

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 15, 2014****DEVELOPMENT NAME**

L.C. Miller Subdivision

SUBDIVISION NAME

L.C. Miller Subdivision

LOCATION7900 & 7908 Airport Boulevard
(North side of Airport Boulevard, 560'± West of
Schillinger Road South)**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY2 Lots / 3.4 ± acres (Subdivision)
1 Lot / 3.1 ± acres (PUD)**CONTEMPLATED USE**Planned Unit Development Approval to allow multiple
buildings on a single building site, and Subdivision approval to create 2 lots.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**Subdivision:** The following comments should be addressed prior to acceptance and signature by the City Engineer:

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - # 75) the LOTS will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- C. 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.
- D. Label the POB on the Plat.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Traffic Engineer.

- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- I. Remove the County Engineer's signature block note from the Plat (located above the Mobile City Planning signature block).
- J. Correct the Mobile City Planning signature block to read "Planning Commission" instead of "Planning".

Planned Unit Development:

- 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application 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.
- 4. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters:
 - i. 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System)

TRAFFIC ENGINEERING**COMMENTS**

Any redevelopment of the Lot 1 will require modifications to existing two curb cuts to limit the site to only one curb cut along Airport Blvd, 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.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create 2 lots. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create two lots out of two existing parcels, and to create a Planned Unit Development for one of the lots that contains multiple buildings. The sites are developed, and the applications are due to a condition of building permit approval placed upon the western-most property when the existing modular building, destroyed by a fire, was recently replaced.

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 sites are zoned B-3, Community Business District, thus the existing uses are allowed by right.

The sites front onto Airport Boulevard, a proposed major street with an adequate right-of-way: no dedication will be required.

As each proposed lot is already developed, they should be limited to their existing curb-cuts (two curb-cuts for Lot 1, and one curb-cut for Lot 2). However, upon redevelopment of Lot 1, the lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform to AASHTO standards.

It should be noted that Lot 1 is an oddly shaped lot, with a $628 \pm$ foot long “flag” extending from the “pole” portion of the lot. As this is the current configuration of the existing parcel, Section V.D.1. of the Subdivision Regulations should be waived. However, a note should be placed on the final plat stating that there shall be no future subdivision of Lot 1 until such time as additional frontage on a public street is provided.

Regarding the PUD request, Lot 1 is already developed with an auto sales business. The modular office building was recently replaced due to a fire. The only new construction associated with the building replacement is the provision of a front porch and an accessible ramp. The existing garage structure and portable carport are to remain in their respective locations.

The site is covered primarily in gravel, however, there is a large area to the west that is surfaced in what appears to be grass (staff cannot determine if gravel ever existing in this area). As the existing surfacing is a non-conforming situation existing prior to annexation into the City, there should be no requirement to provide asphalt or concrete paving, with the only exception being as it relates to accessible parking. The applicant should be required to provide one van accessible parking space with access aisle, paved in asphalt or concrete, and connected by a compliant paved surface to the accessible ramp.

Otherwise, no improvements are proposed for the non-compliant site: no trees or landscape improvements are proposed, nor are any lighting or parking area improvements indicated. It should be noted that full compliance with all aspects of the Zoning Ordinance will be required if the site is redeveloped.

It should be noted that it appears that the freestanding sign for the auto sales business is located within the right-of-way of Airport Boulevard. The sign should be relocated, with the appropriate sign permit, to be on private property, setback at least 18 inches from the right-of-way.

A dumpster is depicted on the site plan and is visible in 2010 aerial photos. Staff cannot determine if the dumpster existed prior to 2010. If any additional dumpsters are added to the site, they must be placed in compliance with the current requirements of Section 64-4.D.9. of the Zoning Ordinance.

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, and with a waiver of Section V.D.1. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer:* A. Add a note to the *SUBDIVISION PLAT* stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the *SUBDIVISION PLAT*

stating that as shown on the 1984 aerial photo (FLIGHT 16 - # 75) the LOTS will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Label the POB on the Plat. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Traffic Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Remove the County Engineer's signature block note from the Plat (located above the Mobile City Planning signature block. J. Correct the Mobile City Planning signature block to read "Planning Commission" instead of "Planning".)

