

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

Teague Brothers Carpet Subdivision

SUBDIVISION NAME

Teague Brothers Carpet Subdivision

LOCATION

519 Bay Shore Avenue and 2800, 2802, 2804 and 2806
Mill Street
(Northwest corner of Bay Shore Avenue and Mill Street).

CITY COUNCIL**DISTRICT**

District 1

AREA OF PROPERTY

1 Lot / 2.2 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple
buildings on a single building site, and Subdivision approval to create one legal lot of record.

TIME SCHEDULE**FOR DEVELOPMENT**

None given.

ENGINEERING**COMMENTS**

FOR SUBDIVISION: The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c. Add a signature block for the Planning Commission and Traffic Engineer. d. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; e. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f. Show and label each and every Right-Of-Way and easement. g. Provide and label the monument set or found at each subdivision corner. h. Provide the Surveyor's Certificate and Signature. i. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. k. Provide a Plat showing and labeling the existing lot(s) included within this proposed subdivision.

FOR P.U.D.: 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.) 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.) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4.) Must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

MAWSS COMMENTS

No comments.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision Approval to create one legal lot of record.

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.

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 purpose of the Subdivision application is to create a legal lot of record from a metes-and-bounds parcel. The applicant has not indicated what sanitary facilities are provided for the site.

The original parent parcel also contained the adjacent property to the North which should, technically, also be included in this application. However, that property is now under different ownership and is the subject of a separate one-lot Subdivision application. The area of this Subdivision and PUD, and the proposed Subdivision for the remainder of the parent parcel to the North are listed as 5.4 acres± each on the meeting agenda, but that figure is actually less for each of the two sites since the parent parcel was originally approximately 5.4 acres.

The proposed lot meets the minimum size requirements of the Subdivision Regulations. In fact, the lot's size is in excess of 40,000 square feet, and even if no public water or sanitary facilities were provided, it would still meet the minimum size for such as per Section V.D.2. of the Subdivision Regulations. The plat should be revised to label the lot with its size in square feet and acres, after any required dedication, or a table should be furnished on the Final Plat providing the same information.

The site fronts onto two minor streets, Bay Shore Avenue/Farrell Street with a compliant 50' right-of-way, and onto Mill Street with a compliant 60' right-of-way; therefore, no dedication would be required. However, dedication should be required to provide a 25' radius curve at the intersection of Bay Shore Avenue/Farrell Street and Mill Street, and at the Southwest corner of the property where Mill Street turns from East-West to North-South. As a means of access management, and due to the numerous existing curb cuts, a note should be required on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. The plat should be revised to indicate a 25' minimum building setback line along all street frontages.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With regard to the PUD, the site plan indicates a non-compliant site in that there are numerous access points with substandard access/maneuvering areas between the buildings and rights-of-way, no parking calculations and no designated parking, no landscaping or tree planting, no dumpster, and no sidewalks. The applicant states that there is no additional construction proposed at this time and repairs will be made to existing buildings as needed and landscaping will be maintained that will improve the quality of the appearance of the site.

As the site's development pre-dates the Zoning Ordinance, there are certain aspects which would have no viable space for compliant improvements such as access/maneuvering within the right-of-way and vehicle queuing spaces for loading docks and doors. However, the site does have ample area to provide compliant parking spaces with compliant drives and compliant dumpster spaces (if dumpsters are utilized). There appears to be sufficient area to meet the total landscaping requirement and possibly some of the frontage landscaping and tree planting requirements. As the site is zoned I-1, only frontage trees would be required. That being said, the applicant does not propose any new development on the site, thus the Commission may find that bringing the site into compliance with Zoning Ordinance requirements may be an unreasonable request. Thus, staff recommends compliance to be at such time that new construction is proposed.

No public sidewalks are indicated along the street frontages. The site plan should be revised to indicate such, or a Sidewalk Waiver application submitted. As the applicant is not proposing any new construction, it is recommended that the provision of a sidewalk be required at such time as new construction or redevelopment is proposed.

