

PLANNED UNIT DEVELOPMENT**Date: December 1, 2016****DEVELOPMENT NAME**

State Bank and Trust Company

LOCATION1141 Montlimar Drive
(East side of Montlimar Drive, 140'± South of the East terminus of Carlyle Close East)**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

3 Lots / 3.6 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple structures on multiple lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**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 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**

Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 2015-116 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple structures on multiple lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

This site was most recently approved by the Planning Commission at its May 19, 2016 meeting. The previous applications consisted of the following requests: Planned Unit Development Approval to allow shared access and parking between multiple structures on multiple lots, and Subdivision approval to create 3 lots. The applicant proposed to create 3 lots based upon the footprint of the existing buildings, with the remainder of the site to be common area; thus making all parking and landscape areas encompassed by the common area, along with creating a new drive through for a tenant space. The applicant now wishes to alter the proposed layout to access the drive through, which will remove some parking spaces, as well as add a canopy over the drive through.

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.

The site is zoned B-3, Community Business District, thus office and financial uses are allowed by right. The site is also located in a "Suburban Center" Development Framework area, according to the recently adopted Map for Mobile Plan. The intentions of the Suburban Center are as follows:

- Greater density including mixed-use with residential above community scale services and retail;
- Accommodation of all users: automobile, bicycle, pedestrian, and transit;
- Connectivity to surrounding neighborhoods through sidewalks, trails, etc.;
- Encourage redevelopment of existing strip centers into mixed-use development or green space;
- Emphasis on adding density, mixing uses and promoting walkability and connectivity to other areas of the City.

The existing site contains three buildings ranging in size from 12,455 to 15,007 \pm square feet, for a total of 41,658 square feet, and 204 parking spaces. The proposed new drive-through facility will be located along the side of the southern-most building. Similar to the previous drive through layout, the newly proposed layout will eliminate parking spaces; however, calculations provided by the applicant show that the site will retain an excess of parking for the mixtures of uses. Due to the relocation of the access drive for the proposed drive-through from the previously approved location, the existing frontage landscape will be minimally impacted, unlike the previous request.

The site has three existing curb-cuts to Montlimar Drive, which serve two existing parking lots. Curb-cut restrictions must be placed on the Common Area, rather than the lots, as only the Common Area has frontage onto Montlimar Drive. Therefore, the site is limited to the three existing curb-cuts, with any modifications to the curb-cuts to be coordinated with Traffic Engineering.

The site plan depicts three queuing spaces which is the minimum required by the Zoning Ordinance. The lane widths also appear to meet the 9-foot minimum width. Therefore, it appears that the drive-through will comply with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities.

While the site is developed, there is no sidewalk adjacent to the site along Montlimar Drive. Sidewalks exist on the properties immediately to the North and South, and along much of Montlimar Drive. The proposed addition of the drive-through, as well as the intent of the Map for Mobile, should spur consideration for the provision of a sidewalk along the entire frontage of the site along Montlimar Drive as part of the project. However, as the frontage will not be impacted as much by the current proposal, when compared to the previous one, there may be less justification to expect a sidewalk.

All of the parking, the dumpster and the landscape areas will become Common Areas for the overall site. A note should be placed on the PUD site plan, if approved, stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners.

The 25-foot minimum building setback depicted within the Common Area along Montlimar Drive, as well as all of the various drainage and utility easements on the site, should be retained on any future site plan.

