

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 3, 2013****DEVELOPMENT NAME**

KMH, LLC

LOCATION

312 & 332 Schillinger Road South and 7860 Airport Boulevard
(Northwest corner of Schillinger Road South and Airport Boulevard)

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

Lease Area: 0.87 ± Acres
Total PUD Site: 21.7 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access and parking between multiple building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Time schedule not 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) According to the City of Mobile's 1984 aerial photographs the proposed restaurant site is located within a parcel that was unimproved and wooded; therefore a detention facility will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow.
- 4) The surface grading for the 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 the storm sewer system.

- 5) An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The “existing right in only” driveway on Schillinger Road nearest the restaurant site should be closed. There are no physical restrictions to keep this driveway from acting like a full-access driveway. In addition, there is an increased potential for high speed “slip ramp” type operation conflicting with vehicular and pedestrian movements around the restaurant. Closing this driveway will also allow for a smoother transition or taper in the aisle that is being created as a result of the additional spaces between the building and the right-of-way.

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 allow shared access and parking between multiple building sites.

The applicant proposes to build a 4,756 square foot restaurant on a new lease parcel within an existing shopping center. The lease parcel will be created within existing parking and landscape areas on the site. The PUD application is required because access to the lease parcel will be through the adjacent shopping center parking area.

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.

The site was developed as a shopping center prior to its annexation into the City, thus the site was not developed with regard to the Zoning Ordinance. The proposal at hand will create new

parking spaces in existing landscape areas, however, it appears that the lease parcel and the overall site will have adequate parking for all existing tenants.

The proposed restaurant will eliminate some parking and cause changes to the on-site circulation pattern. It appears, however, that the design professional has adequately accommodated on-site circulation needs, thus no significant impacts from the proposed restaurant are anticipated.

Traffic Engineering recommends that the existing right-in only entry from Schillinger Road South, nearest the restaurant site, be eliminated in order to minimize traffic conflicts. While this may be considered inconvenient for the applicant, it will reduce danger to future restaurant patrons as they park and walk to and from the restaurant.

No information was provided regarding the amount of existing/proposed landscape areas or trees. Existing palm trees are depicted on the site plan, however, the frontage area of the lease parcel should provide a total of 10 frontage trees, thus 4 additional trees (ideally palm trees to match existing palm trees) should be provided within the frontage area of the lease parcel.

The site fronts onto Schillinger Road South and Airport Boulevard, both major streets. The right-of-way width of Schillinger Road in this area is only 80-feet, which is less than the 100-feet required. As no Subdivision application is included with the PUD request, dedication should not be required at this time. It is recommended, however, that the 25-foot minimum building setback line be adjusted to reflect future dedication of right-of-way along Schillinger Road South.

No application for sidewalk waiver was submitted with the PUD application. The site plan indicates that there is limited room available for a sidewalk, especially along the Schillinger Road South frontage. As there are no existing sidewalks around this intersection, the requirement of sidewalks at this time may be unreasonable. Any future application for Subdivision of this site should take into consideration that sidewalks may be required at that time.

RECOMMENDATION

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

- 1) Revision of the minimum building setback line along Schillinger Road South to reflect future dedication sufficient for a 100-foot wide right-of-way;
- 2) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The "existing right in only" driveway on Schillinger Road nearest the restaurant site should be closed. There are no physical restrictions to keep this driveway from acting like a full-access driveway. In addition, there is an increased potential for high speed "slip ramp" type operation conflicting with vehicular and pedestrian movements around the restaurant. Closing this driveway will also allow for a smoother transition or taper in the aisle that is being created as a result of the additional spaces between the building and the right-of-way.*);
- 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) According to the City of Mobile's 1984 aerial photographs the proposed restaurant site is located within a parcel that was unimproved and wooded; therefore a detention facility will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. 4) The surface grading for the 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 the storm sewer system. 5) An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 4) 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.*);
 - 5) Provision of 4 additional frontage trees within the front setback area, to match existing trees in this area; and
 - 6) Full compliance with all other municipal codes and ordinances, with the exception of the requirement of a sidewalk.

