

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: August 8, 2013****DEVELOPMENT NAME**

BDI Rangeline Subdivision

SUBDIVISION NAME

BDI Rangeline Subdivision

LOCATION

Southeast corner of Rabbit Creek Drive and Rangeline Service Road.

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1 Lot / 3.4 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building and Subdivision approval to create 1 lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Fall 2013

**ENGINEERING
COMMENTS**

The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, north arrow, vicinity map, legend, existing ROW width, bearings and distances on all property lines) including the seal and signature of an Alabama Professional Land Surveyor.
2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department.
3. Provide a signature block for the City Engineer and the County Engineer.
4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
5. Add a note to the Plat that 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).

TRAFFIC ENGINEERING**COMMENTS**

Site shall be limited to one curb-cut, with 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**

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.

MAWSS Comments

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

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create a legal lot of record. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create one legal lot of record by combining three metes and bounds parcels, and creating a PUD allowing multiple buildings on a single building site. The applicant proposes to construct two buildings divided into 15' x 50' units which will be used primarily as a boat and RV storage facility with possible units to be used for small businesses. The applicant illustrates 21 units in one storage building and 28 units in the other.

The site is zoned B-5, Office-Distribution District; thus any units used for business purposes must be limited to businesses allowed in a B-5 district.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site fronts both Rabbit Creek Drive and the service road for Rangeline Road. Rabbit Creek Drive is a minor street and is not provided with curb and gutter, thus a 60 foot wide right-of-way is required. Rangeline Road is a major street as illustrated on the Major Street Component of the Comprehensive Master Plan with a 150-foot wide right-of-way required. The plat indicates that sufficient right-of-way is provided for each street; therefore, no dedication is required.

Access management is a concern, thus the site should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, ALDOT, and in conformance with AASHTO standards.

Regarding the proposed PUD the plan illustrates the proposed location of the boat and RV facility with possible units used for small businesses as well as the proposed landscaping. While the site has the required number of trees depicted it does not meet the required amount of frontage trees to comply with Tree and Landscaping requirements. Two additional frontage trees along Range Line Service Road are required.

The applicant states "Parking delineation is not illustrated since it is unknown as to which, if any, units will be used for business". However, a PUD is site plan specific and any storage unit that is converted into a business space will require an application to be made to the Planning Commission to provide adequate and accessible parking as needed. It should also be noted on the site plan that any units used for business purposes must be limited to businesses allowed in a B-5 district. Furthermore, according to section 65-6.A. of the Zoning Ordinance all vehicle parking lots containing twenty-five or more vehicle parking spaces shall provide uniform parking lot lighting during all hours of operation from dusk until dawn and that a lighting plan be provided.

The site appears to have utility easements that run from East to West throughout the proposed development and no construction of structures (i.e buildings) should be built within the easement.

A dumpster is depicted on the site plan. However, revisions should be made to clearly indicate the dumpster is enclosed on all three sides within a wooden or brick enclosure of at least 6 feet, but not to exceed 8 feet in height and that it will be connected to sanitary and sewer.

A sidewalk will be required for the proposed development, thus the site plan should be revised to depict a sidewalk along all street frontages, or an application for a sidewalk waiver should be submitted.

Revisions should be made to the PUD site plan and plat correcting the spelling of Rangeline Road to illustrate "Rangeline" as one word.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for tentative approval subject to the following conditions:

