

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****August 7, 2014**

<u>DEVELOPMENT NAME</u>	Twister 303 Subdivision
<u>SUBDIVISION NAME</u>	Twister 303 Subdivision
<u>LOCATION</u>	(Southeast corner of University Boulevard and Overlook Road).
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>AREA OF PROPERTY</u>	5 Lots / 14.3 ± acres (Subdivision) 5 Lots / 14.3 ± acres (Planned Unit Development)
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow shared access and parking across multiple lots and multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.

ENGINEERING**COMMENTS**

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide and label the monument set or found at each subdivision corner.
- B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

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. 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 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.
4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

The overall site is limited to a total of three curb cuts to University Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed Lot 1 is denied access to both University Boulevard and Overlook Road. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by the City. Development is contingent upon completion of off-site improvements, as indicated in the study. These improvements include, but are not limited to the installation of a traffic signal at the proposed southern driveway, restriping a dedicated southbound left turn lane, and right turn lane construction for each site driveway.

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 requesting Planned Unit Development approval to allow shared access and parking across multiple lots and multiple buildings on a single building site and Subdivision approval to create 5 legal lots of record from two metes-and-bounds parcels.

This site was heard by Planning Commission at its June 5, 2014 meeting for a rezoning request from R-3, Multi-Family Residential District, to B-2, Neighborhood Business District. The City Council has since voted on the amendment and the rezoning request has been approved.

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 must be approved 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.

It should be noted when the Subdivision and PUD applications were initially submitted they were proposed as a 6-lot subdivision and PUD. In the process of staff writing the report, revised preliminary plats and site plans were submitted on Monday, July 28, 2014 proposing a 5-lot development. Thus changes to the agenda and report have been made.

The site's primary frontage is along North University Boulevard, a major street with a proposed right-of-way width of 100 feet, as shown on the Major Street Plan Component of the Comprehensive Plan. The site plan depicts an existing right-of-way width of 110 feet on North University Boulevard; thus, no dedication would be required. The site also has a small amount of frontage along Overlook Road, a minor street with curb and gutter. The current site plan illustrates the right-of-way width as variable; therefore the dedication of any necessary right-of-way to provide 25 feet from the centerline of Overlook Road may be required if the right-of-way is less than 50' in width.

The lots, as proposed, will meet the minimum requirements of the Subdivision Regulations. The lot sizes, in square feet and acres, are shown on the preliminary plat and should be retained on the Final Plat, if approved. It should be noted that there appear to be slight differences in lot sizes labeled on the site plan verses the preliminary plat.

Access management is a concern, thus a note should be placed on the Final Plat stating the site should be limited to a total of 3 curb-cuts to North University Boulevard with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards. Access to Overlook Road should be denied.

The 25' minimum building setback line is indicated on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted there is a discrepancy between the subdivision plat and the PUD site plan. The preliminary plat depicts a 25' minimum building setback line whereas the site plan depicts a 50' minimum building setback line. Also, the 50' minimum building setback line as indicated on the site plan measures to be approximately 20'. A revised site plan should be submitted to depict a minimum 25' building setback line and address the inconsistency between the preliminary plat and the site plan.

The applicant has submitted a site plan illustrating the placement of the parking spaces, proposed buildings, dumpsters, and existing trees; however no tree and landscaping calculations have been provided. The site plan should be revised to depict the lot sizes in square feet and acres, provide the frontage and total landscaping calculations, and the total number of frontage trees and perimeter trees. A minimum of 128 trees, to include: 44 frontage trees, 65 perimeter trees, and 19 parking trees will be required. A revised site plan will be required prior to issuance of any permits for the site, and prior to the signing of the Final Plat.

The site plan depicts 60,309 ± square feet of building footprint and a total of 365 parking spaces for the entire site. The site plan separates the parking spaces for each proposed lot; it appears that lots 1-3 and 5 will have sufficient parking for uses requiring a 1/100 square foot parking ratio, while lot 4 will have sufficient parking for uses requiring a 1/300 square foot ratio.

All on-site parking spaces must be a minimum of 9' x 18', including accessible parking spaces. Furthermore, all accessible parking spaces and associated access aisles must comply with the 2009 International Building Code (IBC) and ANSI 117.1.

The proposed Lot 4 is a retail grocery store with a drive-thru pharmacy and ancillary gas station. Section 64-4.F.2 of the Zoning Ordinance addresses design standards for drive-thru business. All queuing spaces must be 9 feet wide by 20 feet long. Each drive-thru lane must provide a minimum of 3 queuing spaces from the street right-of-way to the service window. The site plan illustrates the pharmacy service window but does not illustrate queuing spaces. Also, it appears that drive throughs may be proposed for each of the other lots, however, there are no labels to confirm this. A revised site plan illustrating the location of the service window and queuing spaces will be required.