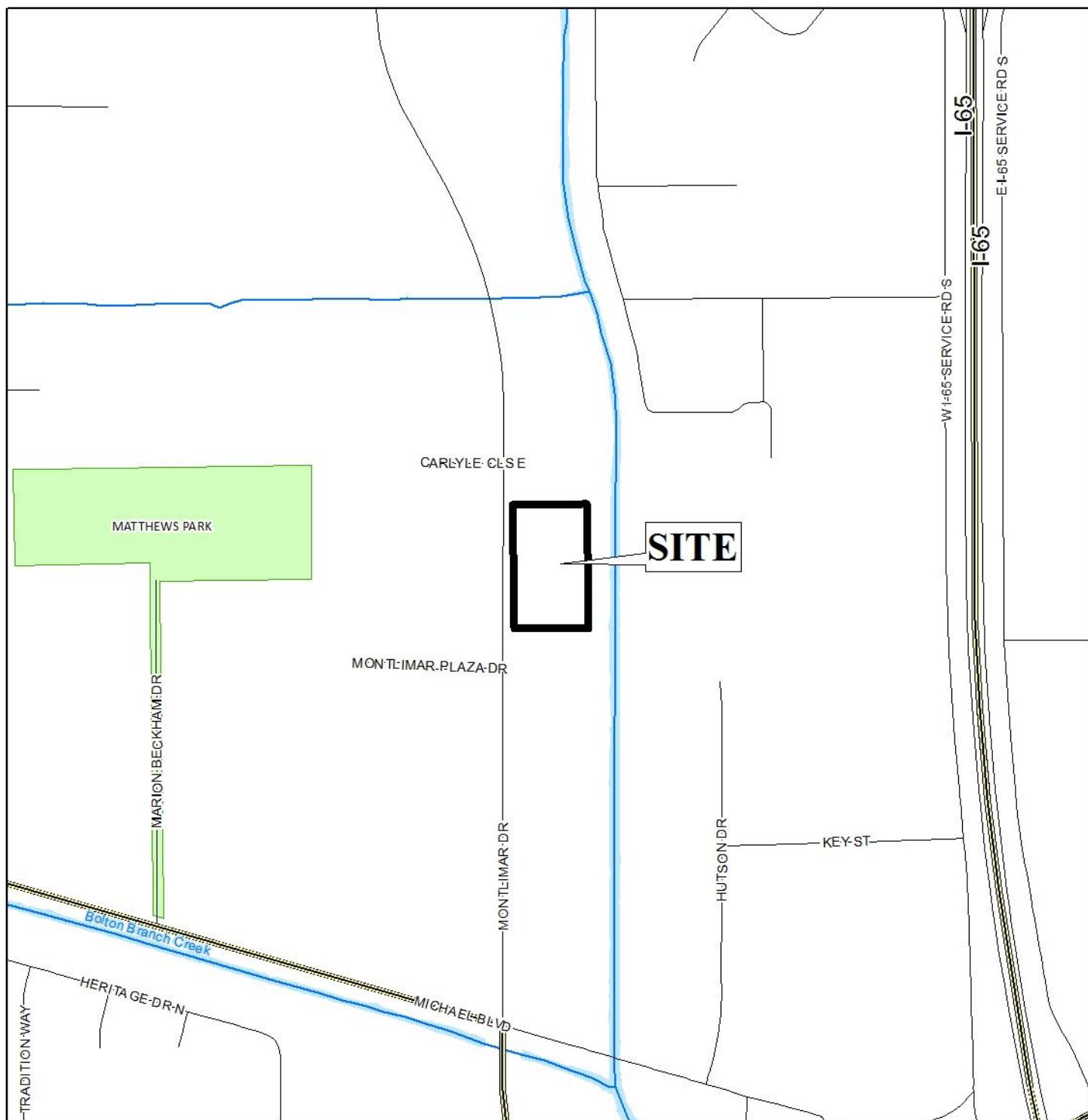
RECOMMENDATION

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

- 1) If the applicant is willing, revision of the site plan to depict a new sidewalk along the Montlimar Drive right-of-way, and construction of the sidewalk during the drive-through construction process, with applicable Right-of-Way permits;
- 2) Retention of the dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 3) Compliance with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities;
- 4) Placement of a note on the site plan stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;
- 5) Placement of a note on the site plan stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any modifications to the curb-cuts to be coordinated with Traffic Engineering;
- 6) Placement of a note on the site plan stating that the lot and common area layout is limited to an approved Planned Unit Development;
- 7) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the site plan;
- 8) 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 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."*;
- 9) Compliance with Traffic Engineering comments: *"Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*;
- 10) 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 2015-116 and City Code Chapters 57 and 64)."*;

- 11) Compliance with Fire comments: *“All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code”.*; and
- 12) Provision of a revised site plan prior to any request for permits.