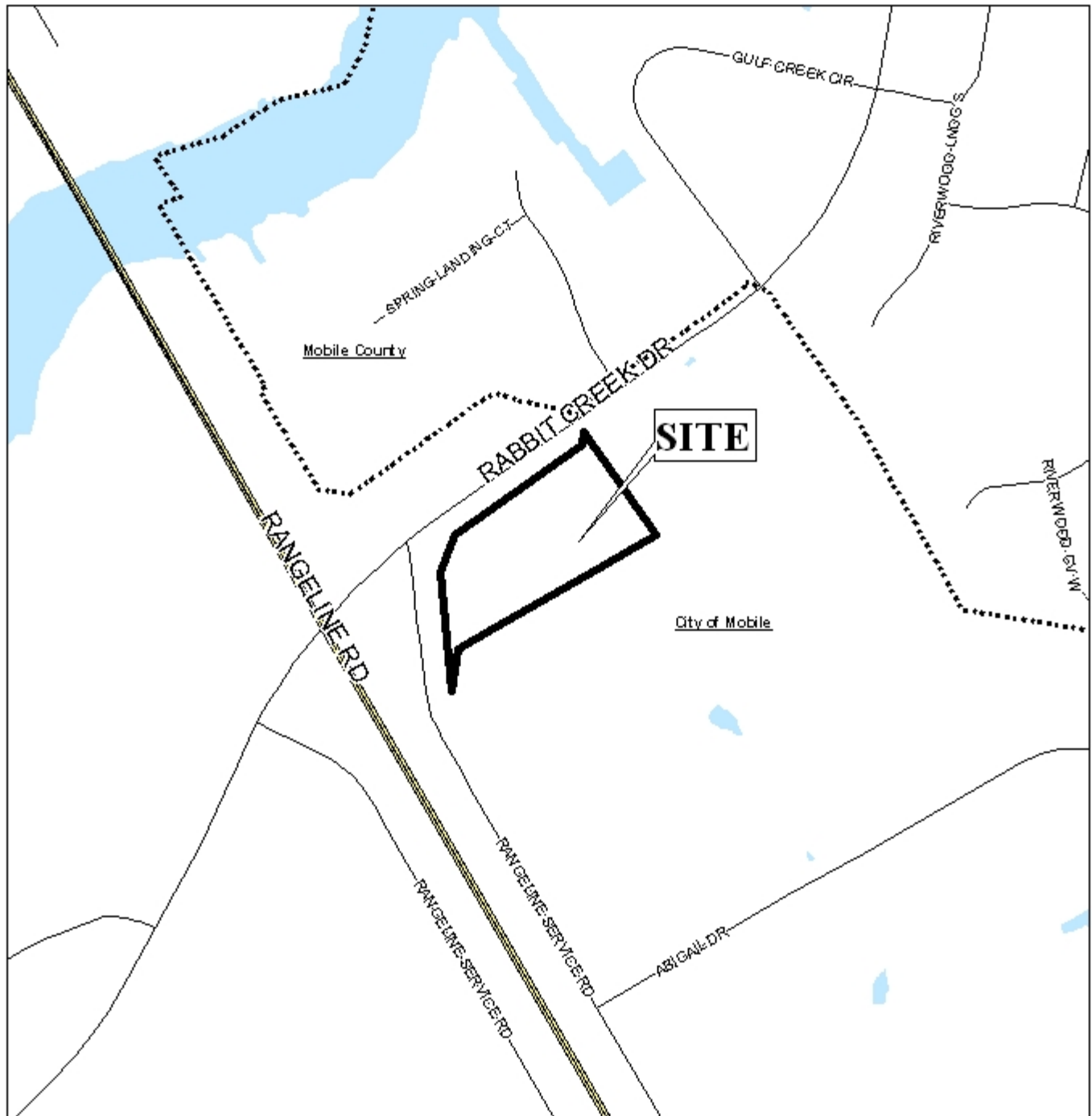
- 1) placement of note on final plat stating that the lot is limited to (1) curb cut to Rabbit Creek Drive with the size, design and location of all curb-cuts to be approved by Traffic Engineering, ALDOT and conform to AASHTO standards;
- 2) labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat displaying the information;
- 3) correction to the spelling of the street name on the preliminary plat;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, north arrow, vicinity map, legend, existing ROW width, bearings and distances on all property lines) including the seal and signature of an Alabama Professional Land Surveyor. 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Provide a signature block for the City Engineer and the County Engineer. 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5. Add a note to the Plat that 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).*).
- 5) submission of revised PUD site plan prior to the signing of the Final Plat;
- 6) completion of the subdivision process prior to any request for permits.

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

- 1) placement of two additional frontage trees located on the western portion of the property along Rangeline Service Road to comply with the tree and landscape requirements of the Zoning Ordinance;
- 2) placement of a note on site plan stating that no structures shall be built within the utility easement;
- 3) placement of a note on site plan to indicate the dumpster will be enclosed on all three sides and the type of enclosure materials;
- 4) placement of a note on site plan indicating that a new PUD application will be made to Planning Commission for the use of a storage unit for a business space;
- 5) placement of a note on site plan stating accessible parking will be provided as needed;

- 6) placement of a note on the site plan stating any units used for business purposes should be limited to business allowed in a B-5 district;
- 7) provision of a site plan at time of land disturbance depicting compliance with section 65-6.A. of the Zoning Ordinance regarding parking lot lighting and exterior lighting fixtures (not to exceed a 0.2 foot candle);
- 8) provision of a revised PUD site plan prior to the signing of the Final Plat;
- 9) full compliance with all other municipal codes and ordinances.
- 10) Revision of the site plan to depict a sidewalk, or submissions of an application for a sidewalk waiver.

