

**PLANNED UNIT DEVELOPMENT****Date: July 21, 2016****DEVELOPMENT NAME**

Volunteers of America

**SUBDIVISION NAME**

Volunteers of America

**LOCATION**

1204 Hillcrest  
(West side of Hillcrest Road at the West terminus of Omni  
Park Drive)

**CITY COUNCIL  
DISTRICT**

Council District 6

**AREA OF PROPERTY**

1 Lot / 4.8 ± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow  
multiple buildings on a single building site along with  
shared access *and parking and Planning Approval to allow  
an expansion of an existing church in an R-3, Multiple  
Family District.*

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given.

**ENGINEERING  
COMMENTS**

No comments. All notes, etc. are on the submitted drawing.

**TRAFFIC ENGINEERING  
COMMENTS**

The site is limited to one curb-cut to Hillcrest Rd, and one  
curb-cut to Hillcrest Crossing South with size, location and design to be approved by Traffic  
Engineering and conform to AASHTO standards. Any new on-site parking, 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).  
Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall  
under the State or County Fire Code (2012 IFC).

**MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

The site was the subject of a Subdivision, Planning Approval, and a Planned Unit Development at the Planning Commission's December 3, 2015 meeting, creating one legal lot, allowing the expansion of an existing church in an R-3, Multiple Family District, and allowing multiple buildings on a single building and shared access. The applicant now wishes to add a concrete patio and walkway behind the proposed two-story building to the rear of the site to be included in phase 2. Due to the fact PUD's and Planning Approvals are site plan specific, revised applications are required to amend the previously approved site plans.

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. It is very important to note that the Planning Approval and PUD review are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The site is currently developed as a church with associated on-site parking. The applicant proposes to construct three major additions to the site which will be developed in three separate phases. The patio addition will be a part of the second phase. It should be noted; the first and third phase as mentioned in detail in the previous report will remain the same. The size of the patio in square is not depicted on the site. The site plan should be revised to illustrate the total square footage of the patio.

It should be pointed out that one of the changes to the PUD included tree planting. The previously approved site plan depicted a variety of proposed understory and overstory trees within the front of the property between the phase 3 two-story building and the front setback; however the revised site plan no longer depicts the additional trees. There are sufficient existing trees that will remain on-site to satisfy all but the frontage tree requirements.

The total amount of proposed tree plantings and landscaping calculations are illustrated on the site plan. However, it appears that the total perimeter tree credit calculations provided cannot be verified or reproduced by staff. Although it appears that full tree and landscaping compliance is possible, staff cannot accurately determine the total number of tree credits based on the plan

submitted. The site plan submitted for Land Disturbance must clearly identify and depict the trees claimed for tree credits. The site plan should be in full compliance with Section 64-4.E of the Zoning Ordinance.

The site plan depicts what appears to be a compliant number of total parking spaces for the site. All parking must be in compliance with Section 64-6 of the Zoning Ordinance.

The site plan depicts a 6' high wooden privacy fence as well as a 10' minimum residential buffer where the site abuts residential property. This note and information should be retained on any future site plans.

A sidewalk is depicted on the site plan and should be retained on the site plans.

There is no dumpster illustrated on the site plan, however there is a note on the site plan that states "*No trash dumpster is required. Carts will be utilized for trash disposal.*" This note should be retained on any future site plans.

It should be noted, the metal shed on skids was illustrated as "to be removed" on the previous site plan, however the new site plan does not reflect those changes. If the shed is going to be removed the site plan should be revised to depict it.

## **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the August 18, 2016 meeting, with revisions due by Tuesday July 26, 2016 to address the following:

- 1) the submission of a Planning Approval application;
- 2) revision of the site plan to depict the metal shed on skids with a note to be removed if it is indeed going to be removed; and
- 3) revision of the site plan to depict the square footage of the concrete patio.

