

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: May 21, 2015**

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|---|---|
| <b><u>DEVELOPMENT NAME</u></b>                  | Richardson, Inc.  |
| <b><u>LOCATION</u></b>                          | North side of Airport Boulevard 2/10± mile West of Border Circle West.  |
| <b><u>CITY COUNCIL<br/>DISTRICT</u></b>         | District 7  |
| <b><u>PRESENT ZONING</u></b>                    | B-3, Community Business District  |
| <b><u>AREA OF PROPERTY</u></b>                  | 1.5± acres  |
| <b><u>CONTEMPLATED USE</u></b>                  | Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking. |
| <b><u>TIME SCHEDULE<br/>FOR DEVELOPMENT</u></b> | Immediately.  |
| <b><u>ENGINEERING<br/>COMMENTS</u></b>          | 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. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be

required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

On-site signage will be required to direct traffic into the site on the left side of the driveway as opposed to the typical right side, due to the proposed circulation illustrated on the site plan.

## **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 shared access and parking.

Planned Unit Development (PUD) 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.

This site appeared before the Planning Commission at its April 16, 2015 meeting where the Commission approved an amended PUD application for a proposed restaurant development on Lot 3; and at its January 19, 2012 meeting where the Commission approved a 5-lot subdivision and PUD request to allow shared access and parking between five building sites. As PUD approval is site plan specific, a condition of approval required the applicant to submit new PUD applications to amend the existing PUD for any future development, hence the current application at hand.

The proposed development of lot 5 will consist of a 6,887± sf carwash tunnel and detail building, with a 22-stall covered auto vacuum area and 8-stall uncovered bug prep area. As proposed,

there will be 30 new parking spaces, which exceed the minimum requirements of the Zoning Ordinance for required onsite parking spaces.

Parking lot lighting will be required as a result of the new parking spaces. Any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, and a note reflecting this requirement should appear on any revised site plan. Photometric plans will be required at the time of permitting for land disturbance.

In regards to trees and landscaping, compliant landscaping data and a 3' high evergreen hedge are depicted on the site plan. It is important to note that the site plan incorrectly depicts the southern lot line adjacent to Airport Boulevard a distance of 1,268.10'. The revised PUD site plan should depict a distance closer to 270'.

A dumpster is illustrated on the site in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer. A 6' high wooden privacy fence is also illustrated along the western and northern property lines; however, the site plan should be revised to depict all proposed fencing not to exceed 3' in height within the 25' minimum building setback along Airport Boulevard.

As PUD approval is site plan specific, the site is limited to the revised site plan. In addition, future development of the Lots 1 and 4 will require new PUD applications to amend the existing PUD.

