

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: November 6, 2014****DEVELOPMENT NAME**

McConnell Automotive

**LOCATION**3150 Dauphin Street  
(North side of Dauphin Street, 950' ± West of Sage Avenue  
extending to the South side of Dauphin Square Connector).**CITY COUNCIL  
DISTRICT**

District 1

**AREA OF PROPERTY**

2 lots / 6.43 ± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow multiple buildings on two building sites  
with shared access and parking between the two building sites to include new employee parking.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE

PLAN:

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. 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.
3. 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.
4. 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 ALDOT 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.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include new employee parking.

A portion of this site most recently appeared before the Planning Commission at its December 2, 2010 meeting where the Commission approved a 2-lot subdivision and amended a previously approved PUD to allow a showroom expansion and allow multiple buildings on two building sites with shared access and parking between the two building sites. The applicant now wishes to amend the previously approved PUD to include a separate lot to allow shared access between two lots and provide a parking lot for McConnell employees.

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 fronts onto Dauphin Street, a major street, with a right-of-way illustrated as 122-feet and Dauphin Square Connector, a minor street, with a right-of-way of 50-feet. Both streets meet the minimum right-of-way widths as required by the Subdivision Regulations and the Major Street Component of the Comprehensive Plan. If approved, both the 122' and 50' right-of-way widths and labels should be retained on the site plan.

Access management is a concern, thus the new parking lot site should be limited to one curb-cut to Dauphin Square Connector, while the portion of the site fronting Dauphin Street should be limited to the existing curb-cuts, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

As the site is subject to PUD review, analysis of the site plan for compliance with the requirements of the tree and landscaping provisions of the Zoning Ordinance is required. The

proposed parking lot is required to provide 3 frontage trees, 9 perimeter trees, and 2 parking trees. The tree calculations that are proposed on the site plan indicate that applicant will be providing 4 frontage trees and 8 perimeter trees: parking trees are not noted on the plan. The site plan should be revised to depict a total of 14 trees on the site plan, of which 3 must be overstory frontage trees. It should be noted however that no trees will be allowed to be planted within any drainage or utility easements, thus a redesign of the site to provide compliant tree planting areas may be required. Based on the landscaping calculations provided, the site does appear to meet the minimum landscape area requirements.

New lighting on the portion of the site being developed 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. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a note reflecting this requirement should appear on the site plan, and photometric plans will be required at the time of submittal for a building permit.

The Zoning Ordinance requires that areas used for the parking and storage of vehicles be paved in asphalt, concrete or similar approved surface. The Ordinance also requires 24-foot wide driveways for two-way access. This information is depicted on the site plan however; any additional area needed in the future for parking or storage of vehicles will require additional paving as well as a revised PUD application.

Lot 1 of Dauphin Square Commercial Park has a storm drain located within a 15-foot wide easement that runs along the property between both Lots 1 and 1A. A note should be placed on the site plan stating no structures shall be constructed or placed in any easements. Trees being planted for credit also should not be planted within the easement.

The site plan depicts a 50' minimum building setback line along Dauphin Square Connector, which should be retained on the site plan and on any revised site plans.

A sidewalk is depicted on the site plan along Dauphin Square Connector and should be constructed as proposed.