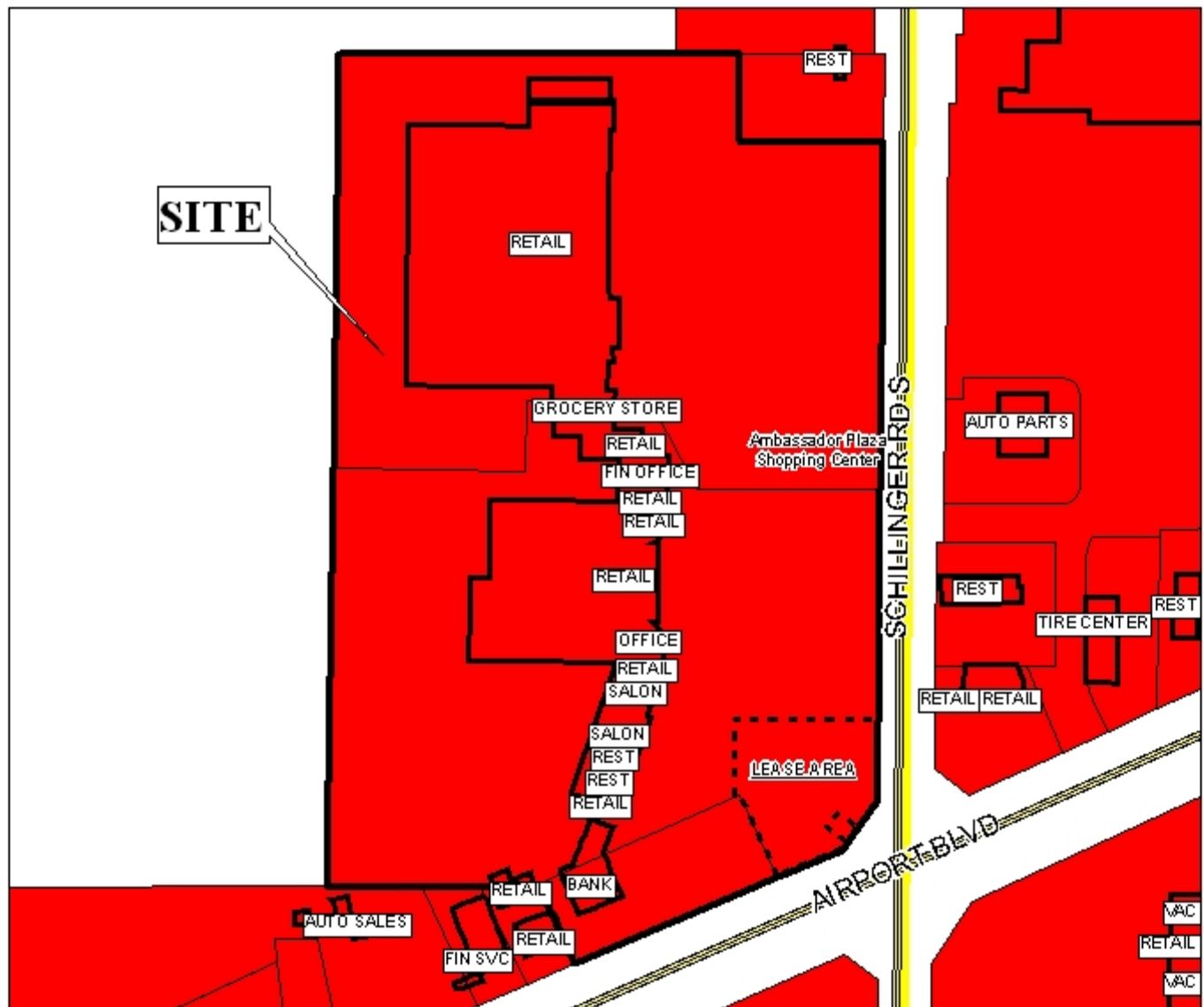
LOCATOR MAP



APPLICATION NUMBER 12 DATE January 3, 2013
APPLICANT KMH, LLC
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by business land use.

