

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 17, 2013****DEVELOPMENT NAME**

Westwood Plaza, LLC

LOCATION7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

5 Lots / 21.8 ± acres

CONTEMPLATED USE

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

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided.

ENGINEERING**COMMENTS**

1) Any work performed in the existing Airport Blvd or Schillinger 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) 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) Any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. 4) Any existing dumpster pad(s) will be required to be contained and directed to a surface drain that is connected to the Sanitary Sewer system at such time that application is made for a Building or Land Disturbance Permit for any work associated with any of the existing structure(s). 5) Any work performed within this development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be

noted that the improvements include the installation of a traffic signal on Schillinger Road at Thomas Road. Installation of this traffic signal is contingent upon the removal of the traffic signal at Schillinger Road/Glider Road. Signalization changes are also included at the intersection of Airport Boulevard/ Alverson Road, as well as off-site improvements in the median and access changes for the Burger King site. The improvements to the site also include physical changes to the driveway nearest Wendy's, to limit the driveway to right-in, right-out only; striping will not be considered a physical improvement. Additional driveways on Airport Boulevard and Schillinger Road must either be modified or closed, as discussed in the study, as well as modifications to the median along Airport Boulevard. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Upon completion of the Access Management Study underway for this corridor, additional restrictions may be implemented.

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). Mobile Tree Commission permit is required before removing any existing trees from the right of way.

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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access across multiple lots and multiple buildings on a single building site. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

The site was most recently before the Planning Commission at its August 8, 2013 meeting, where the PUD request was approved, subject to the following conditions:

- 1) *Limited to the site plan revised for the August 8, 2013 meeting (including the minor amendment submitted at the meeting), with minor adjustments to accommodate Engineering, Traffic Engineering, Forestry and Fire comments;*
- 2) *No increase in building area or change in parking ratios allowed without a new PUD application;*
- 3) *Compliance with Engineering comments (1) Add a note to the PUD drawing stating that any work performed in the existing Airport Blvd or Schillinger 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 proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. 4) Add a note to the PUD drawing stating that any existing dumpster pad(s) will be required to be contained and directed to a surface drain that is connected to the Sanitary Sewer system at such time that application is made for a Building or Land Disturbance Permit for any work associated with any of the existing structure(s). 5) Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.);
- 4) Compliance with Traffic Engineering comments (Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a traffic signal on Schillinger Road at Thomas Road. Installation of this traffic signal is contingent upon the removal of the traffic signal at Schillinger Road/Glider Road. Signalization changes are also included at the intersection of Airport Boulevard/ Alverson Road, as well as off-site improvements in the median and access changes for the Burger King site. The improvements to the site also include physical changes to the driveway nearest Wendy's, to limit the driveway to right-in, right-out only; striping will not be considered a physical improvement. Additional driveways on Airport Boulevard and Schillinger Road must either be modified or closed, as discussed in the study, as well as modifications to the median along Airport Boulevard. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Upon completion of the Access Management Study underway for this corridor, additional restrictions may be implemented, including limitations to the proposed driveway between Chick-Fil-A and Krystal. All driveway sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards. This includes, but is not limited to, the physical restrictions of left turns from the northern most driveway on Schillinger Road, and the alignment of the western most driveway on Thomas Road to directly align with the driveway across the street (currently illustrated at an approximate 10' offset).);
- 5) 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). Mobile Tree Commission permit is required before removing any existing trees from the right of way.);
- 6) Compliance with Fire 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.);
- 7) No reduction in the proposed total and frontage landscape area;
- 8) No reduction in the proposed number or overstory/understory mix of total and frontage trees;
- 9) Donation of 10 overstory trees to the tree bank, as agreed to by the applicant;

- 10) *Provision of a revised PUD site plan depicting any changes required by departmental or Planning Commission revisions prior to the signing of the final plat or request for new construction permits; and*
- 11) *Full compliance with all other municipal codes and ordinances*

The stated purpose of this application is to add a third curb-cut for the site, which will be substantially redeveloped, to Schillinger Road. Review of the site plan by staff shows, however, that the proposed building footprint area will be increased by 752 square feet over the previously approved PUD, that the landscape area will be reduced by at least 320 square feet, and that parking spaces will be lost due to the requested curb-cut, and a shift in access aisles between the Wendy's and the Chick-fil-A restaurants.