- 2) *Compliance with Traffic Engineering comments (Any redevelopment of the Lot 1 will require modifications to existing two curb cuts to limit the site to only one curb cut along Airport Blvd, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) *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).);*
- 4) *Compliance with Fire 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.);*
- 5) *Placement of a note on the final plat stating that Lot 1 is limited to two existing curb-cuts until such time that it is redeveloped, then it shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) *Placement of a note on the final plat stating that Lot 2 is limited to one existing curb-cut, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 7) *Placement of a note on the final plat stating that there shall be no future subdivision of Lot 1 until additional frontage on a public street is provided;*
- 8) *Submission of two copies of the revised PUD site plan prior to the signing of the final plat; and*
- 9) *Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*

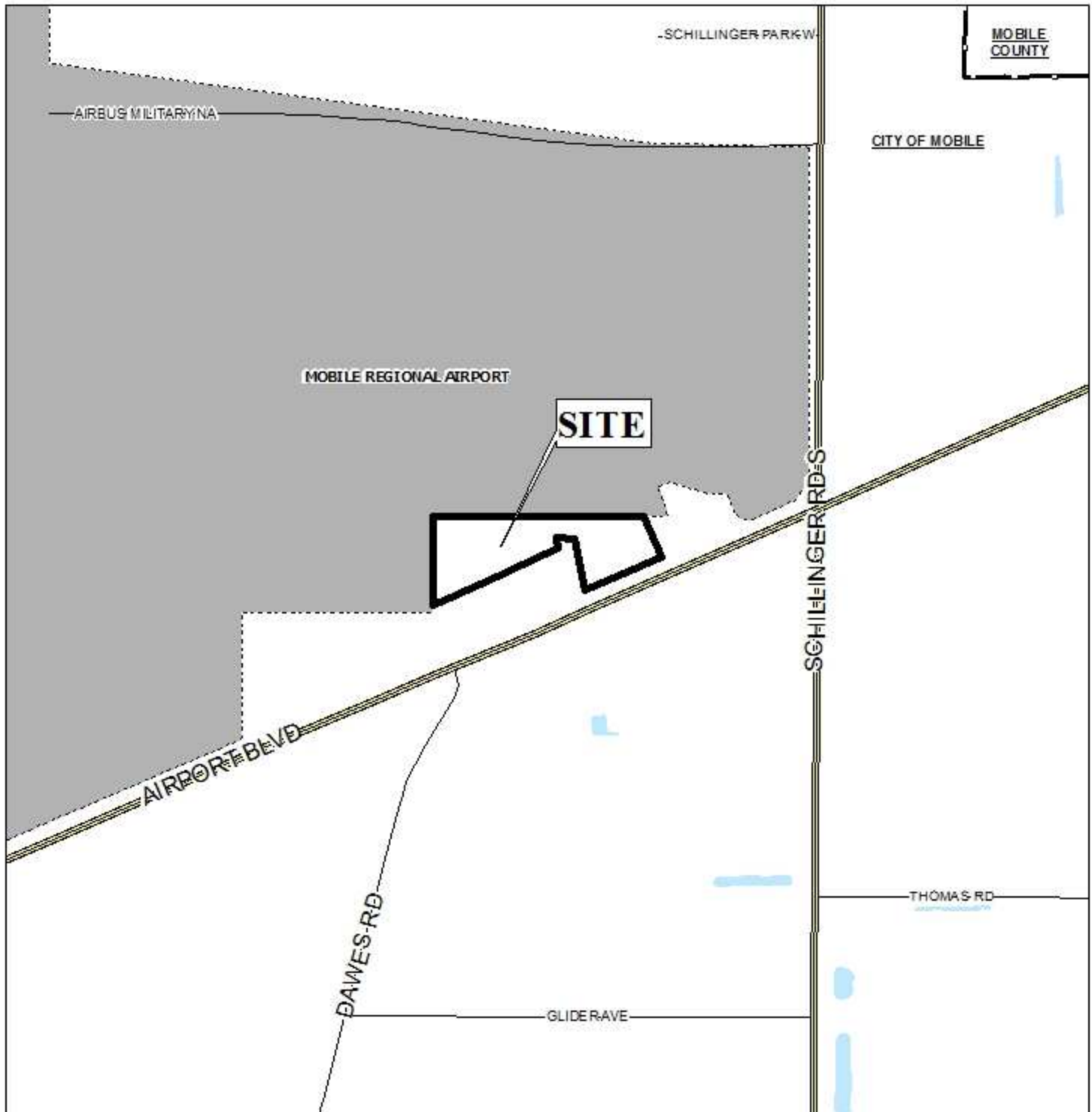
Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) *Compliance with Engineering comments (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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application 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. 4. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System))