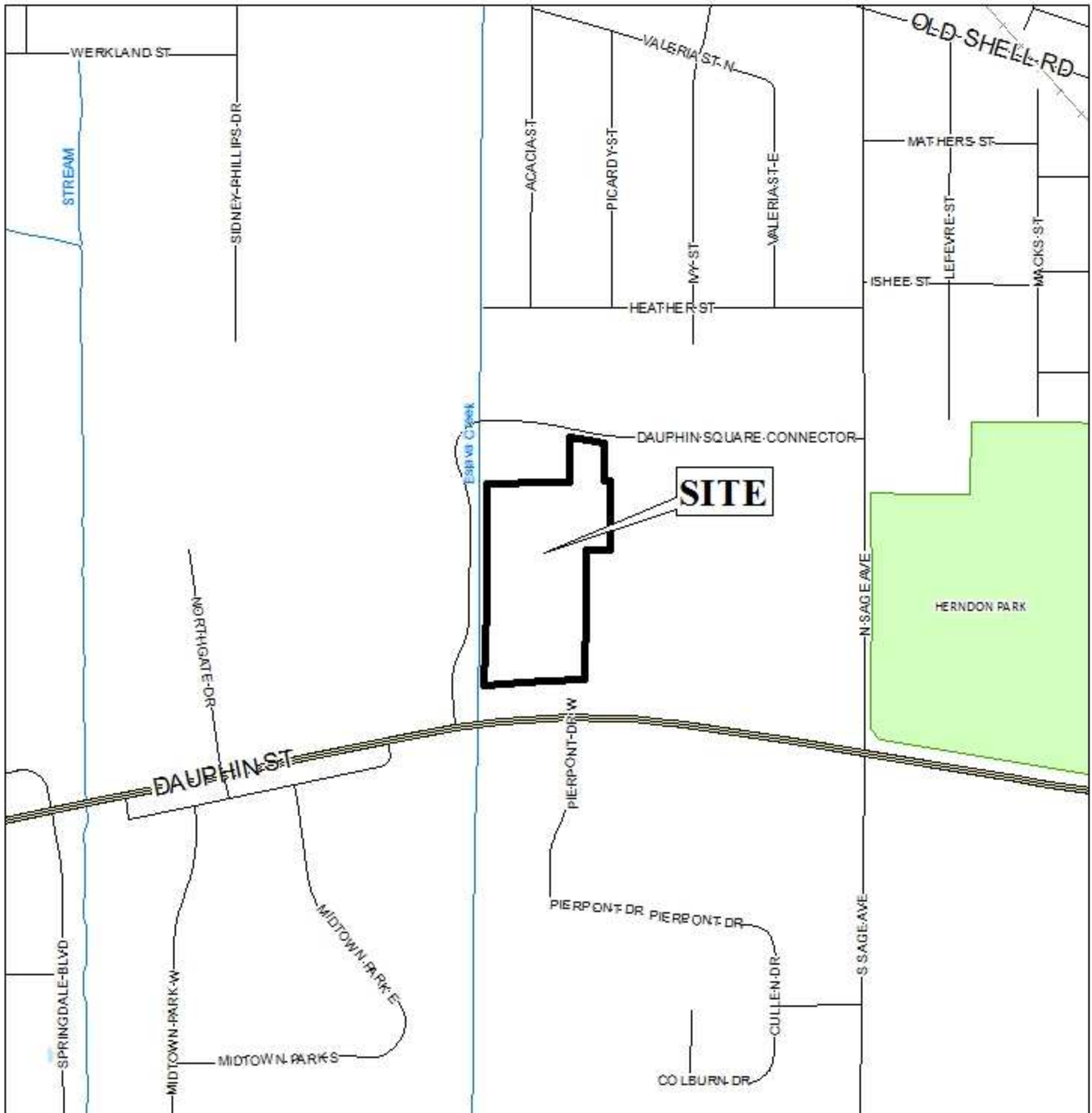
The site plan depicts existing trees in the proposed parking spaces. The site plan should be revised to note that the existing trees will be removed from the parking area.

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

- 1) revision of site plan to comply with full tree and landscaping requirements to include frontage trees, perimeter trees, and parking trees;
- 2) placement of a note on the site plan stating that the site is limited to one curb-cut to Dauphin Square Connector and to the existing curb-cuts onto Dauphin Street, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards;

- 3) retention of the 50' minimum building setback line along Dauphin Square Connector;
- 4) revision of the site plan to note that existing trees within the parking area will be removed;
- 5) placement of a note on the site plan stating that no structures shall be constructed or placed in any easements;
- 6) placement of a note on the site plan stating that compliance with Section 64-4.A.2., 646.A.3.c., and 64-6.A.8. of the Zoning Ordinance pertaining to the lighting requirements of parking lots is required;
- 7) retention of the sidewalk along Dauphin Square Connector;
- 8) provision of 2 revised site plans prior to the submission for building permits;
- 9) compliance with Engineering comments: *"ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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. 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. 3. 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. 4. The proposed development must comply with all Engineering Department Policy Letters."*;
- 10) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards."*;
- 11) 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)"*;
- 12) 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."*; and
- 13) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