LOCATOR MAP



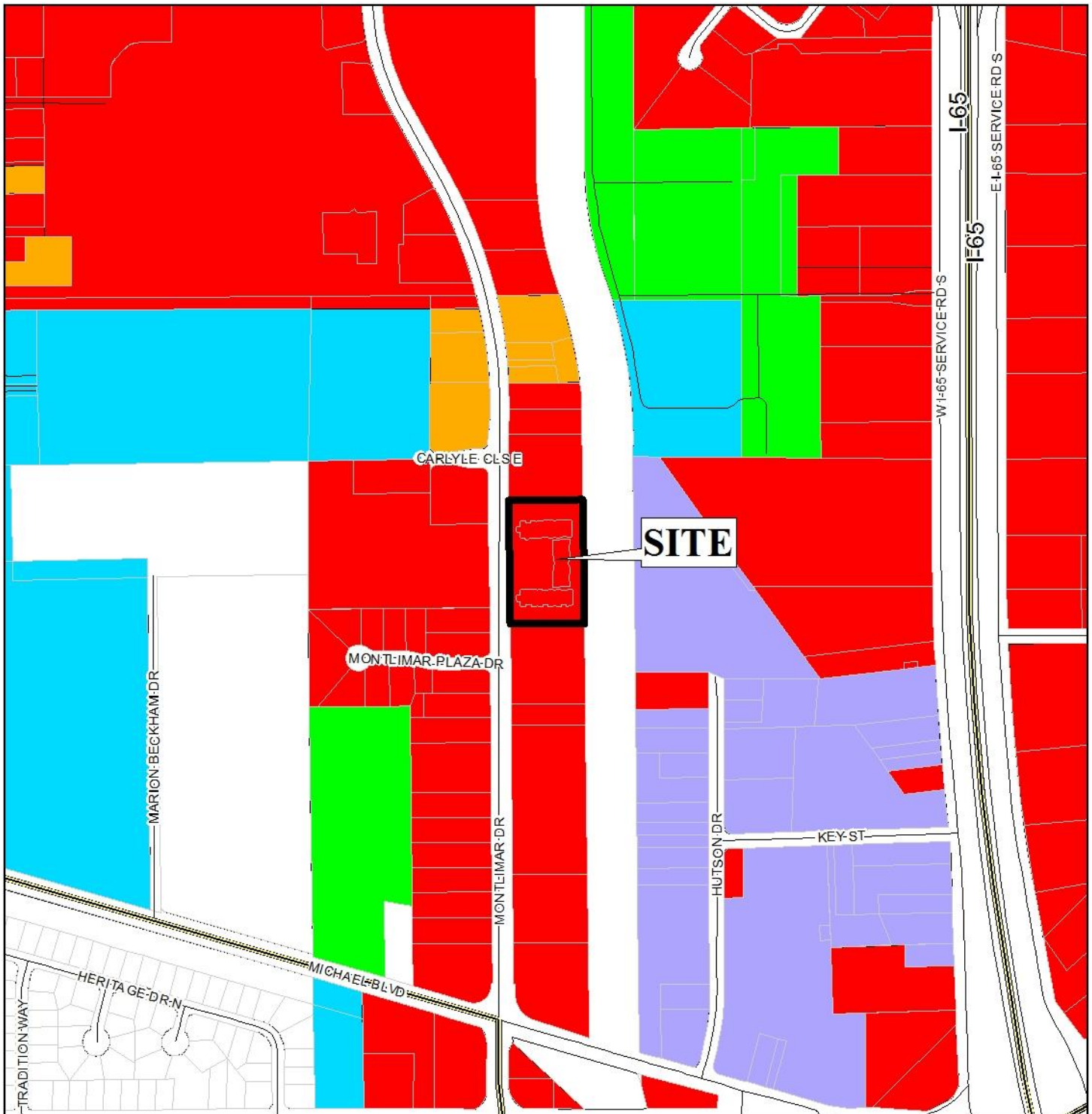
APPLICATION NUMBER 12 DATE December 1, 2016