### ***Revised for the August 18<sup>th</sup> meeting:***

*The previous application was heldover from the July 21<sup>st</sup> meeting to allow the applicant to submit a Planning Approval application to be heard in conjunction with the PUD application, as well as provide revised site plans depicting the square footage of the concrete patio and notes to identify structures that would be removed from the site. The applicant has submitted the revised site plans as well as the PA application.*

*The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.*

*The revised plan shows the 1,225 square feet patio, which will act as a “place of refuge” in order to meet Building/ Fire code requirements. Furthermore, an elevator once proposed for the two-story building in Phase Two was removed, thus changing the buildings footprint. The previously approved uses will not be changed.*

### **RECOMMENDATION**

***Planned Unit Development:*** *The application is recommended for approval, subject to the following conditions:*

- 1) retention of the lot size in square feet and acres;*
- 2) retention of the minimum building setback lines;*
- 3) submission of building permits for each phase of development;*
- 4) retention of the 6’ wooden privacy fence where the site abuts residential property;*
- 5) placement of a note on the site plan stating that tree removal shall be limited to the project area;*
- 6) retention of all notes on the site plan;*
- 7) compliance with Engineering comments: “No comment- all required notes are on the submitted drawing.”*
- 8) compliance with Traffic Engineering comments: “The site is limited to one curb-cut to Hillcrest Rd, and one curb-cut to Hillcrest Crossing South with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 9) 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).”; and*
- 10) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

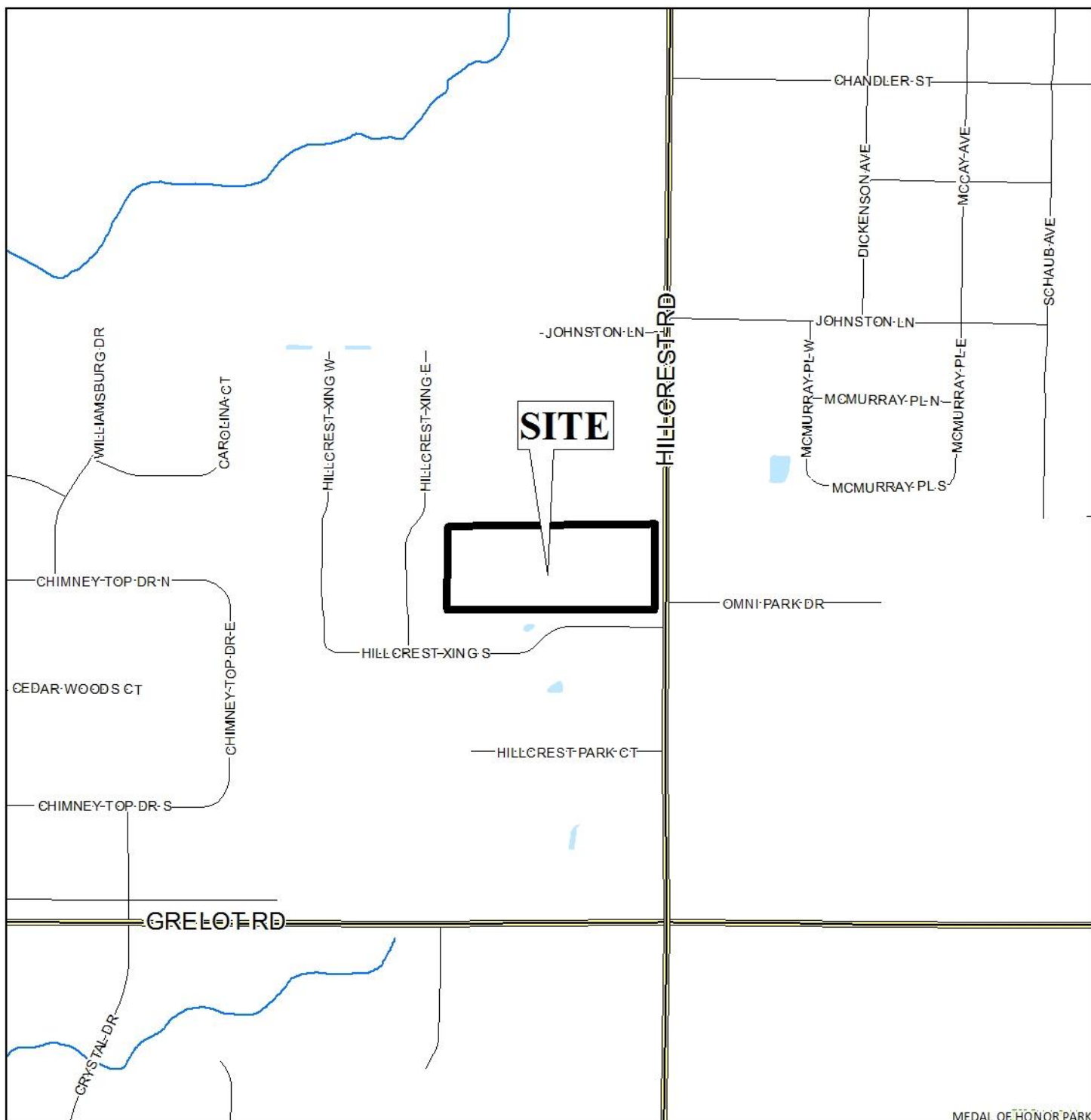
***Planning Approval:*** *The application is recommended for approval, subject to the following conditions:*

