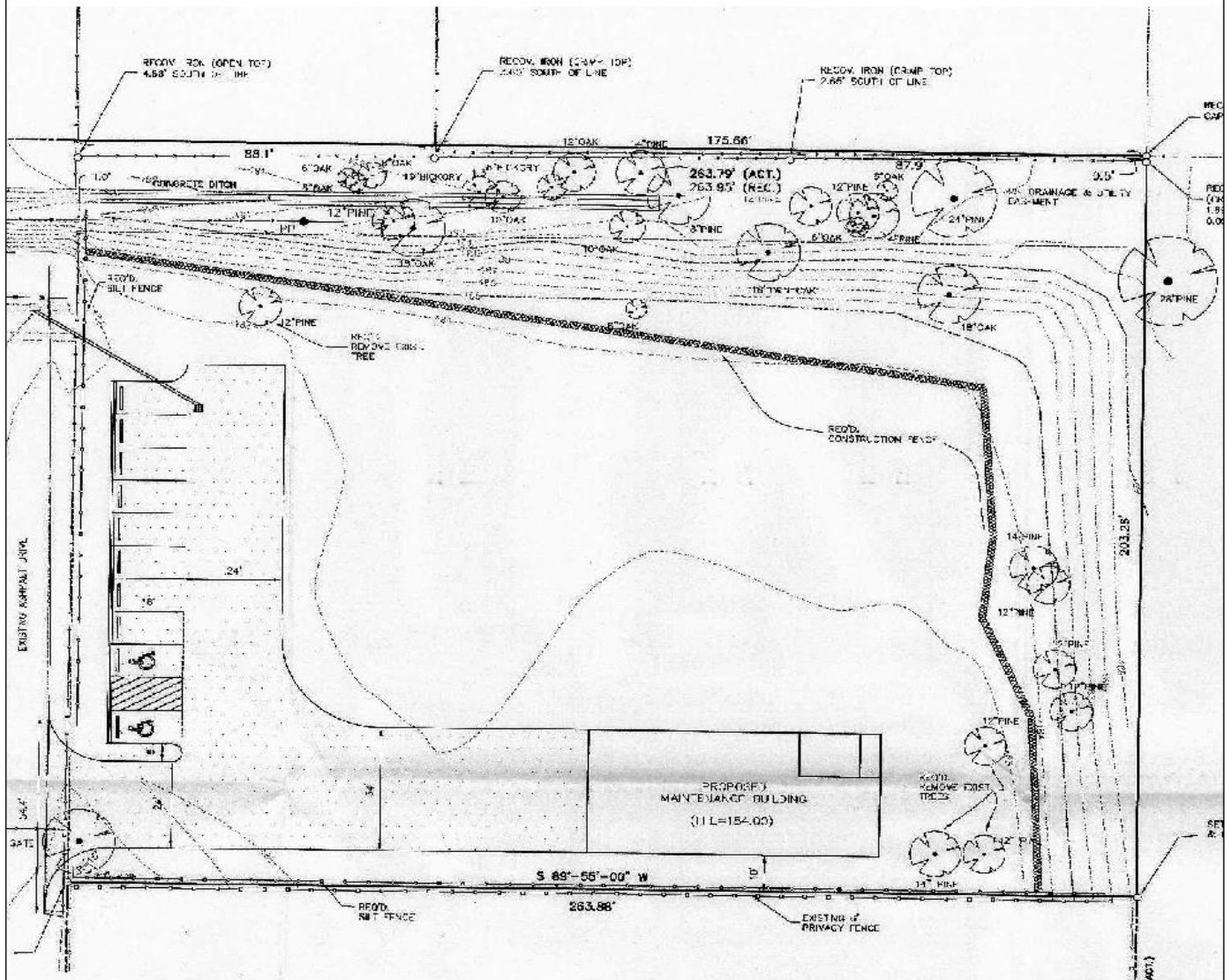
The site plan illustrates the existing building and parking, setbacks, easements, and the proposed building and parking.

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# DETAIL SITE PLAN



\* CARTS TO BE UTILIZED FOR SOLID WASTE. \*

OWNER:

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