APPLICANT State Bank and Trust Company

REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 12 DATE December 1, 2016

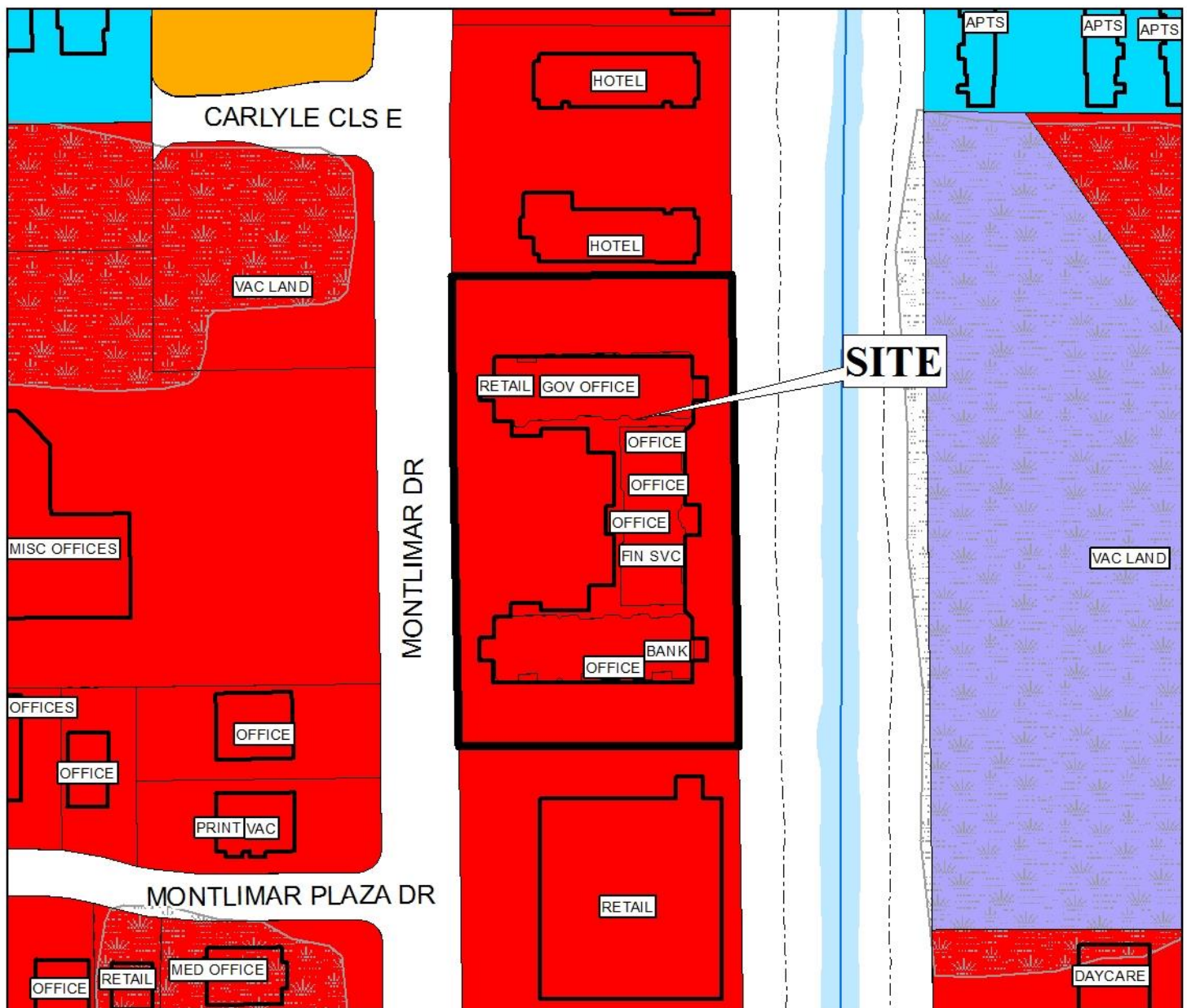