- 1) retention of the lot size in square feet and acres;*
- 2) retention of the minimum building setback lines;*
- 3) submission of building permits for each phase of development;*
- 4) retention of the 6’ wooden privacy fence where the site abuts residential property;*
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# LOCATOR MAP



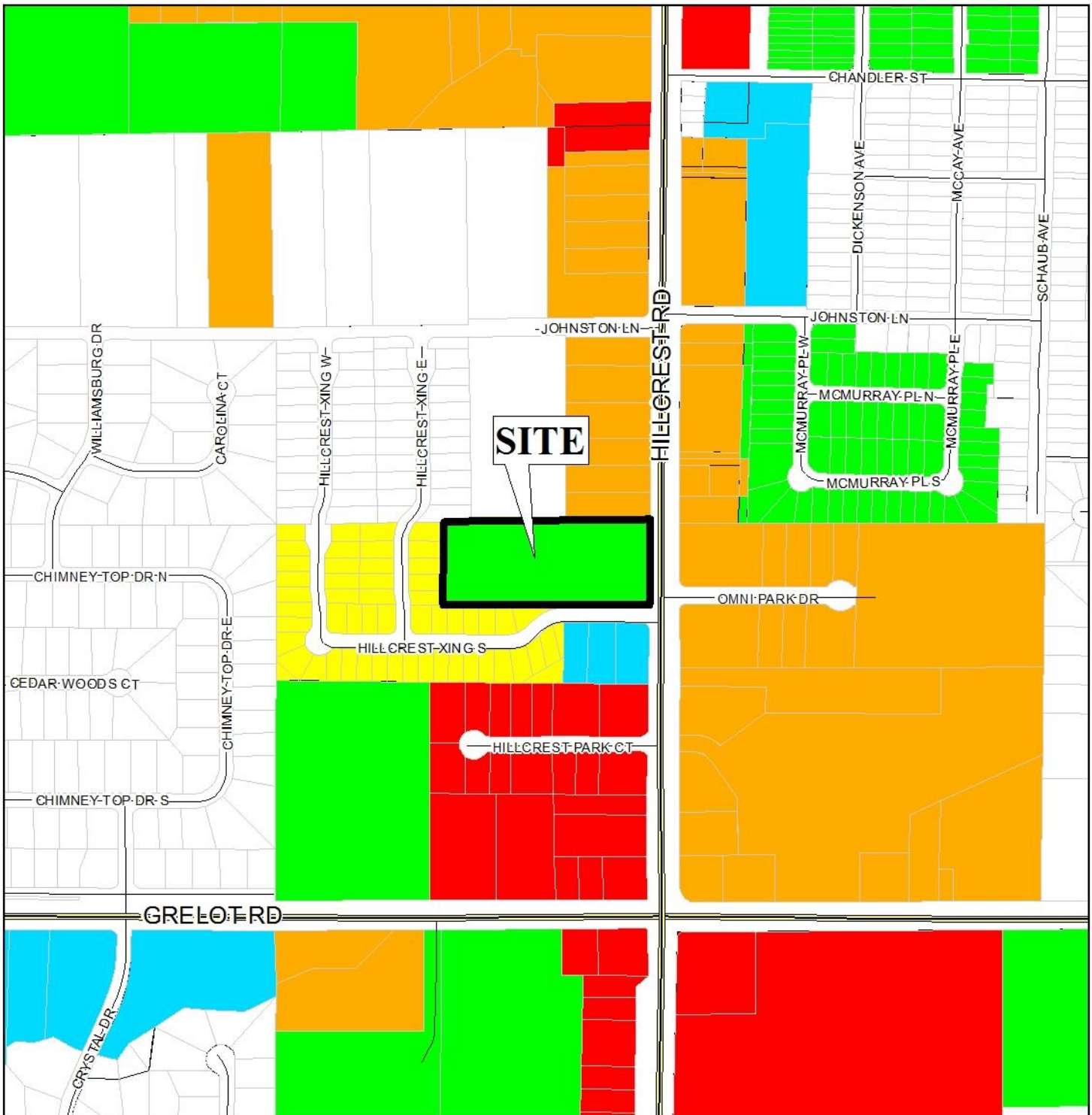
APPLICATION NUMBER 12 DATE August 18, 2016