With the requested changes, the proposed redevelopment of the site (*according to the information provided on the site plan, as no narrative was provided*) will result in a combined building footprint of 266,192 square feet, and 1,145 parking spaces, versus the previously approved PUD of 265,440 square feet and 1,149 parking spaces. As a reminder, the site has an existing strip center that will be redeveloped and expanded and two existing developed out parcels. It should be pointed out that staff added the parking numbers provided on the site plan by row, and determined that the revised site plan may only depict 1,133 parking spaces, instead of the 1,145 parking spaces listed, thus resulting in a loss of 16 parking spaces from the previous approval: if the number of parking spaces labeled on the plan is inaccurate, the plan should be revised to accurately reflect what is depicted on the site plan.

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.

The site is zoned B-3, General Business District, thus the proposed development is allowed by right. The site abuts an R-3, Multi Family Residential District to the East, but is otherwise adjacent to other B-3 sites.

The site has frontage onto three streets. Airport Boulevard is a major street with an existing 140 foot wide right-of-way. Schillinger Road South is major street with an existing right-of-way of from 80-feet to 100 feet, due to dedication required from the recent Subdivision of the site.

A Traffic Impact Study submitted by the applicant with the previous application recommended that the access point just south of the existing Wendy's restaurant be closed, and the previously approved PUD reflects this recommendation. The applicant now wishes to reintroduce the curb-cut at this location, but as a right-in, right-out only access, versus the now existing full access curb-cut.

The requested curb-cut will reduce the total landscape area and frontage landscape area for the site. Other modifications to the site plan will additionally reduce the total landscape area for the site. The previously approved PUD was 31,355 square feet short of the 113,627 square feet of required landscape area, thus the deficit will be slightly increased by the proposal at hand. Furthermore, the new curb-cut appears to eliminate one of the proposed frontage trees, however, no tree and landscape plan was submitted with the PUD application, so staff cannot determine if the site will provide the previously approved number of frontage trees or total trees for the site.

A note on the site plan states that a Sidewalk Waiver will be requested along both Airport Boulevard and Schillinger Road, however, an application was not included for consideration with the application. A Sidewalk Waiver application should be submitted prior to any request for permits related to new construction.

As the proposed changes to landscape area, parking spaces and building size are relatively minor, it would appear that the request of the proposed changes would be consistent with the Planning Commission's previous approval, subject, however, to Traffic Engineering compliance.