### **RECOMMENDATION**

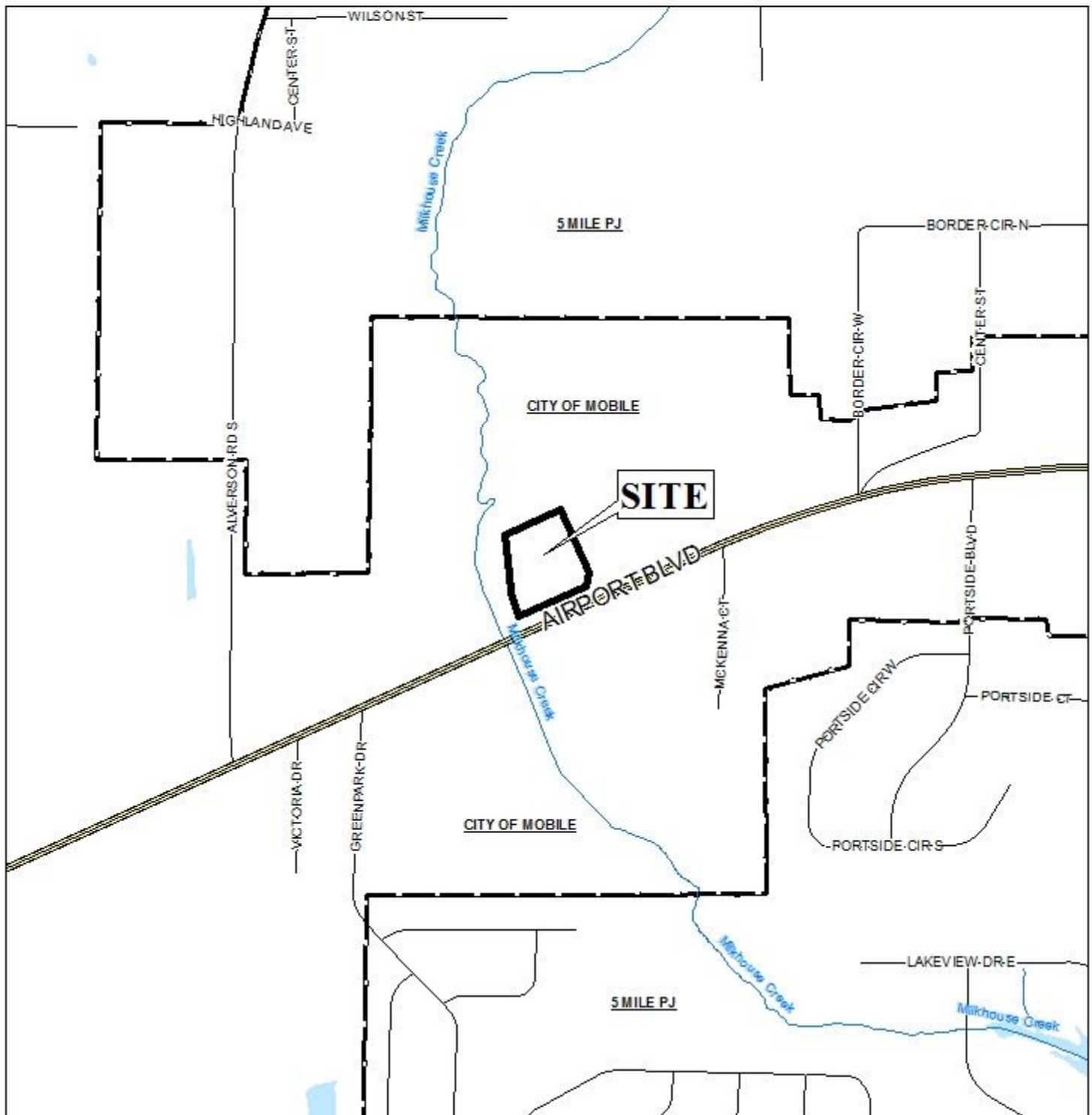
The application is recommended for approval, subject to the following conditions:

- 1) Revision of the site plan to depict the correct distance of the southern lot line, adjacent to the Airport Boulevard right-of-way;
- 2) Placement of a note on the site plan stating any new lighting on the site 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. Photometric plans will be required at the time of land disturbance;
- 3) Placement of a note on the site plan stating that proposed privacy fencing is not to exceed 3' in height within the 25' minimum building setback along Airport Boulevard;
- 4) 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. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) Compliance with Traffic Engineering Comments (*On-site signage will be required to direct traffic into the site on the left side of the driveway as opposed to the typical right side, due to the proposed circulation illustrated on the site plan.*);
- 6) 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).*);
- 7) Compliance with 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.*);
- 8) Submission of an approved, revised PUD site plan prior to the issuance of a Land Disturbance Permit;
- 9) Development limited to the revised site plan, – future development of Lots 1 and 4 will require new PUD applications to amend the existing PUD; and
- 10) Full compliance with all municipal codes and ordinances.

