

**ZONING AMENDMENT,  
PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: April 19, 2007**

**DEVELOPMENT NAME**

Robert S. Moore

**SUBDIVISION NAME**

Robert Moore Park Subdivision

**LOCATION**

4213 Halls Mill Road  
(East side of Halls Mill Road, 185'+ North of Alden Drive).

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential District, and  
B-3, Community Business District

**PROPOSED ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lot / 16.6 + Acres

**CONTEMPLATED USE**

Subdivision Approval to create 1 lot, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single Family Residential, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow for general retail sales.

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. All storm water must tie to the City of Mobile storm drainage system. Show general detention location on PUD site plan application. Provide 100-year detention on site. Discharge from the detention pond will have to be conveyed to the earthen channel north of the existing storm drain running through the property north of proposed subdivision. Must comply with all storm water and flood control ordinances. 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**

Must comply with the following sections of the 2003 International Fire Code: 508.1 Where Required (Fire Hydrants); B105.1 Fire Flow Requirements; C103.1 Fire Hydrants Available; D103.4 Dead Ends.

**REMARKS**

The applicant is requesting Subdivision Approval to create 1 lot, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single Family Residential, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow for general retail sales. General retail sales are allowed by right in B-3, Community Business Districts.

This application is a partial holdover from the March 15, 2007 meeting of the Planning Commission. At that meeting, it was determined that additional information was needed regarding the PUD, and that an adjacent land-locked parcel (owned by the applicant) should be addressed by the application. The applicant submitted a new Subdivision application to include the land-locked parcel, and submitted an application to rezone the land-locked parcel to a commercial district. It appears that items # 1, 2, and part of 3 of the holdover conditions for the PUD, listed as follows, were not addressed in the revisions:

- 1) *provide clarification of the use;*
- 2) *justification for consideration of different parking ratios;*
- 3) *submit revised plans to reflect required dedication and compliance with minimum parking requirements; to be considered in conjunction with the subdivision and address access to the landlocked property to the East.*

As mentioned in the March 15th staff report, there are a few specific issues that require closer consideration. The first deals with a discrepancy between the uses as listed on the application and the use and parking data as shown on the plan submitted. The application states that the use is to be multiple tenant retail/office, however, information in the parking data calculations on the site plan indicate office and warehouse uses.

Based upon information on the site plan, the proposed new development will contain 14 office spaces containing 920 square feet each, located in eight separate buildings. Each building ranges in size from 1,600 to 4,000 square feet. The Parking Data table on the site plan then lists that there will be 13 "warehouse" units. Calculations by staff show that the proposed new

development will have a total building area of 24,890 square feet, and that 12,880 square feet of that will be dedicated to office uses. The remaining 12,010 square feet will be for “warehouse” space. It has been the policy of staff to consider “warehouse” areas less than the space allocated for office uses to be “storage” rather than true “warehouse” space, thus the storage area should have a parking ratio of 1 space per 300 square feet, rather than the warehouse ratio of 1 space per warehouse employee. Therefore, either the application should be revised to provide the necessary parking, or the application should be revised to change the office and warehouse area ratios to ensure that the warehouse areas total more than 50% of the building area.

Also it should be pointed out that Planned Unit Development approval is site plan specific. The site plan does not depict any stormwater detention on site, yet such detention will likely be required. If the provision of detention will result in an altered site plan, the site plan must be brought through the PUD approval process – if the current site plan is approved by the Planning Commission. However, the applicant may revise the site plan prior to approval of the PUD to provide for a detention area, so that reapplication may not be required just to accommodate a detention area.

## **RECOMMENDATION**

**Rezoning:** The rezoning request is recommended for Holdover until the May 17th meeting to accommodate revisions to the PUD.

**Planned Unit Development:** The PUD request is recommended for Holdover until May 17th, with revisions due to the Planning Section of Urban Development by April 24, to give the applicant time to address the following:

- 1) revision of the site plan to accommodate a parking ratio of 1 space per 300 square of new construction, or revision of the building programming to increase the ratio of “warehouse” area to “office” area;
- 2) revision of the site plan to comply with Engineering comments (The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. All storm water must tie to the City of Mobile storm drainage system. Show general detention location on PUD site plan application. Provide 100-year detention on site. Discharge from the detention pond will have to be conveyed to the earthen channel north of the existing storm drain running through the property north of proposed subdivision. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.); and
- 3) revision of the site plan to depict the 25-foot minimum building setback line from the right-of-way dedication area for the portion of the site that will accommodate new construction.

**Subdivision:** The Subdivision request is recommended for Holdover until May 17th, with revisions due to the Planning Section of Urban Development by April 24, to give the applicant time to address the following:

- 1) revision of the plat to depict the minimum building setback line across the entire Halls Mill Road frontage area, with accommodations made for the required dedication of right-of-way.

