

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 20, 2008****DEVELOPMENT NAME**

Pintail Properties, LLC

LOCATION1206 Montlimar Drive
(West side of Montlimar Drive, 300'± South of Montlimar Plaza Drive).**SUBDIVISION NAME**

Montlimar Office Park Subdivision

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2.2± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development to allow shared access and parking between three building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Detention required for any impervious area added in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit.

**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**

508.5.1.

Fire hydrants shall be installed to comply with 2003 IFC

REMARKS

The applicant is requesting Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development to allow shared access and parking between three building sites.

The applicant was granted Planned Unit Development Approval for shared access and parking between two building sites in 2007. One of those sites is existing and one is currently under development. The applicant now proposes to develop a third adjacent site and proposes to extend the shared access and parking to this site. A 9,000 square foot office building is proposed on the third site, with an existing 7,600 square foot office/warehouse facility on the first site, and a 7,500 square foot office/warehouse facility under construction on the second site. Since PUD approval is site plan specific, the previous PUD must be amended to include the proposed 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.

The site fronts Montlimar Drive, a minor street with adequate right-of-way. The existing and under-construction development have two curb cuts. One of those curb cuts is proposed to be closed and relocated to afford shared access between the under-development site and the proposed site, providing all three sites a total of two shared curb cuts. As a means of access management, the site should be limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The PUD aspect of this application is the shared access and parking between the three sites; however, each site is compliant with the required parking ratios. The previously approved PUD for the two Northernmost sites was limited to a one-way traffic circulation to and through the rear of the properties. There was no cross-site traffic circulation in the fronts. This is now revised to indicate full access between all three sites via a compliant 24'-wide aisle connecting all front parking areas. The one-way circulation to and through the rear of the two Northernmost sites is still retained. The third (proposed) site would have access to the front and rear parking areas via a compliant 24'-wide drive, also affording access to the front parking areas of the other two sites, and the rear of the middle site.

Parking ratios for the proposed uses of each of the three lots are in compliance, as are the landscaping and tree planting ratios.

The entire site abuts residential development to the West, and the existing and proposed parking areas contain more than 10 spaces; thus the parking areas must comply with Section 64-4.A.2. of

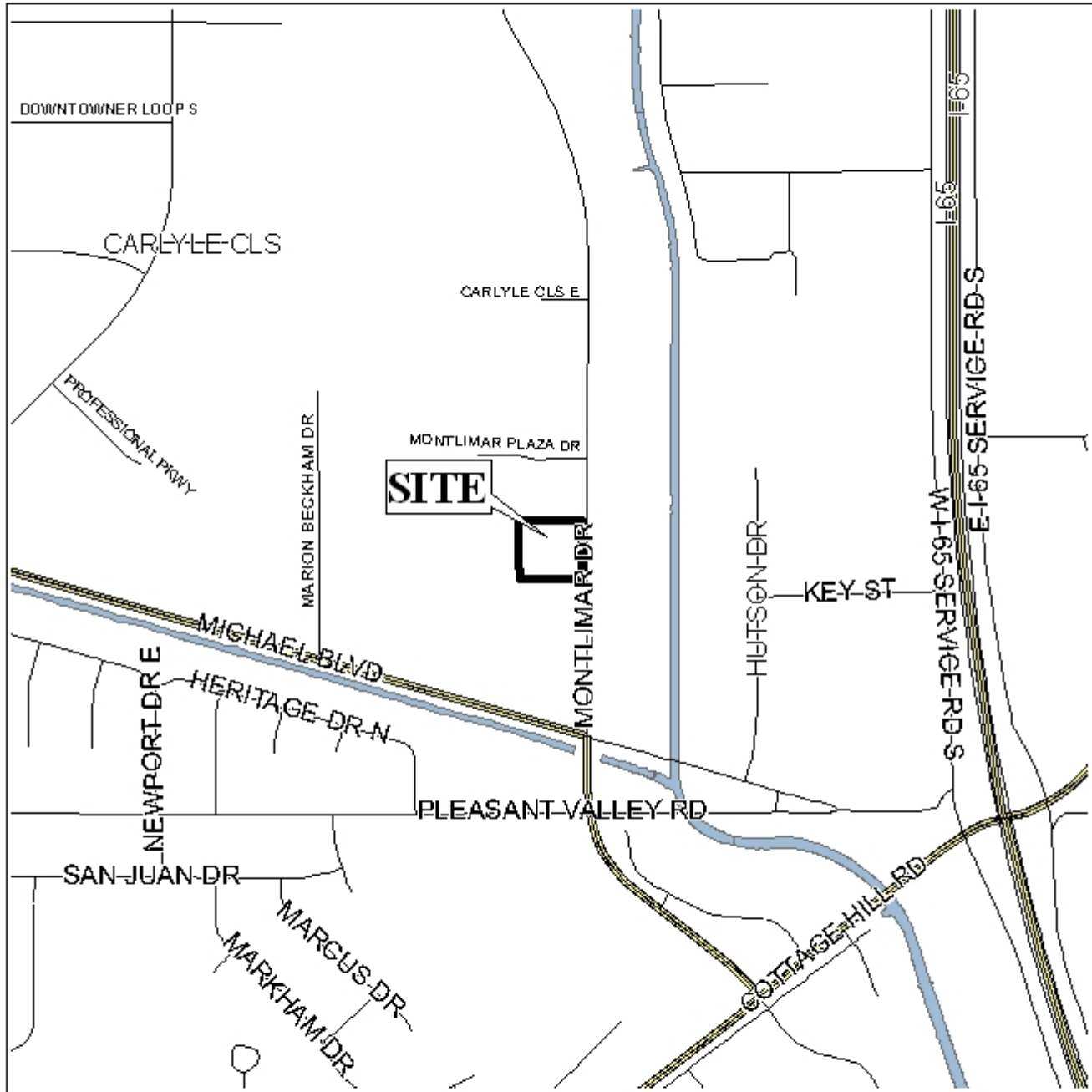
the Zoning Ordinance, *Illumination of uses*, which states “*Lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic.*” and Section 64-6.A.3.c. *Lighting*, which states that “*if they contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.*” The site plan indicates a compliant 6’ wooden privacy fence proposed along the entire Western property line adjacent to the residential development. Dumpsters are indicated to be compliant with separation from the residential development, but the dumpster along the South property line should be relocated inward to allow 5’ from the fence enclosure to the property line.