The site plan fails to illustrate the location of proposed freestanding signage. While each lot will be a separate legal lot of record it is not known if each lot will be for a single or multi-tenant building. If the applicants wish to deviate from the standard sign allowance, sign information must be included with the site plan requesting the total number of signs for each business and illustrating the locations of the signs. All proposed signage must be depicted on the site plan. The applicant(s) have stated that "the developer shall determine at a later time what the specific tenant and use of each of the outparcels will be". The applicant(s) should be aware that the submission of a PUD application to amend the previous PUD will be required for any changes made to the site plan once approved by the Planning Commission.

It should be noted, lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a photometric plan will be required at the time of submittal for a building permit.

Dumpsters are depicted on the site plan and do appear to be enclosed on all three sides. However, there is no indication that the dumpster will be connected to sanitary sewer. Site plans submitted for permitting should be revised to indicate if the dumpsters will be connected to sanitary sewer. It should also be noted, when submitting for a building permit, detailed plans

illustrating the dumpster within a wooden or brick enclosure of at least 6 feet, but not to exceed 8 feet, in height will be required.

The site is adjacent to residentially zoned property and thus requires a protective buffer as referenced in Section 64-4.D.1 of the Zoning Ordinance. The site plan depicts a 10' building setback line that is located along the entire site, as well as a 6' wooden privacy fence that is along most of the perimeter where the site abuts residential properties.

The detention pond/ common area is depicted on both the preliminary plat and site plan. A note is placed on both the site plan and the Final Plat stating that maintenance of this area will be the responsibility of the property owners.

A sidewalk is depicted on the site plan along Overlook Road and North University Boulevard and should be constructed as proposed.

Utility easements, drainage easements, and access easements are depicted on the preliminary plat. Per section IV.C.2.h of the Subdivision Regulations, a note should be placed on the Final Plat stating no structures shall be constructed or placed in any utility or drainage easements.

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

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

- 1) revise the site plan to depict the same lot sizes in square feet and acres to coincide with the lot sizes on the preliminary plat;
- 2) revise the site plan to accurately depict the 25' minimum building setback line to coincide with the preliminary plat;
- 3) placement of a note on the site plan stating the site is limited to a total of 3 curb-cuts North University Boulevard with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 4) placement of a note on the site plan stating that the site is denied access to Overlook Road;
- 5) retention of the labeling of the right-of-way width of North University Boulevard;
- 6) dedication to provide 25' from the centerline of Overlook Road if the right-of-way is less than 50' in width;
- 7) labeling of the right-of-way width of Overlook Road;
- 8) revise the site plan to provide the landscaping frontage and total landscaping calculations;
- 9) revise the site plan to depict frontage trees and perimeter trees;
- 10) revise the site plan to illustrate the location of the service window and queuing spaces for all proposed or anticipated drive-throughs;
- 11) retention of dumpsters on the site plan;

- 12) placement of a note on the site plan stating dumpsters will be enclosed on all three sides and connected to sanitary sewer;
- 13) revise the site plan to depict the location of wall and freestanding signage for the site;
- 14) placement of a note on the site plan stating no structures shall be placed in any utility or drainage easements;
- 15) retention of the note on the site plan stating that the maintenance of the detention pond/ common area will be the responsibility of the property owners;
- 16) retention of the sidewalk along Overlook Road and North University Boulevard;
- 17) retention of the 10' building setback line and 6' wooden privacy fence where the site abuts residential property;
- 18) submission of a photometric plan at the time of submittal for building permits;
- 19) retention of the 25' wide drive aisles as depicted on the site plan;
- 20) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 21) 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. 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 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. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters."*;
- 22) compliance with Traffic Engineering comments: *"The overall site is limited to a total of three curb cuts to University Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed Lot 1 is denied access to both University Boulevard and Overlook Road. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by the City. Development is contingent upon completion of off-site improvements, as indicated in the study. These improvements include, but are not limited to the installation of a traffic signal at the proposed southern driveway, restriping a dedicated southbound left turn lane, and right turn lane construction for each site driveway."*;

- 23) 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).”*;
- 24) 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.”*; and
- 25) full compliance with all other municipal codes and ordinances.