# LOCATOR MAP



APPLICATION NUMBER 13 & 14 & 15 DATE April 19, 2007

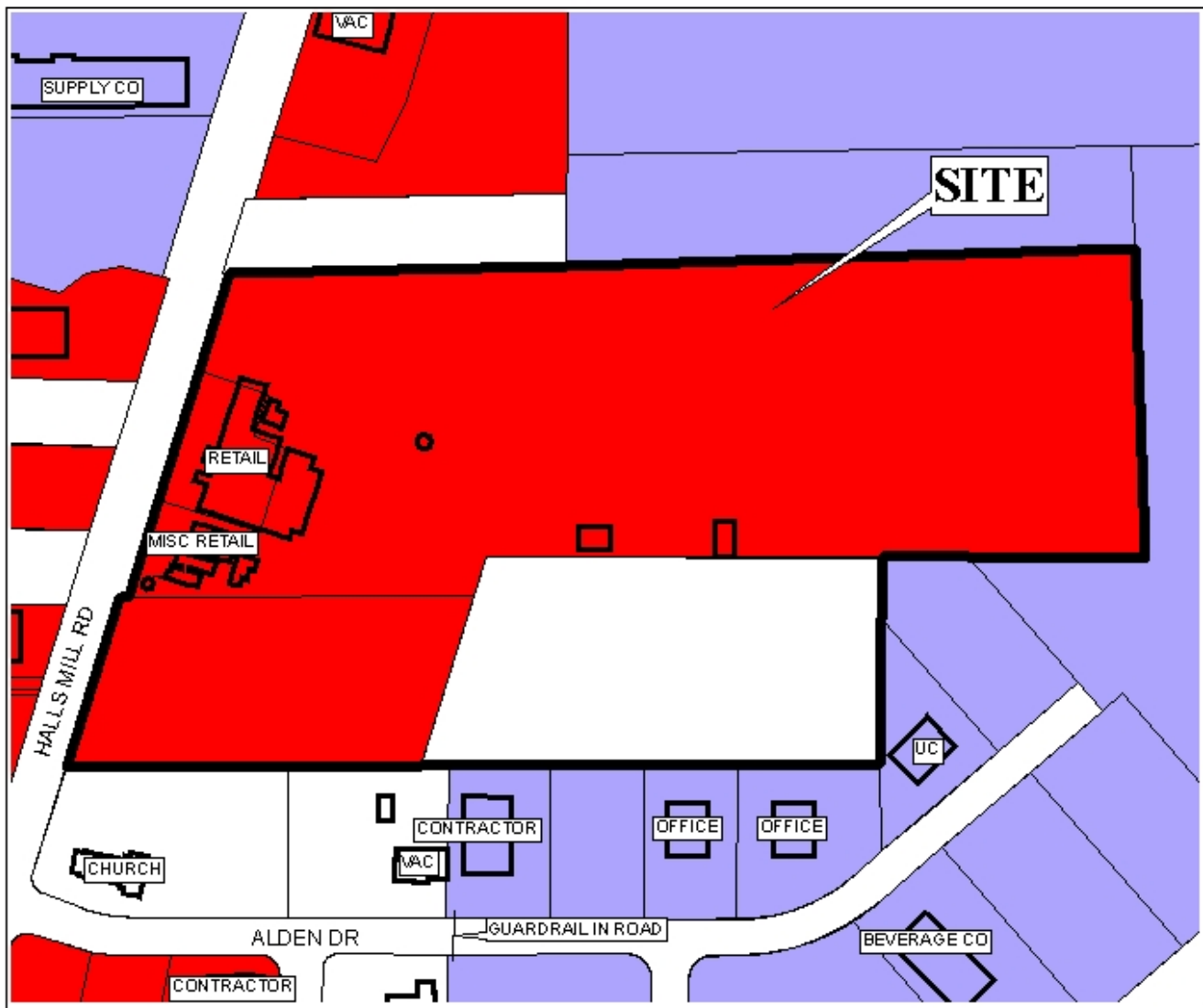
APPLICANT Robert S. Moore

REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 and B-3 to B-3



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

APPLICATION NUMBER 13 & 14 & 15 DATE April 19, 2007

APPLICANT Robert S. Moore

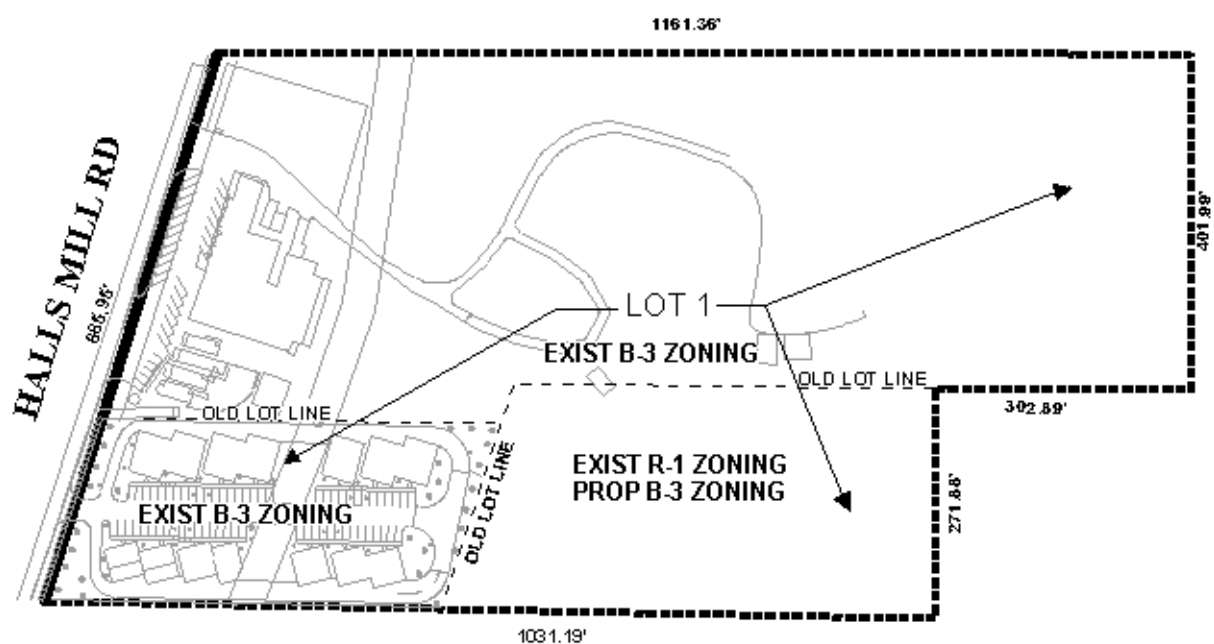
REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 and B-3 to B-3

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