APPLICATION NUMBER 12 DATE January 3, 2013

APPLICANT KMH, LLC

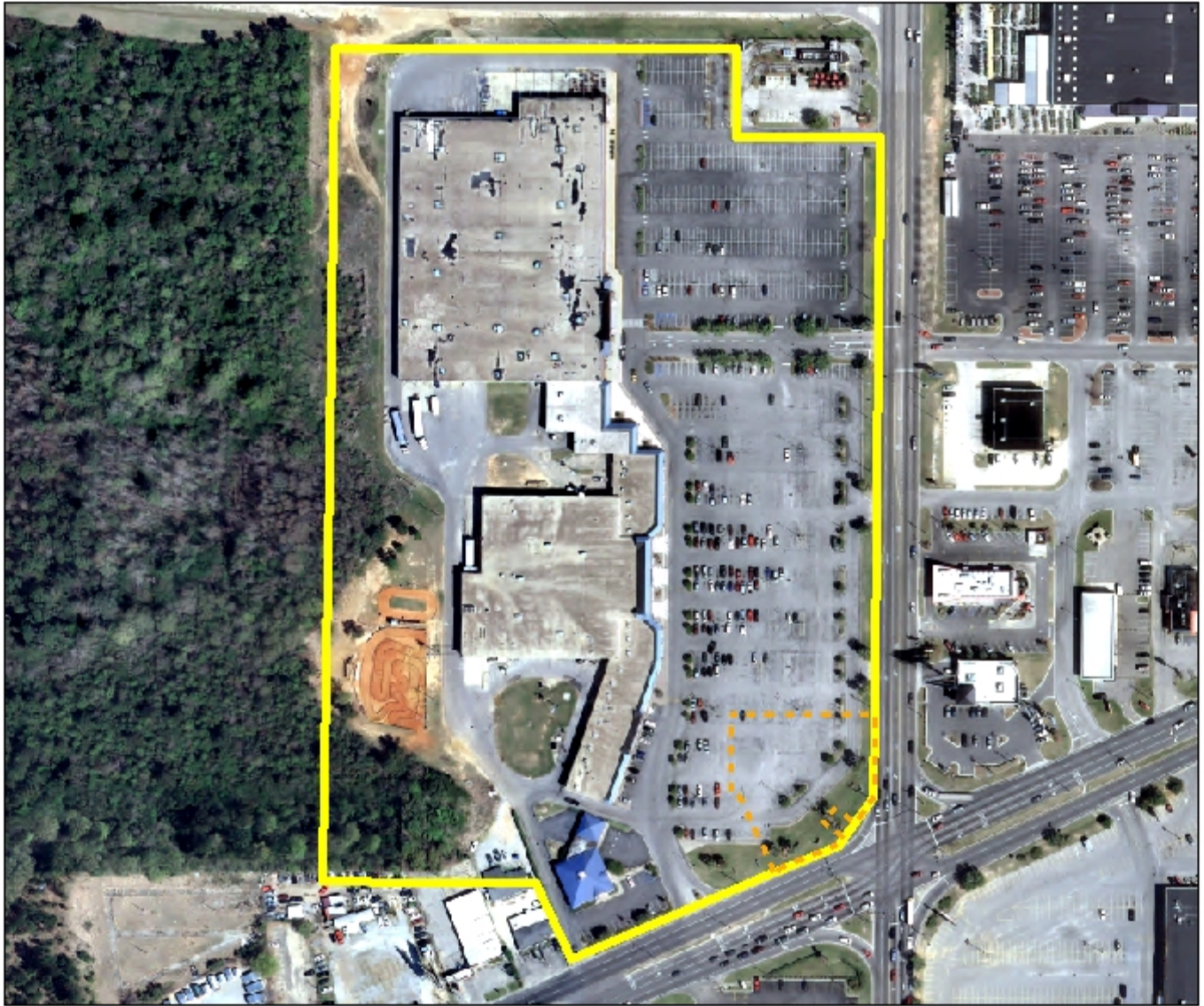
REQUEST Planned Unit Development

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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