APPLICANT Volunteers of America

REQUEST Planned Unit Development, Planning Approval



# LOCATOR ZONING MAP



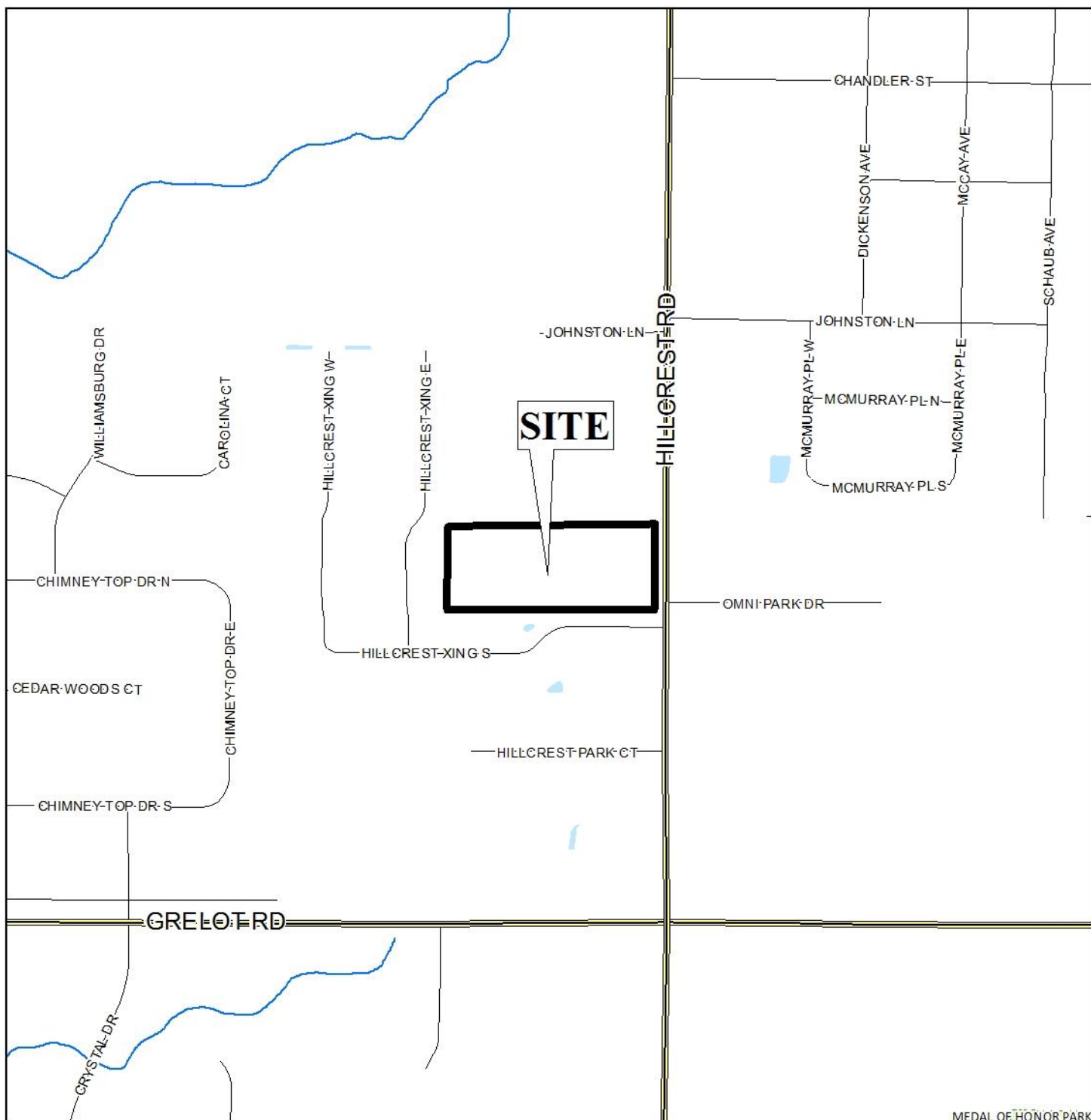
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