# LOCATOR MAP



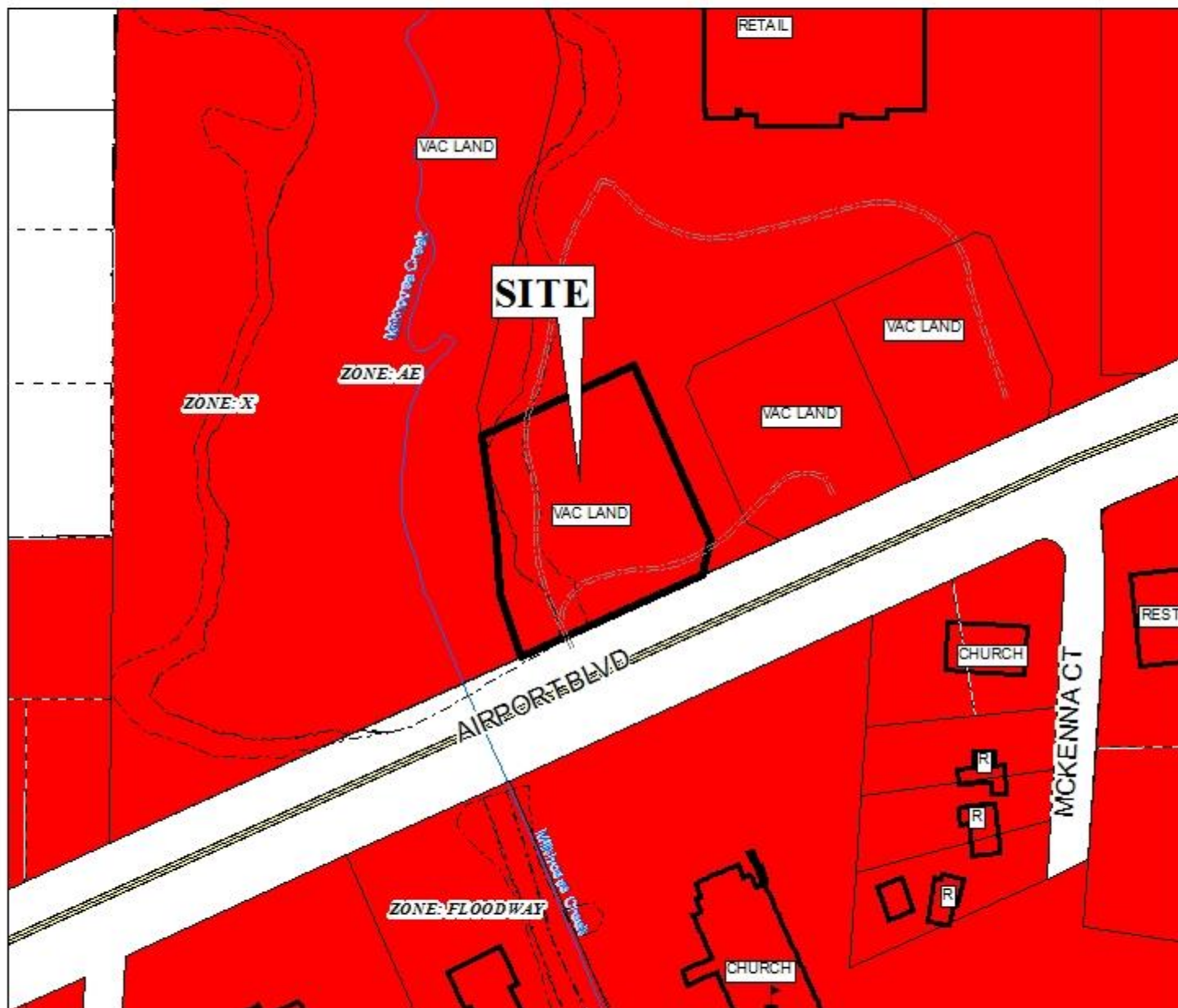
APPLICATION NUMBER 12 DATE May 21, 2015

APPLICANT Richardson, Inc.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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REQUEST Planned Unit Development

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| <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> R-A   | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> R-3     | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> T-B   | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> B-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> B-5      | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> MUN      | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightorange; border: 1px solid black;"></span> SD-WH | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> T5.1     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> R-1  | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> R-B      | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> B-1    | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> B-3    | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> I-1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> OPEN | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpink; border: 1px solid black;"></span> T3      | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkpurple; border: 1px solid black;"></span> T5.2 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: peachpuff; border: 1px solid black;"></span> H-B | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> LB-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> B-4  | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black;"></span> I-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> SD       | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black;"></span> T4    | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> T6     |