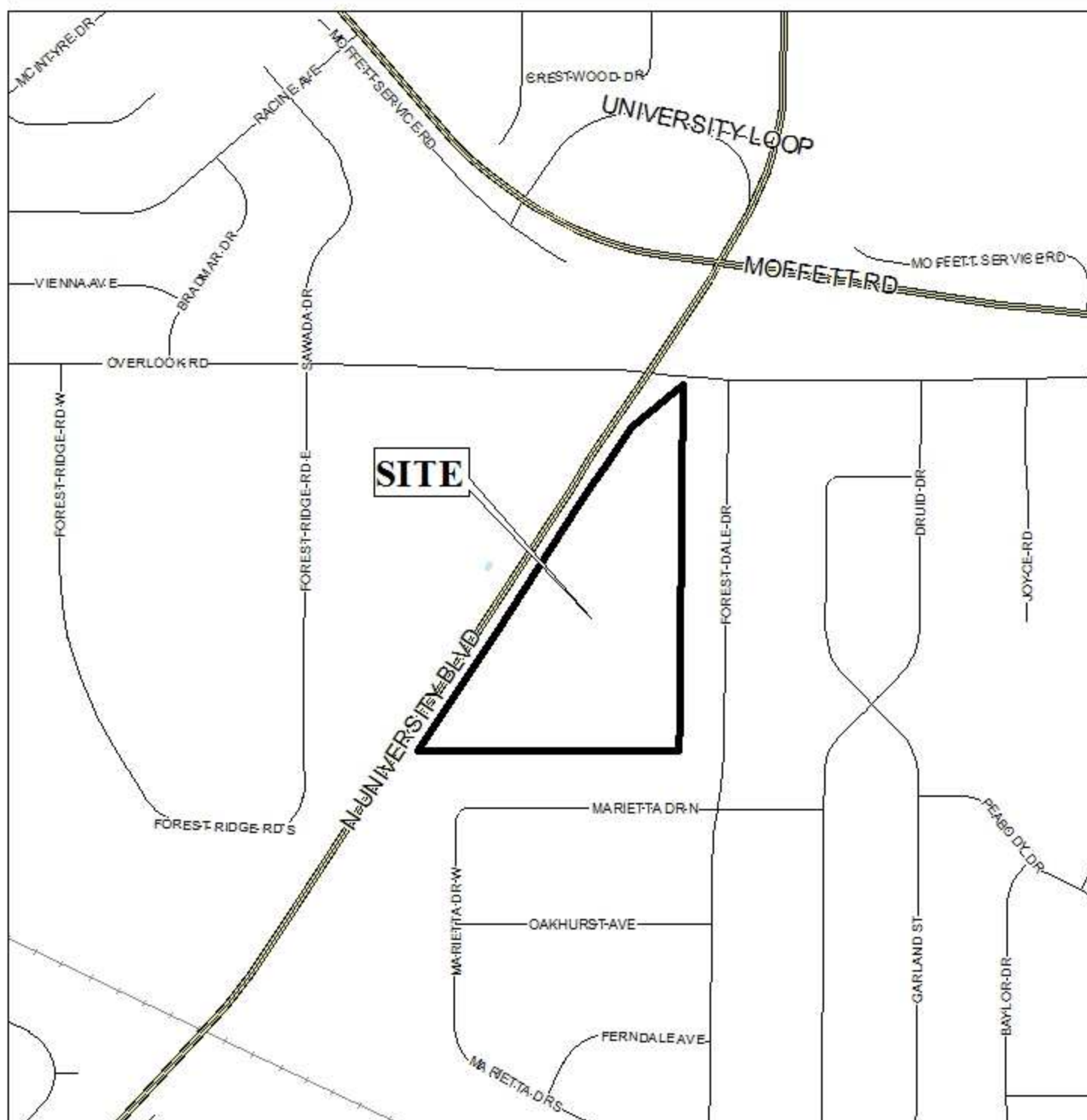
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- 1) placement of a note on the plat stating the maintenance of the detention pond/ common area will be the responsibility of the property owners;
- 2) placement of a note on the plat stating no structures shall be placed in any drainage or utility easements;
- 3) revise the plat to depict the same lot sizes in square feet and acres to coincide with the lot sizes on the site plan;
- 4) retention of the 25' minimum building setback on the Final Plat;
- 5) retention of the labeling of the right-of-way width of North University Boulevard;
- 6) placement of a note on the Final Plat stating the site is limited to a total of 3 curb-cuts North University Boulevard with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 7) placement of a note on the Final Plat stating that the site is denied access to Overlook Road;
- 8) dedication to provide 25' from the centerline of Overlook Road if the right-of-way is less than 50' in width;
- 9) labeling of the right-of-way width of Overlook Road;
- 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 11) compliance with Engineering comments: *“The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide and label the monument set or found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”*;
- 12) compliance with Traffic Engineering comments: *“The overall site is limited to a total of three curb cuts to University Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed Lot 1 is denied access to both University Boulevard and Overlook Road. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by the City. Development is contingent upon completion of off-site improvements, as indicated in the study. These improvements include, but are not limited to the installation of a traffic signal at the proposed southern driveway, restriping a*

dedicated southbound left turn lane, and right turn lane construction for each site driveway.”;

- 13) 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).”;*
- 14) 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.”;* and
- 15) submission of 2 copies of a revised PUD site plan prior to the signing of the Final Plat.