- 2) Compliance with Traffic Engineering comments (*Any redevelopment of the Lot 1 will require modifications to existing two curb cuts to limit the site to only one curb cut along Airport Blvd, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
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- 4) Compliance with Fire 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.*);
- 5) Placement of a note on the site plan stating that Lot 1 is limited to two existing curb-cuts until such time that it is redeveloped, then it shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Placement of a note on the site plan stating that there shall be no future subdivision of Lot 1 until additional frontage on a public street is provided;
- 7) Provision of one van accessible parking space and access aisle, paved in asphalt or concrete, next to the proposed accessible ramp into the office, with appropriate signage, by obtaining a land disturbance permit prior to the signing of the final plat;
- 8) Relocation of the existing freestanding sign to be located a minimum of 18 inches inside the right-of-way line, on private property, including the obtaining of a sign permit prior to the signing of the final plat;
- 9) Submission of two copies of the revised PUD site plan prior to the signing of the final plat; and
- 10) Placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



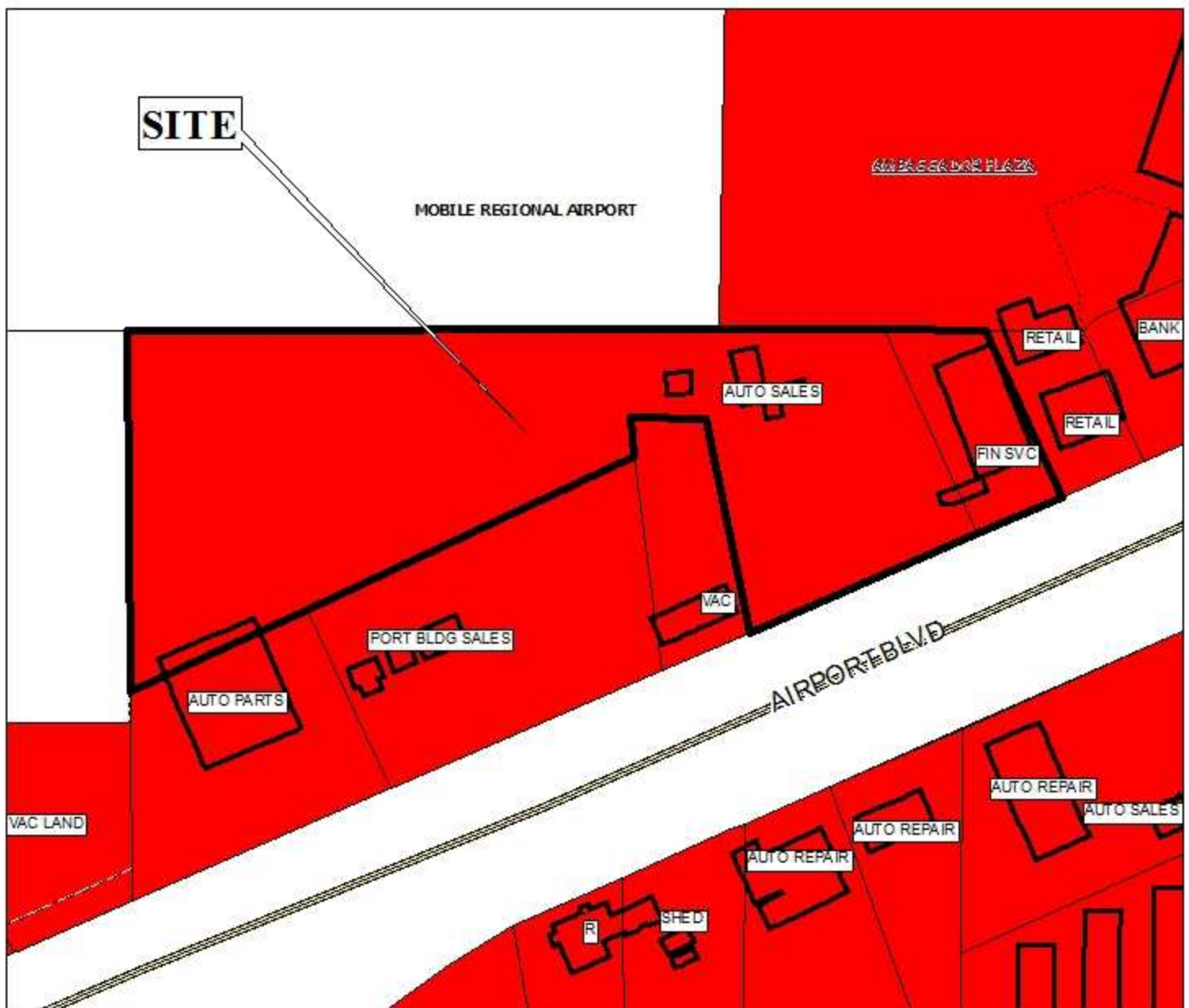
APPLICATION NUMBER 13 & 14 DATE May 15, 2014