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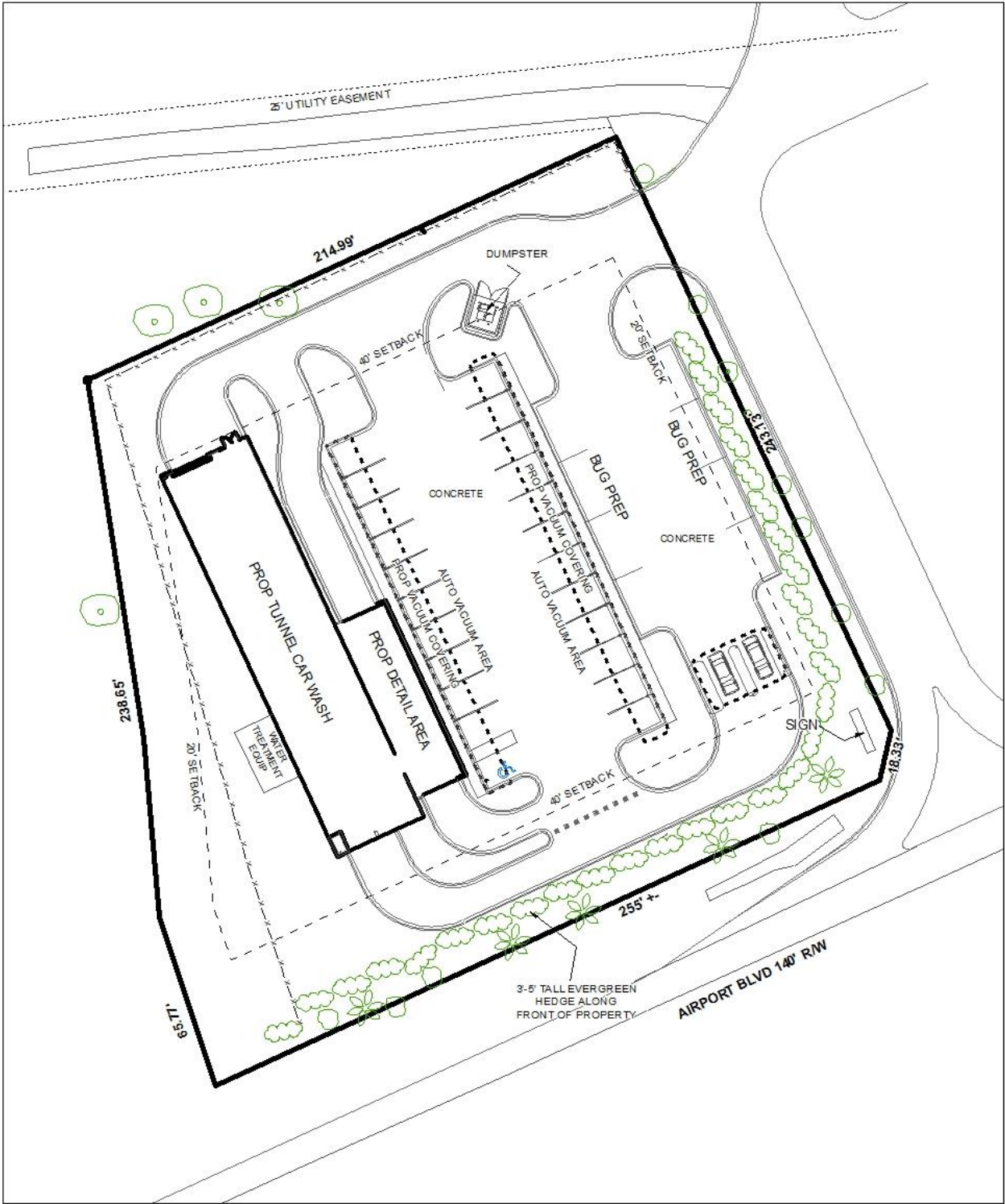
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SITE PLAN



The site illustrates the proposed tunnel car wash, setbacks, parking, and trees.

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|--------------------|--------------------------|------|--------------|
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| APPLICANT          | Richardson, Inc.         |      |              |
| REQUEST            | Planned Unit Development |      |              |

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