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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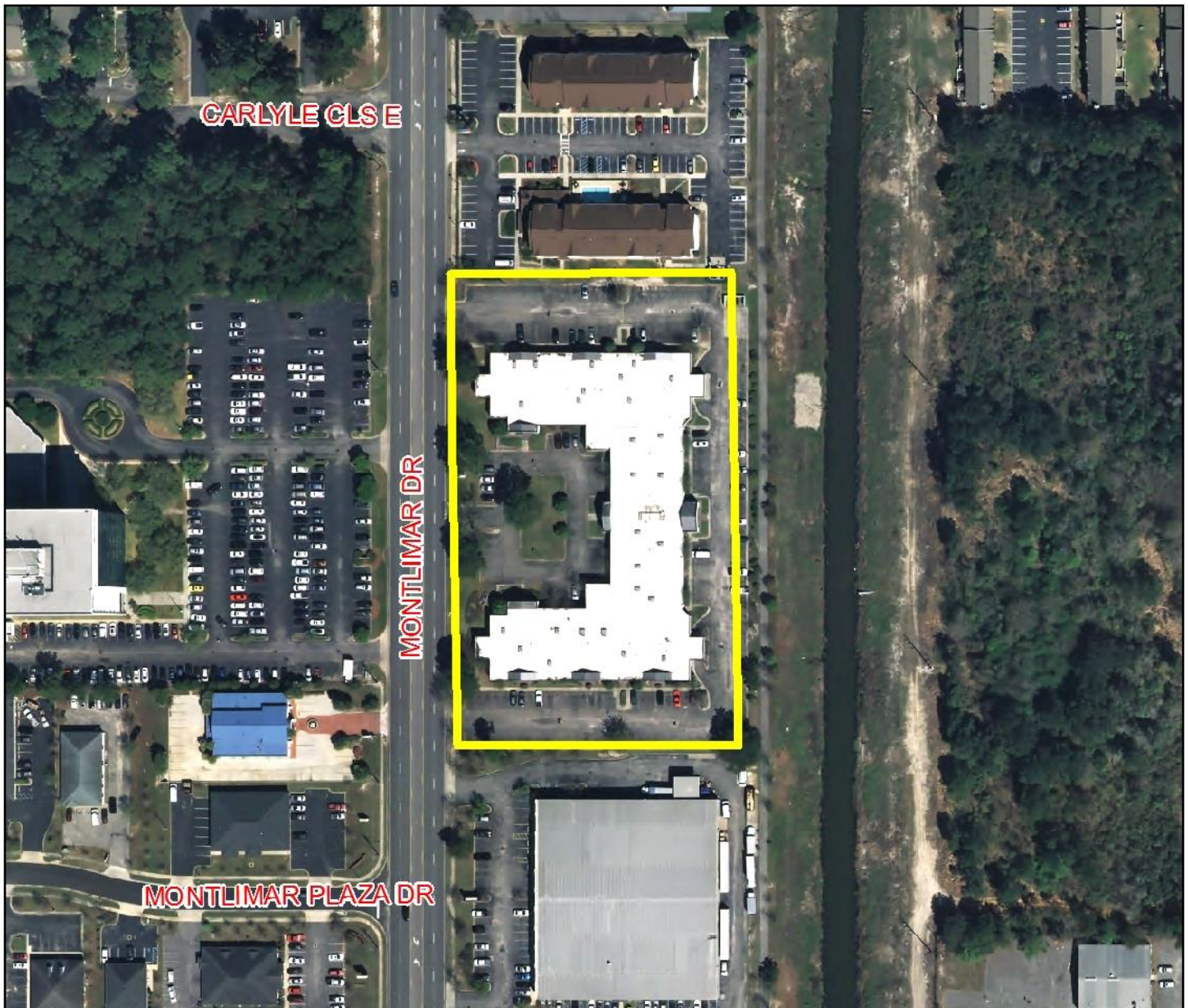
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