APPLICANT L.C. Miller Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



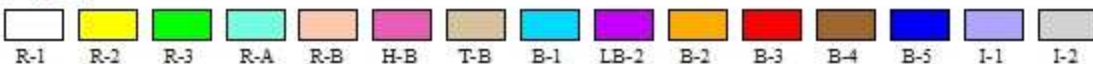
The site is surrounded by commercial units. Mobile Regional Airport is located north of the site.

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LEGEND



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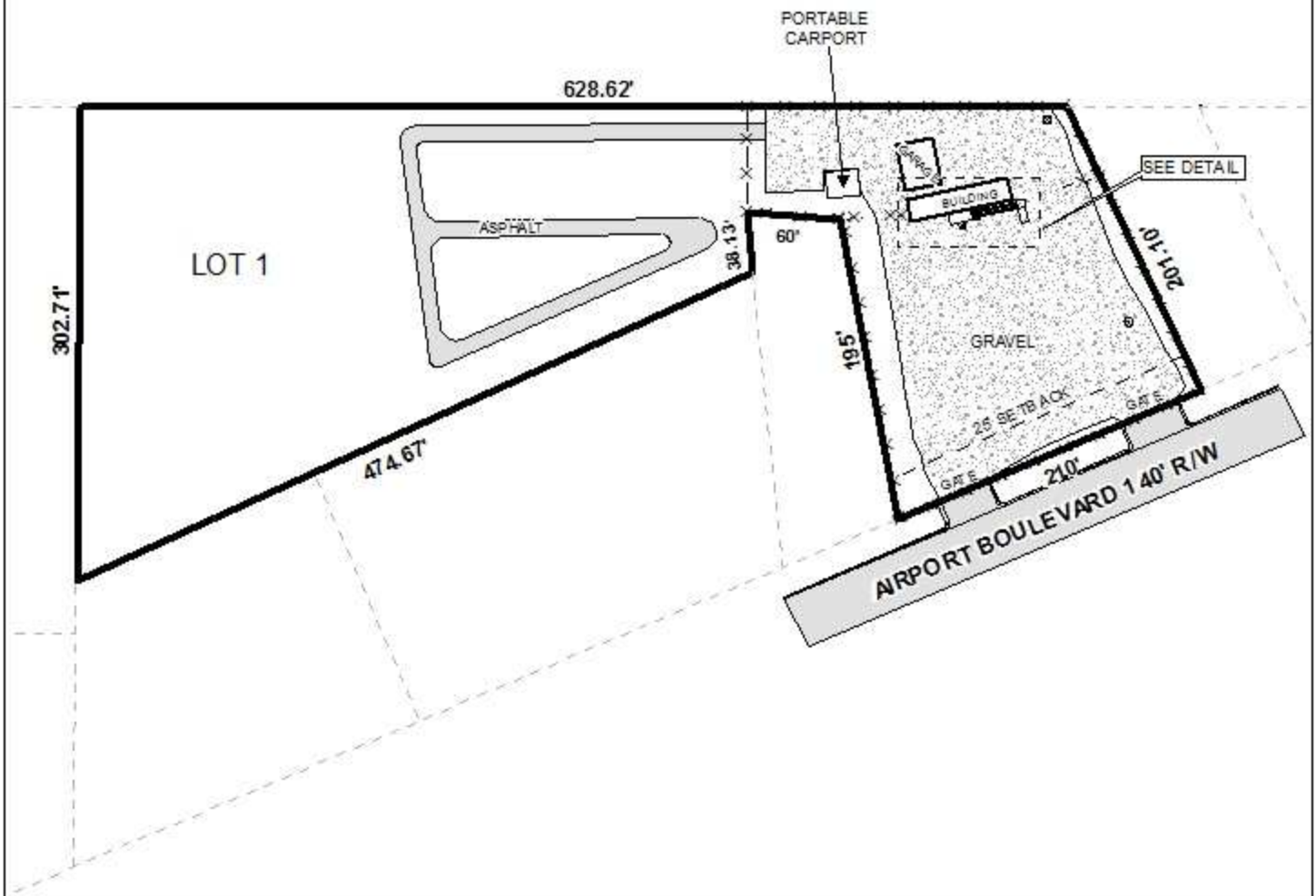
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SITE PLAN