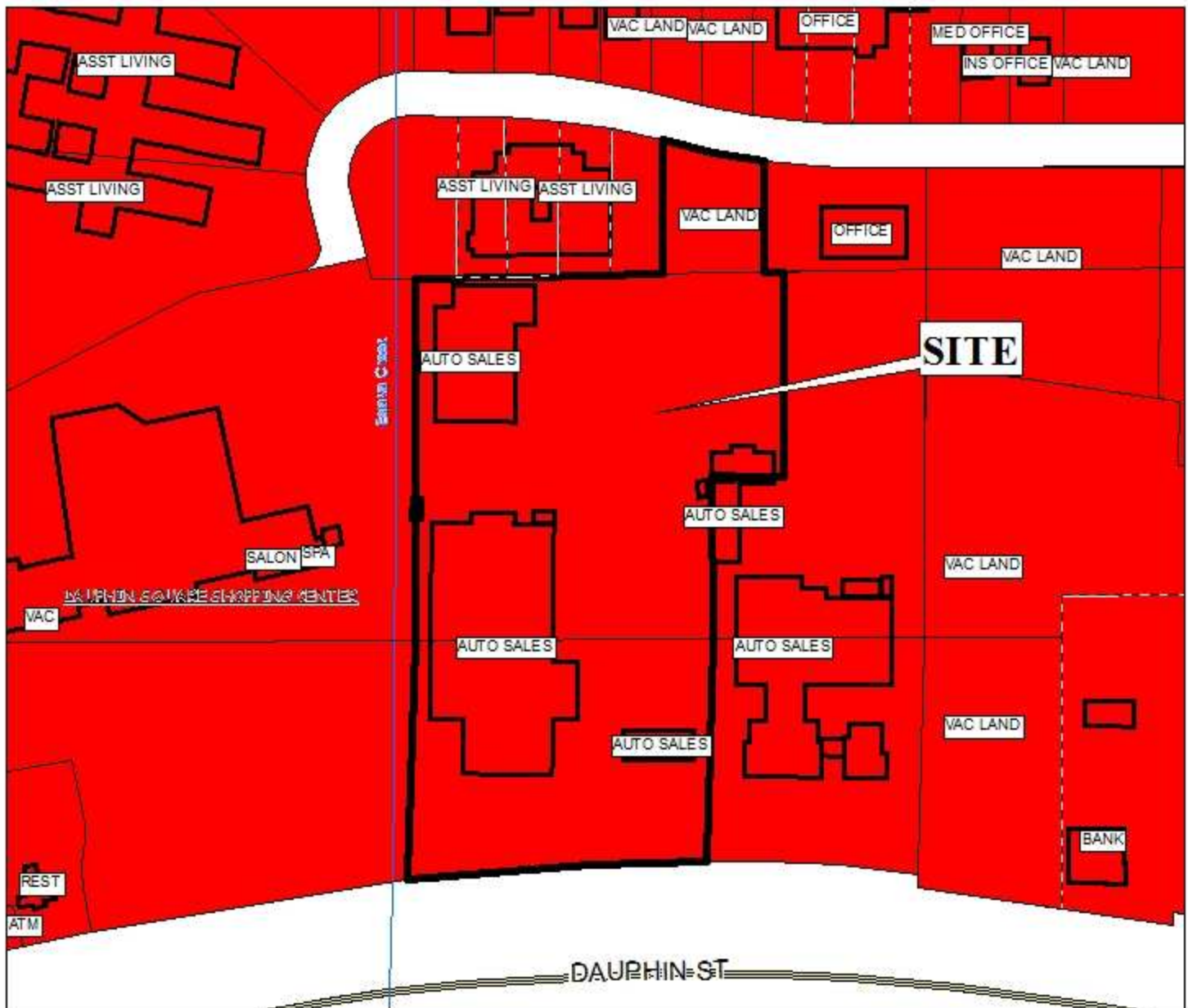
APPLICATION NUMBER 12 DATE November 6, 2014

APPLICANT McConnell Automotive

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 12 DATE November 6, 2014

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REQUEST Planned Unit Development

<span style="display: inline-block; width: 15px; height: 15px; background-color: #00FFFF; border: 1px solid black;"></span> R-A	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black;"></span> R-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> T-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> B-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> B-5	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> SD-WH	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> T5.1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> R-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00FFFF; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #CCCCFF; border: 1px solid black;"></span> I-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #C8E6C9; border: 1px solid black;"></span> OPEN	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFCCFF; border: 1px solid black;"></span> T3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4B0082; border: 1px solid black;"></span> T5.2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFCC99; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: #CC00FF; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> I-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> SD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black;"></span> T4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4B0082; border: 1px solid black;"></span> T6