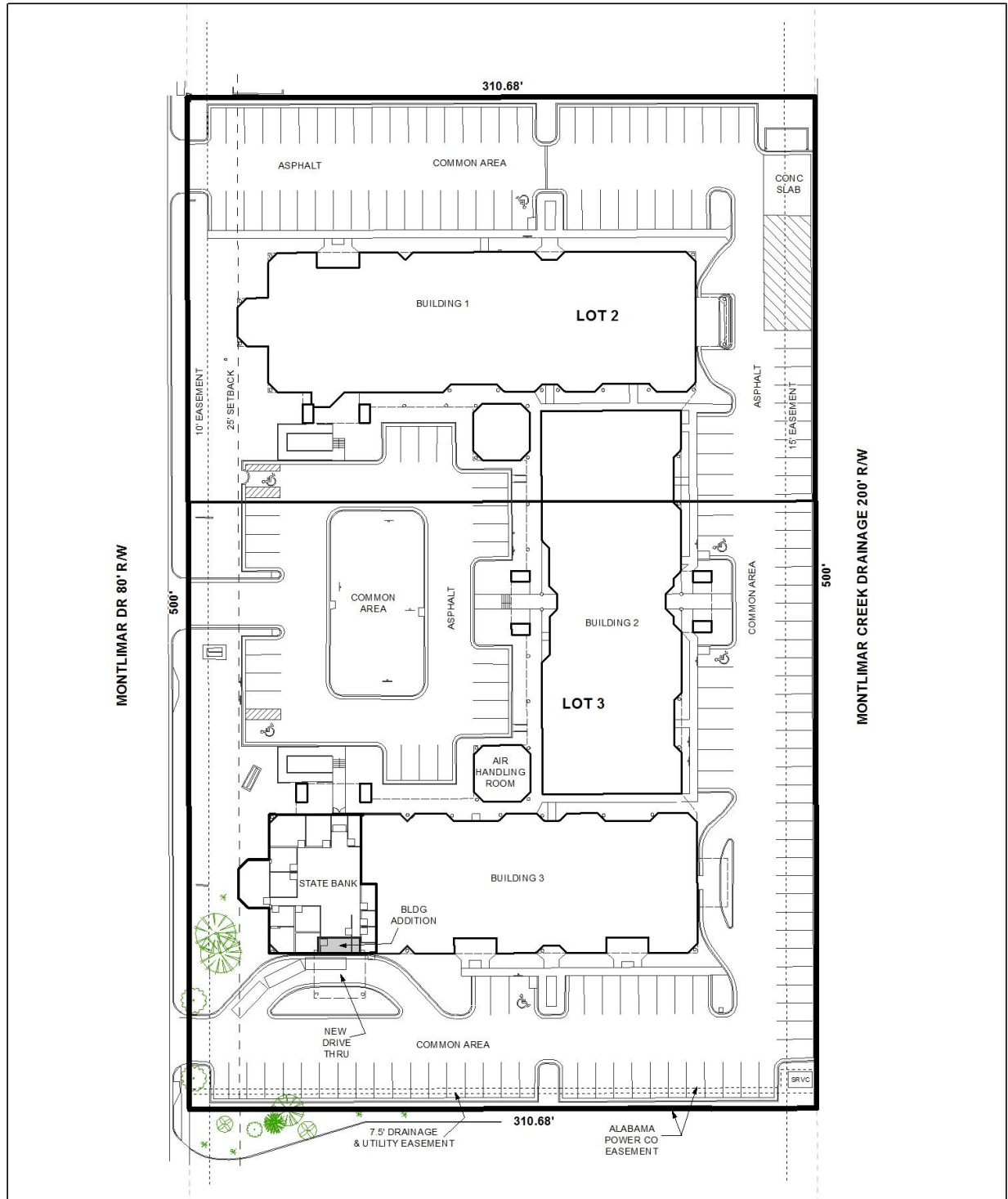
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SITE PLAN



The site plan illustrates the existinb buildings, new building addition, setbacks, easements, and parking.

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