RECOMMENDATION

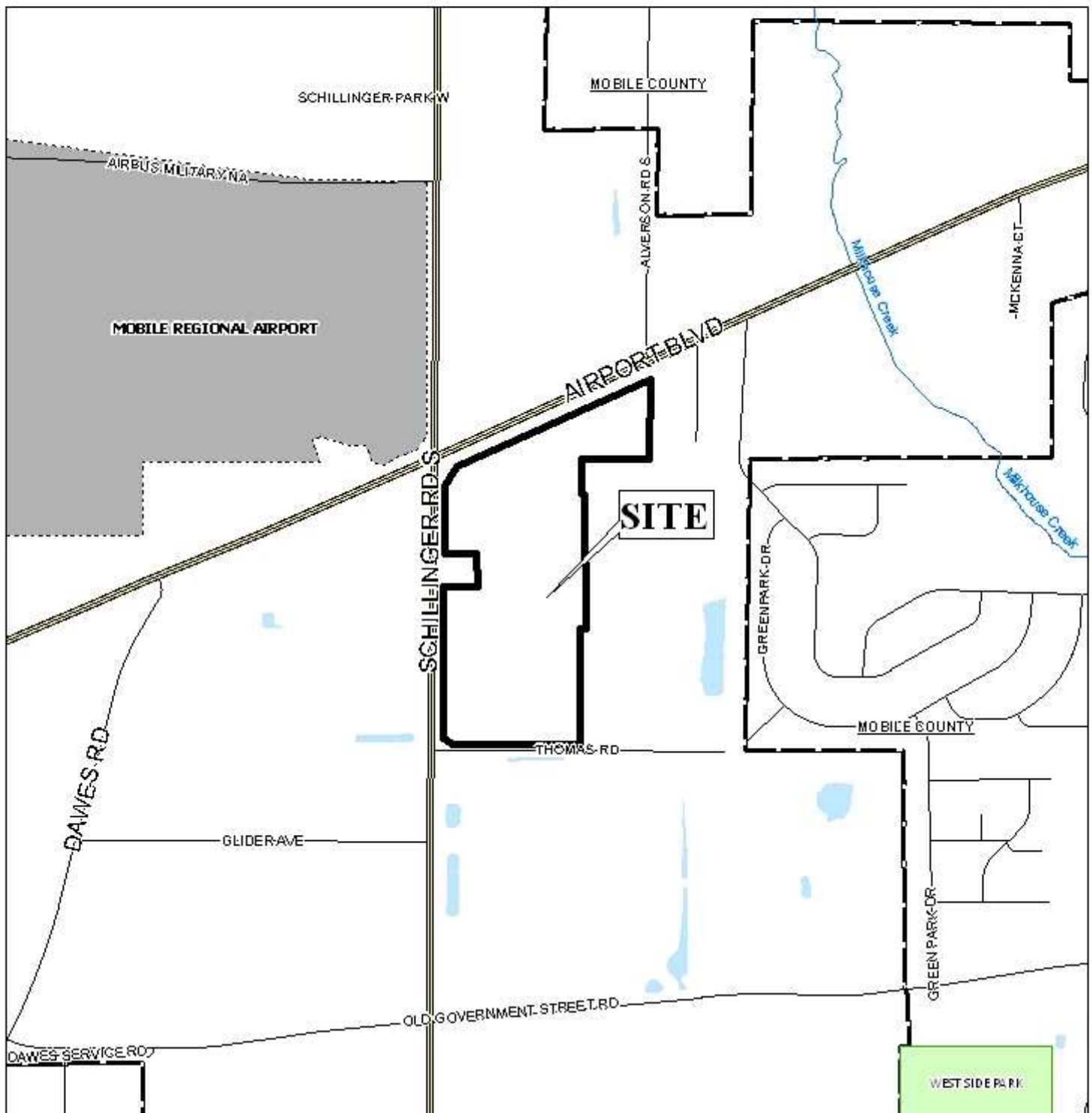
Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Revision of the site plan to accurately list the total number of parking spaces proposed, including the Chick-fil-A and Krystal sites;
- 2) No increase in building area or change in parking ratios allowed without a new PUD application;
- 3) Compliance with Engineering comments (*1) Any work performed in the existing Airport Blvd or Schillinger 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) 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) Any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. 4) Any existing dumpster pad(s) will be required to be contained and directed to a surface drain that is connected to the Sanitary Sewer system at such time that application is made for a Building or Land Disturbance Permit for any work associated with any of the existing structure(s). 5) Any work performed within this development must comply with all Engineering Department Policy Letters.*);
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- 6) *Compliance with Fire 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.);*
- 7) *No reduction in the proposed total and frontage landscape area depicted on the site plan submitted for the October 17, 2013 meeting;*
- 8) *No reduction in the proposed number or overstory/understory mix of total and frontage trees, as depicted on the tree and landscape plan approved at the August 8, 2013 Planning Commission meeting;*
- 9) *Donation of 10 overstory trees to the tree bank, as agreed to by the applicant at the August 8, 2013 Planning Commission meeting;*
- 10) *Provision of a revised PUD site plan depicting any changes required by departmental or Planning Commission revisions prior to the request for new construction permits; and*
- 11) *Full compliance with all other municipal codes and ordinances, including the provision of a sidewalk along all street frontages, or the submission of a Sidewalk Waiver request prior to any request for new construction permits.*

LOCATOR MAP



APPLICATION NUMBER 11 DATE October 17, 2013

APPLICANT Westwood Plaza, LLC

REQUEST Planned Unit Development



The map illustrates the Airport Blvd. area, showing a mix of commercial and residential developments. Key features include:

- Streets:** Airport Blvd., Schillinger Rd., Victoria Dr., Greenpark Dr., and Thomas Rd.
- Commercial/Industrial Areas (Red):**
 - Ambassador Plaza:** Located near the top left, featuring REST, OFFICE, RETAIL, and BANK.
 - Westwood Plaza Shopping Center:** Located in the center, featuring REST, RETAIL, AUTO PARTS, and VAC.
 - Schillinger Towne Centre:** Located at the bottom, featuring REST, RETAIL, and VAC.
- Residential Areas (Green):**
 - Site:** A large green area near the intersection of Airport Blvd. and Schillinger Rd., labeled 'SITE'.
 - Westwood Plaza:** A green area near the center, featuring APTS (apartments).
 - Schillinger Towne Centre:** A green area at the bottom, featuring APTS (apartments).
- Other Features:**
 - Water Bodies:** Several blue areas representing water, including a large one near the bottom right.
 - Trailer Lots (TRL):** Located along Greenpark Dr. and Victoria Dr.
 - Vacant Land (VAC):** Several areas labeled 'VAC' throughout the map.