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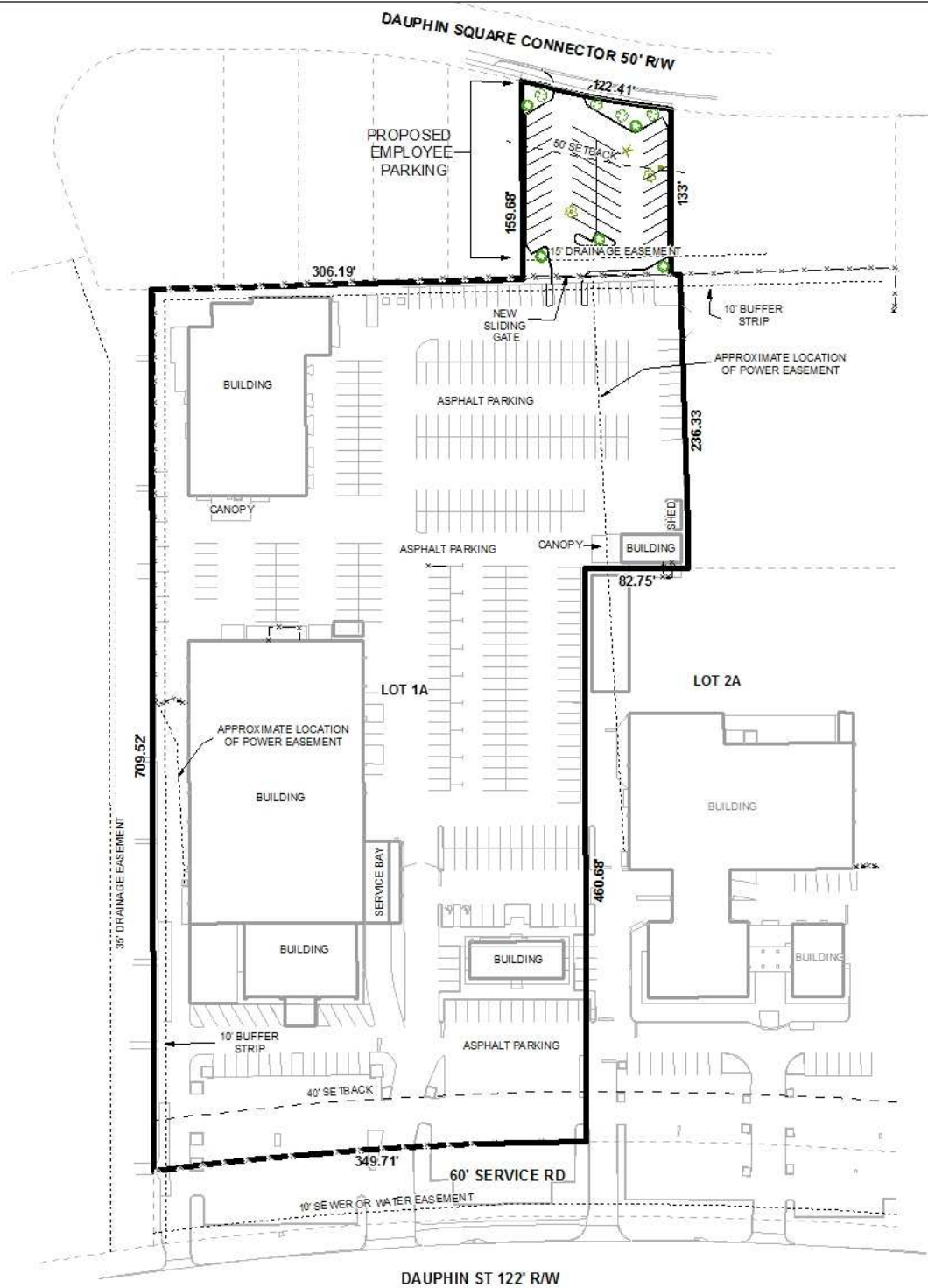
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# SITE PLAN



The site illustrates the existing buildings and parking, easements, setbacks, and the proposed employee parking area.

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NTS