The site plan illustrates the existing buildings, and setback.

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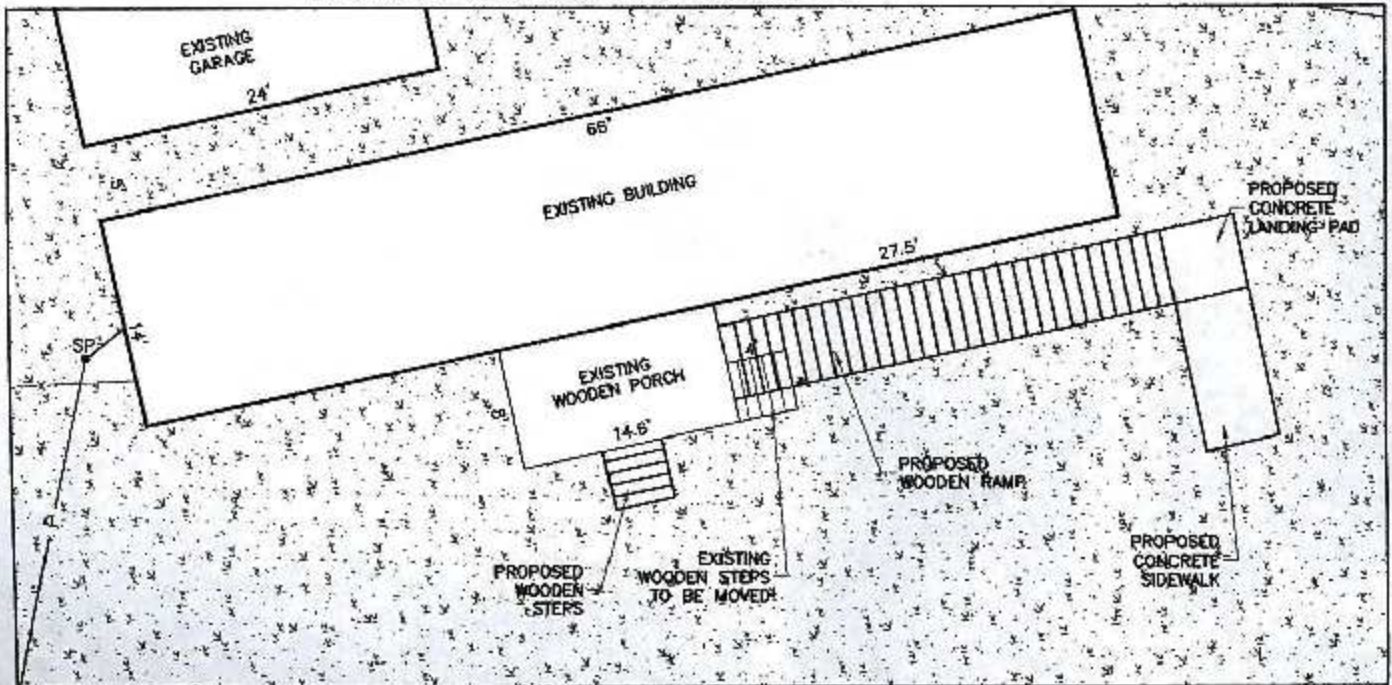
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DETAIL SITE PLAN