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.
Apartments are located to the east of the site.

APPLICATION NUMBER 11 DATE October 17, 2013

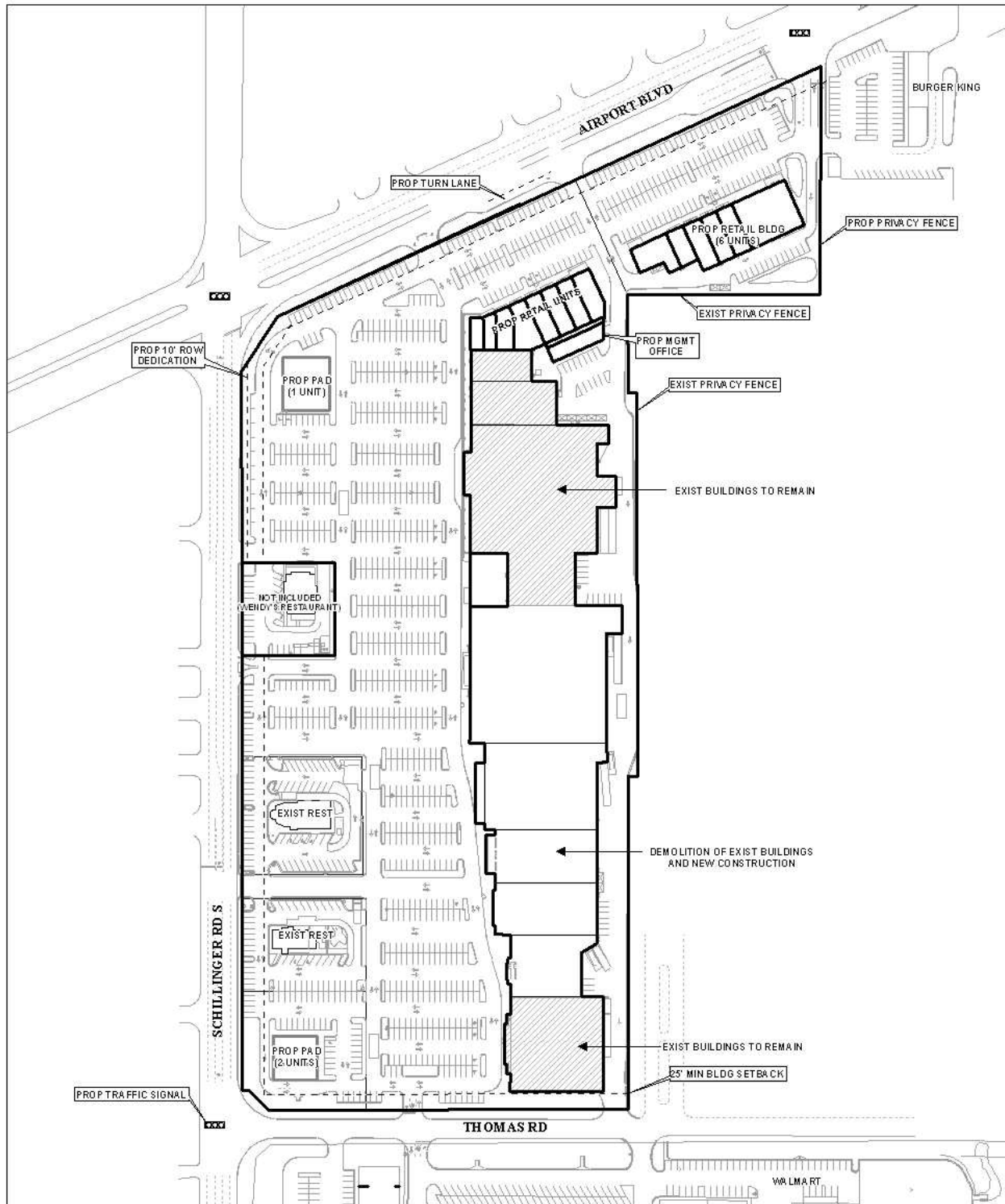
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REQUEST Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the existing development and proposed improvements.

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NTS