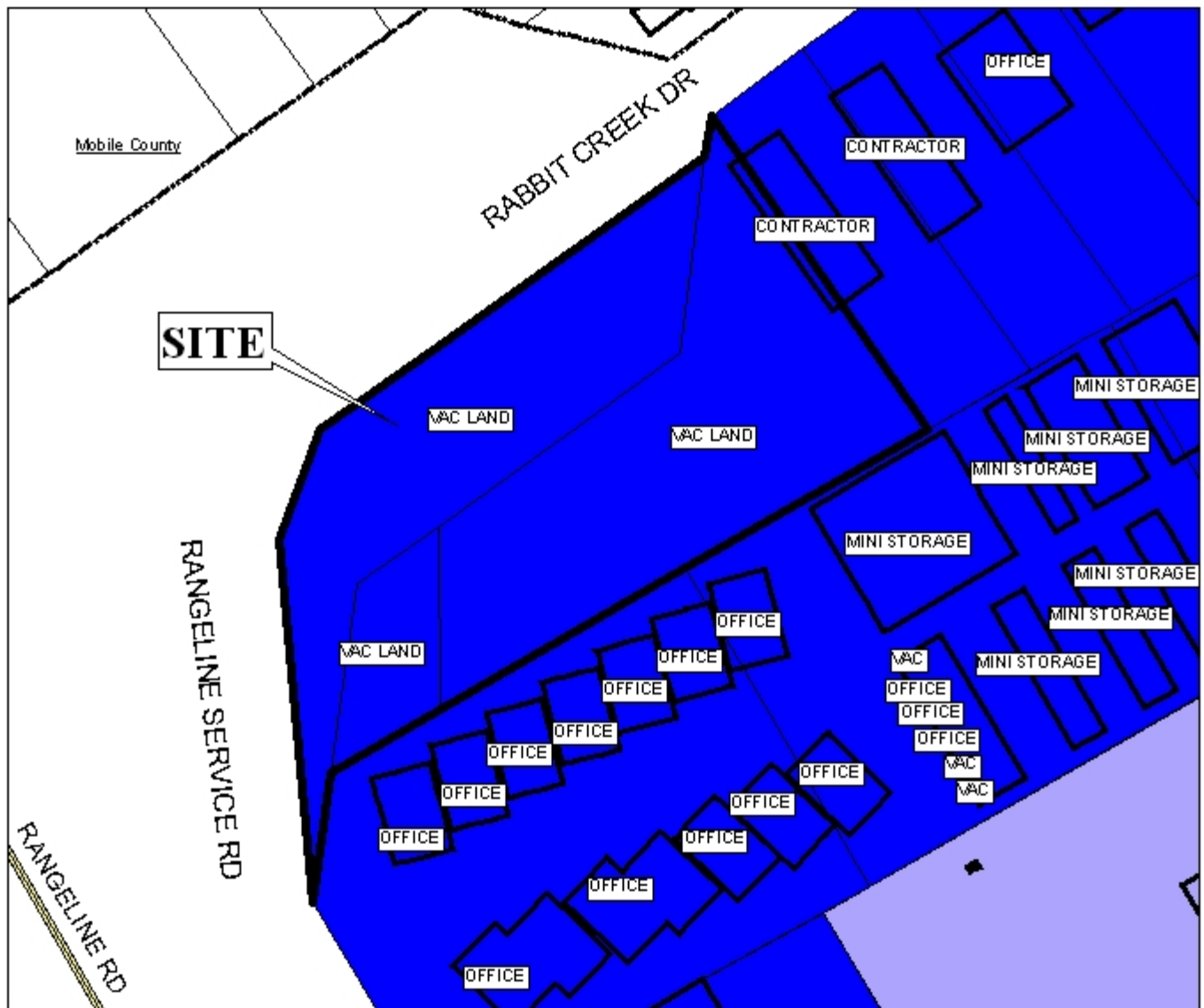
LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE August 8, 2013
APPLICANT BDI Rangeline Subdivision
REQUEST Subdivision, Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