RECOMMENDATION

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

- 1) revision of the plat to label the lot with its size in square feet and acres, after any required dedication, or the provision of a table on the Final Plat providing the same information;
- 2) dedication to provide a 25' radius curve at the intersection of Bay Shore Avenue/Farrell Street and Mill Street, and at the Southwest corner of the property where Mill Street turns from East-West to North-South;
- 3) placement of a note on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to illustrate a 25' minimum building setback line along all street frontages;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) subject to the Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c. Add a signature block for the Planning Commission and Traffic Engineer. d. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; e. Provide a written*

legal description for the proposed subdivision and matching bearing and distance labels. f. Show and label each and every Right-Of-Way and easement. g. Provide and label the monument set or found at each subdivision corner. h. Provide the Surveyor's Certificate and Signature. i. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. k. Provide a Plat showing and labeling the existing lot(s) included within this proposed subdivision.];

- 7) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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 61-929 and City Code Chapters 57 and 64)];*
- 9) subject to the 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.);*
- 10) submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to the signing of the Final Plat; and
- 11) full compliance with all municipal codes and ordinances.

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 label the lot with its size in square feet and acres, after any required dedication; or the provision of a table on the site plan providing the same information;
- 2) revision of the site plan to indicate any required dedications of the Subdivision;
- 3) placement of a note on the site plan stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the site plan to illustrate a 25' minimum building setback line along all street frontages;
- 5) revision of the site plan to provide parking calculations;
- 6) revision of the site plan at the time of new construction or redevelopment to provide a compliant dumpster or dumpsters, or the placement of a note on the site plan stating that dumpsters will not be utilized and refuse collection will be either curb-side or via a private collection service;
- 7) revision of the site plan at the time of new construction or redevelopment to provide landscaping and tree planting calculations and to meet the landscaping and tree planting requirements, as much as practicable, to be coordinated with Urban Forestry;
- 8) revision of the site plan at the time of new construction or redevelopment to indicate public sidewalks along all street frontages, or the submission of a Sidewalk Waiver application;
- 9) submission of an amended PUD at the time of new construction or redevelopment;

- 10) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 11) subject to the Engineering comments: *[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.) 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.) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4.) Must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)] ;*
- 12) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 13) 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 61-929 and City Code Chapters 57 and 64)];*
- 14) subject to the 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.);*
- 15) submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval prior to the signing of the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

LOCATOR MAP



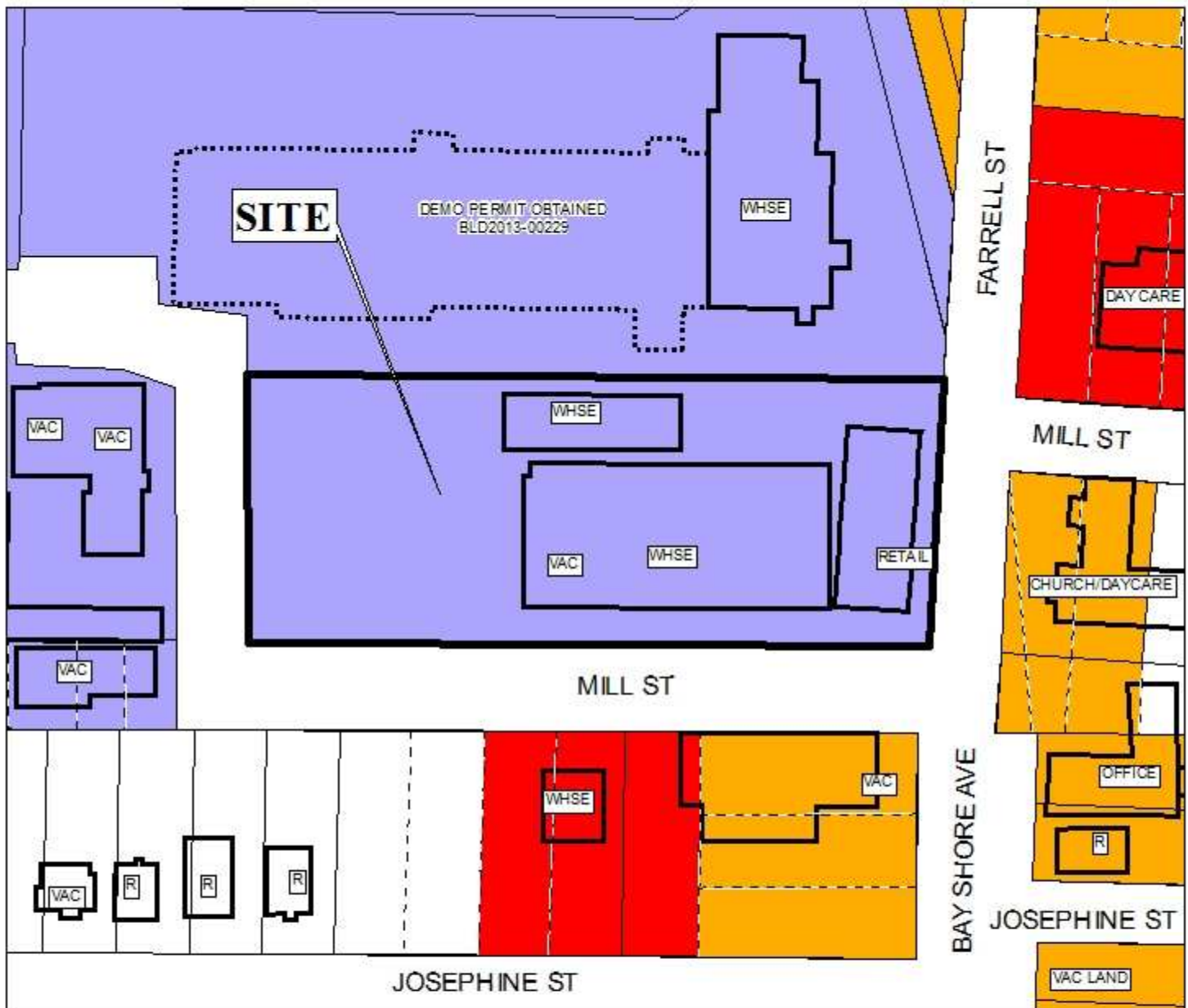
APPLICATION NUMBER 12 & 13 DATE October 17, 2013