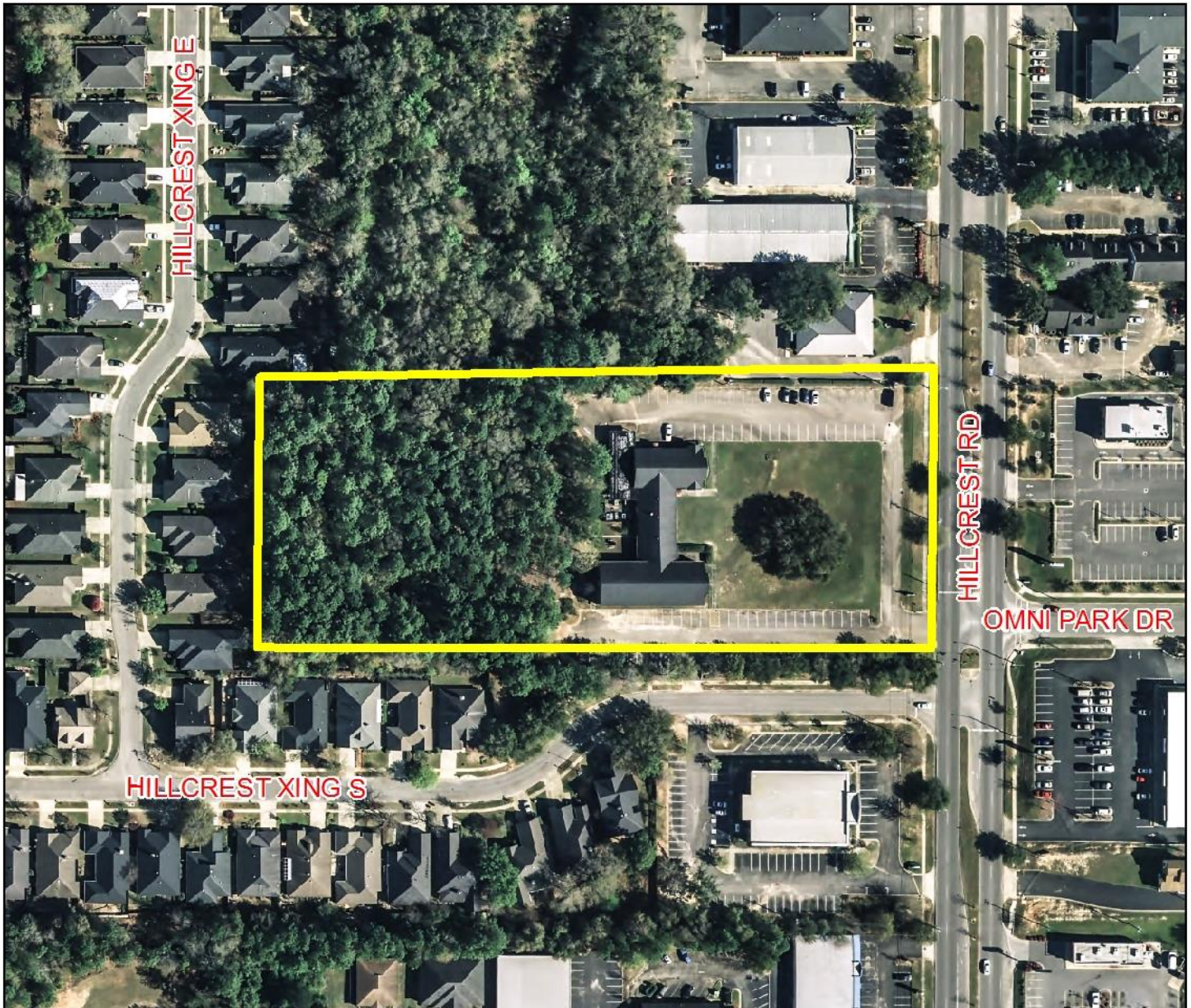
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# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the west, and commercial units to the east.