DETAIL OF PROPOSED IMPROVEMENTS



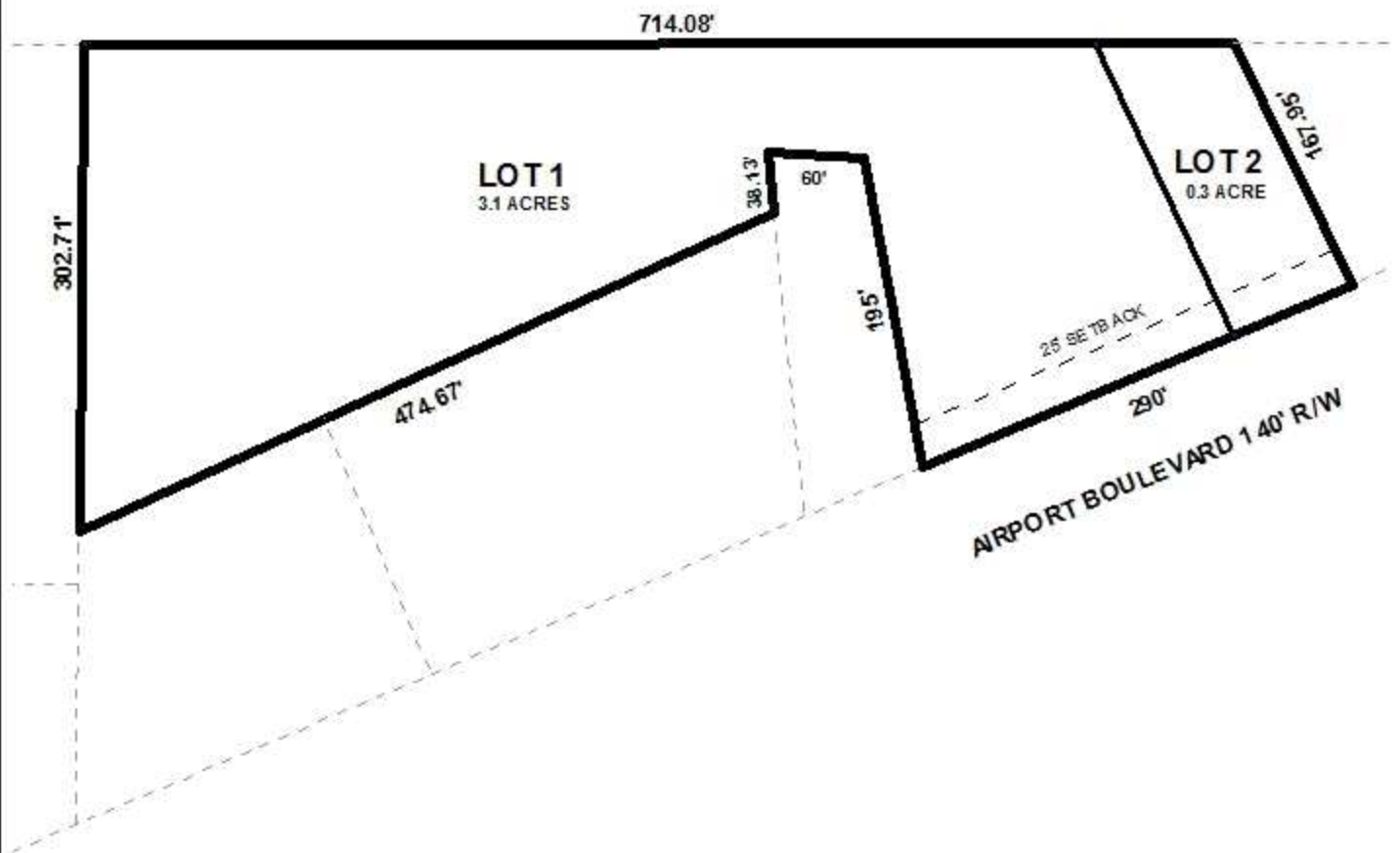
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DETAIL SITE PLAN



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