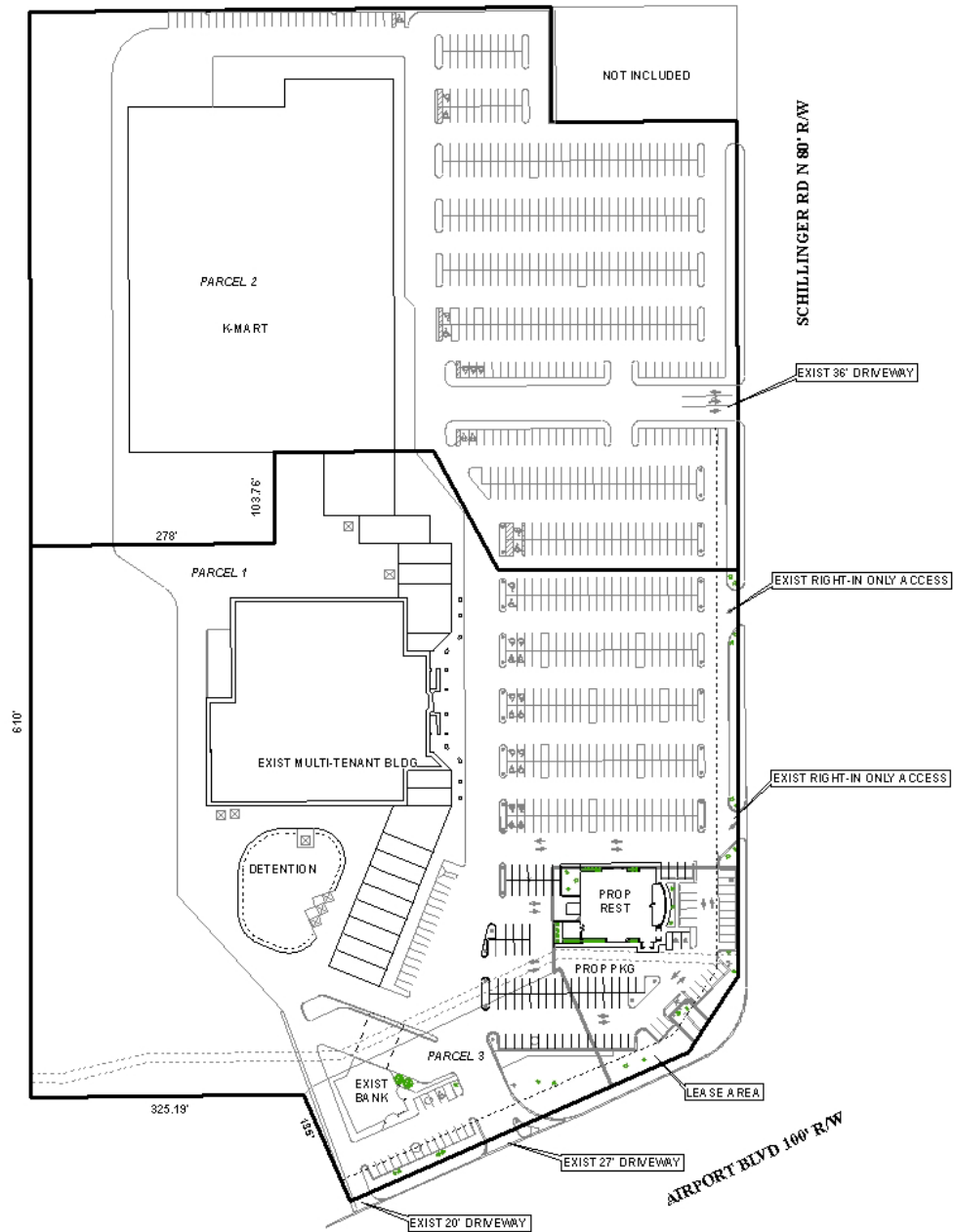


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NTS

SITE PLAN



The site plan illustrates the existing parking, proposed parking, and proposed restaurant.

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