APPLICATION NUMBER 13 & 14 DATE August 8, 2013
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 REQUEST Subdivision, Planned Unit Development

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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

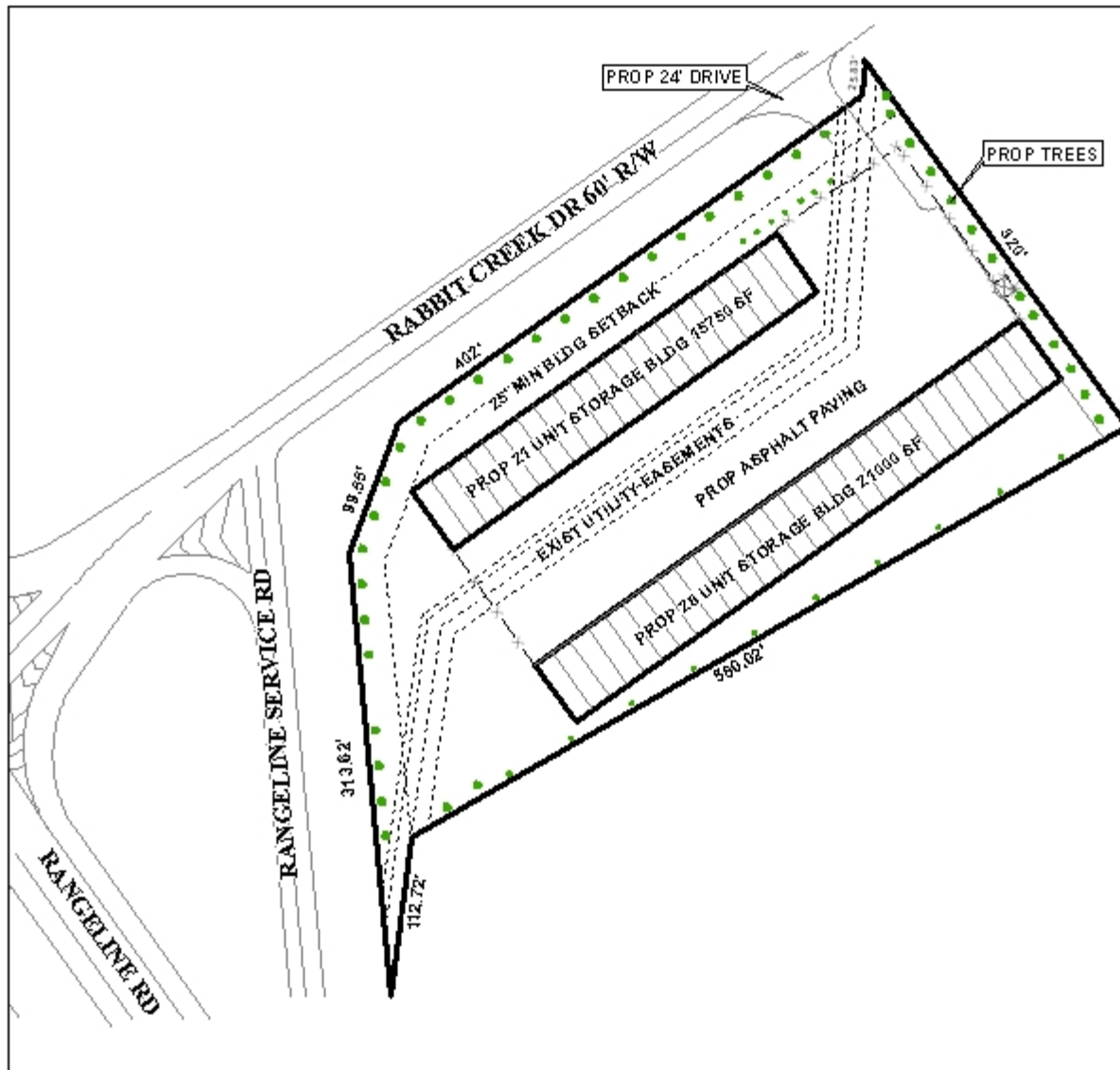


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SITE PLAN



The site plan illustrates the proposed RV storage facility.

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N

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