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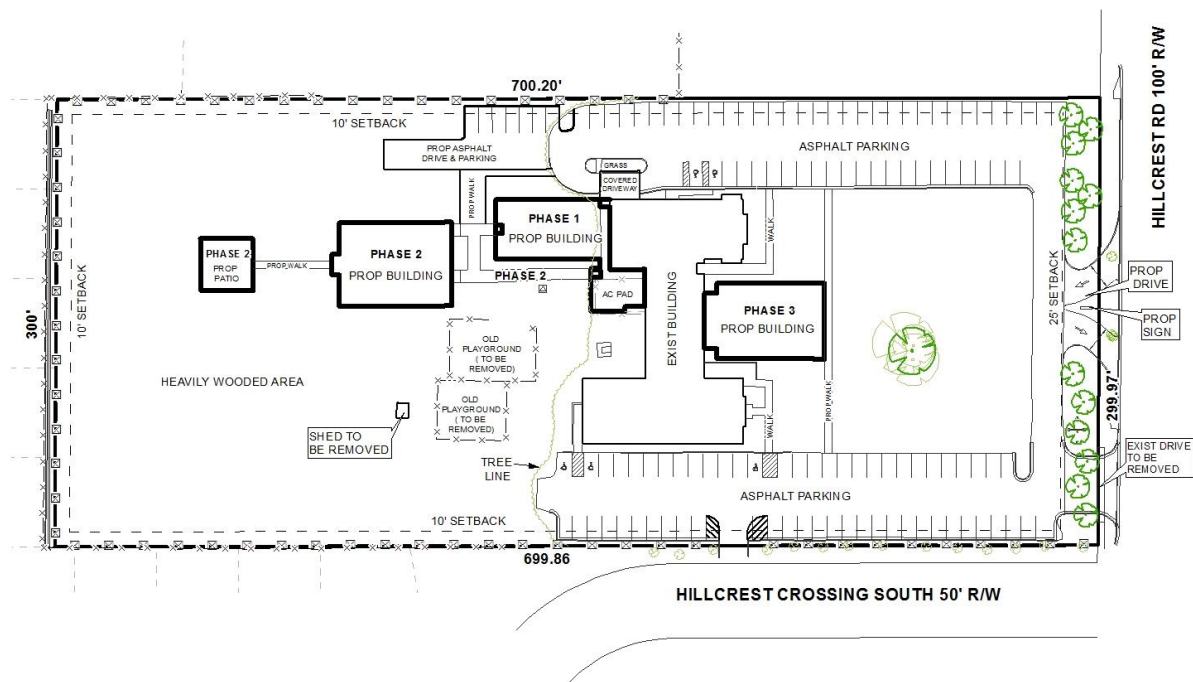
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NTS

SITE PLAN



The site illustrates the existing building, proposed buildings and phases, fences, setbacks, and parking.

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NTS