RECOMMENDATION

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

- 1) placement of a note on the site plan stating that all lighting of the site and the parking areas will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance and provision of photo metrics to illustrate that lighting shall comply;
- 2) full compliance with the Engineering Comments: *It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Detention required for any impervious area added in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit;*
- 3) revision of the site plan to indicate a 5’ setback off the South property line for the dumpster enclosure on Lot 4;
- 4) provision of one (1) copy of the revised site plan to the Planning Section of Urban Development prior to a request for land clearing or building permits; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 12 DATE March 20, 2008

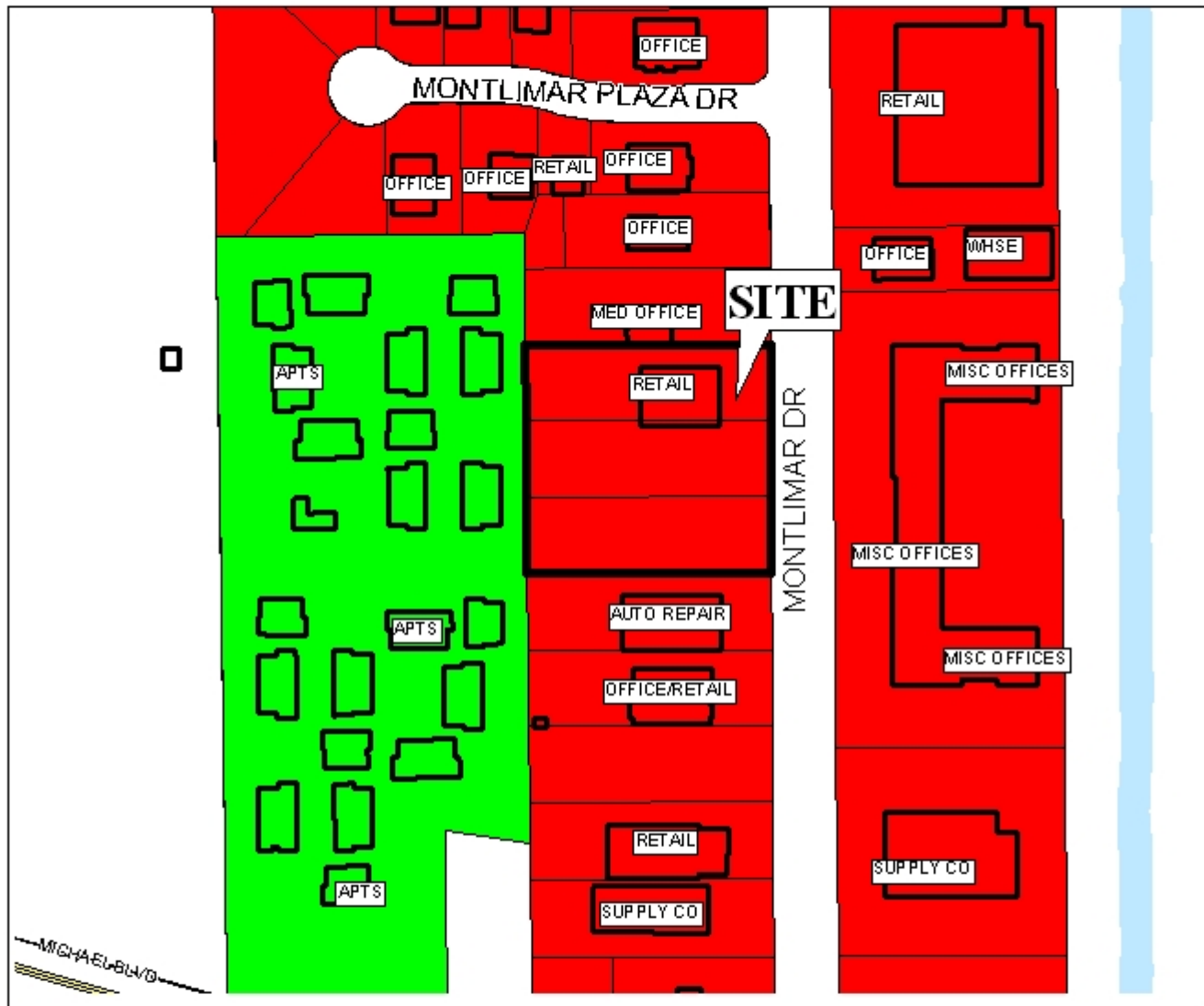
APPLICANT Pintail Properties Building

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a medical office to the north of the site, offices to the east, auto repair to the south, and apartments to the west.

APPLICATION NUMBER 12 DATE March 20, 2008

APPLICANT Pintail Properties Building

REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	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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