APPLICANT Teague Brothers Carpet Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 12 & 13 DATE October 17, 2013

APPLICANT Teague Brothers Carpet Subdivision

REQUEST Subdivision, 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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

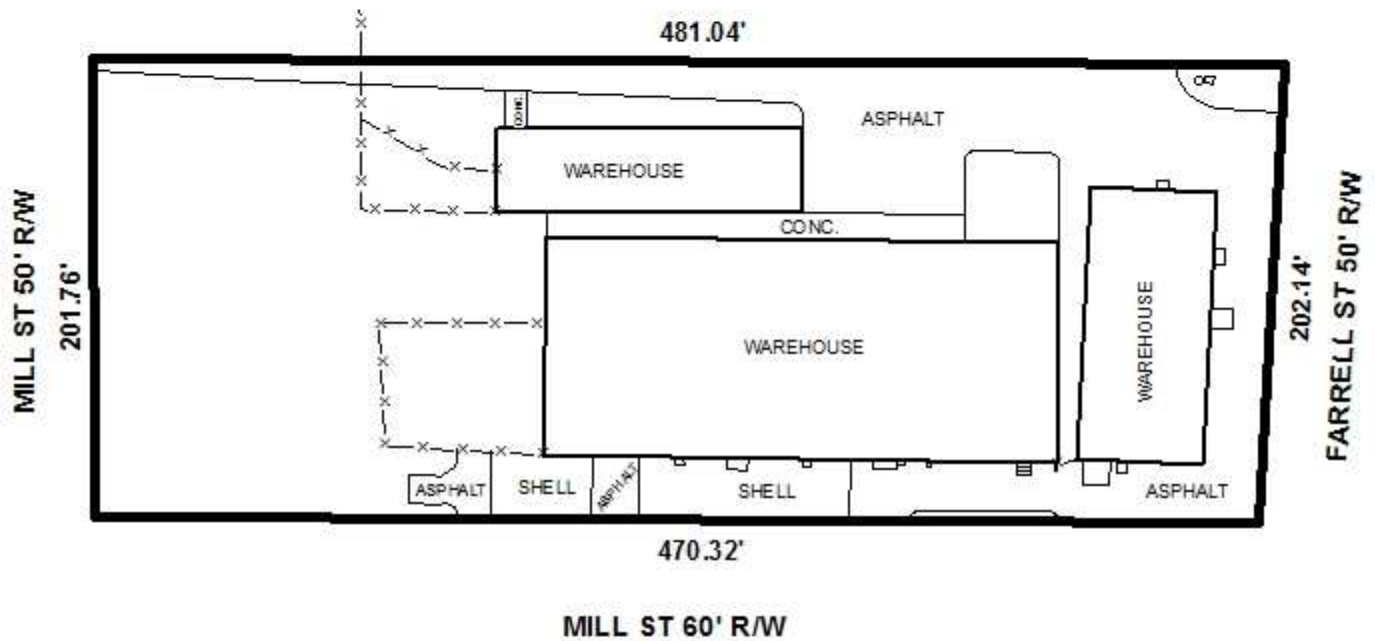
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SITE PLAN



The site plan illustrates the existing warehouses, and fence.

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