## SUBDIVISION & ZONING DETAIL



APPLICATION NUMBER 13 & 14 & 15 DATE April 19, 2007

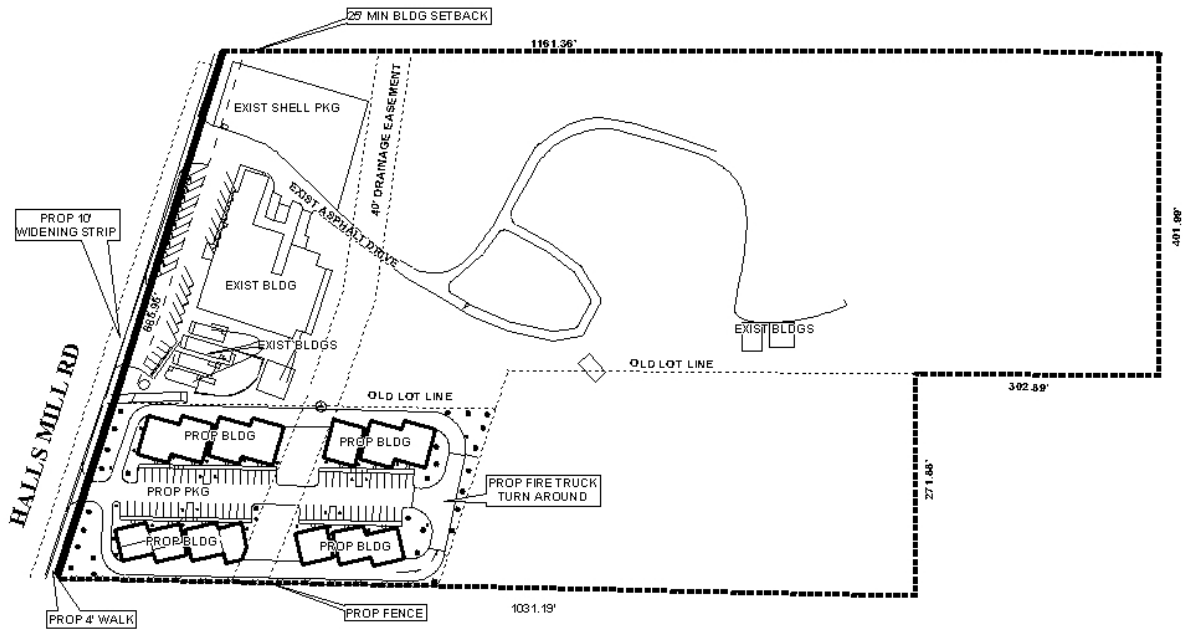
APPLICANT Robert S. Moore

REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 and B-3 to B-3



NTS

# SITE PLAN



The site plan illustrates the existing buildings, parking, proposed buildings, and proposed parking

APPLICATION NUMBER 13 & 14 & 15 DATE April 19, 2007

APPLICANT Robert S. Moore

REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 and B-3 to B-3



NTS