LOCATOR MAP



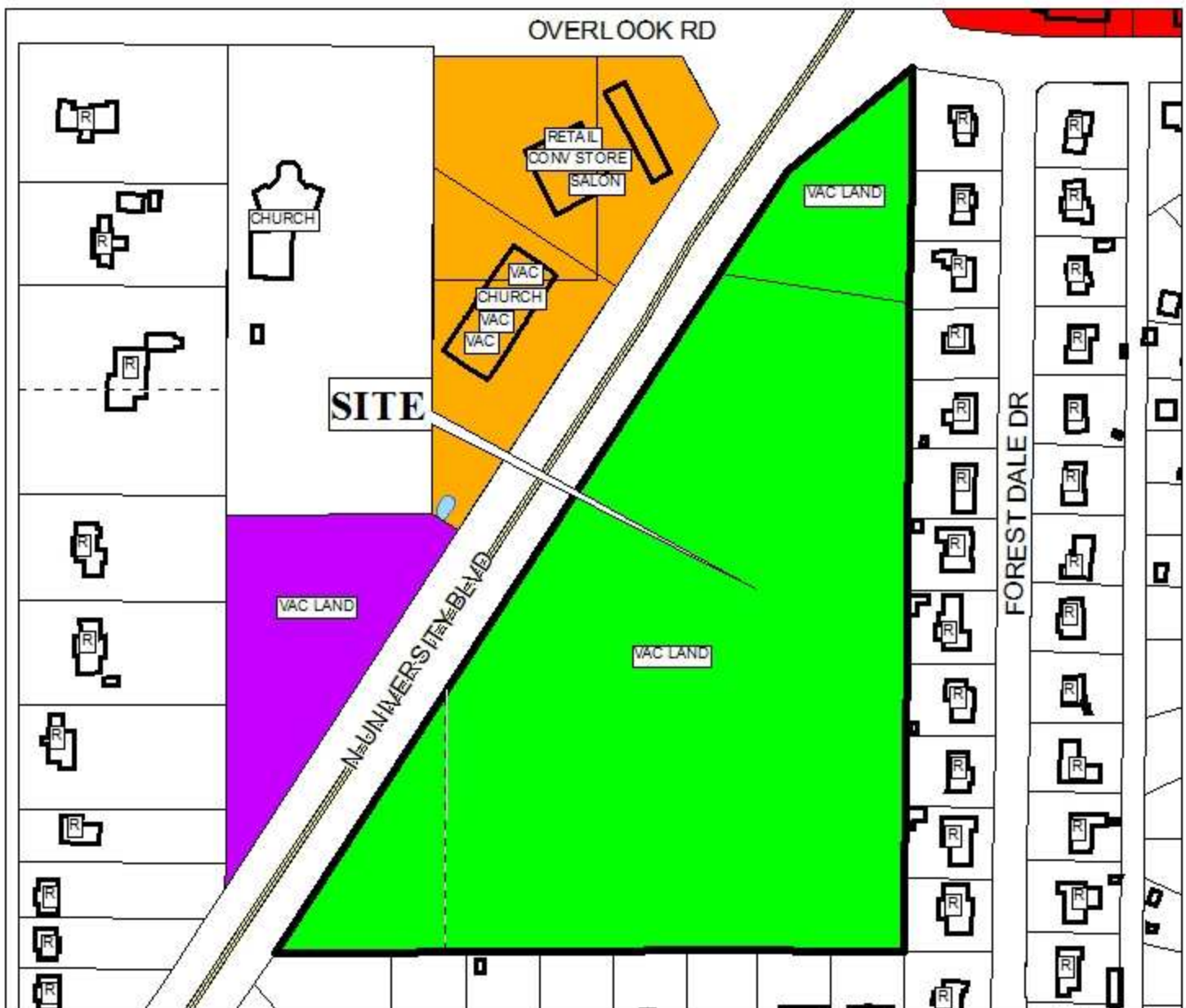
APPLICATION NUMBER 13 & 14 DATE August 7, 2014

APPLICANT Twister 303 Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 13 & 14 DATE August 7, 2014

APPLICANT Twister 303 Subdivision

REQUEST Subdivision, Planned Unit Development

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 ZONING



The site is surrounded by residential and commercial units.

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SITE PLAN



The site plan illustrates the proposed buildings, setbacks, easements, and parking.

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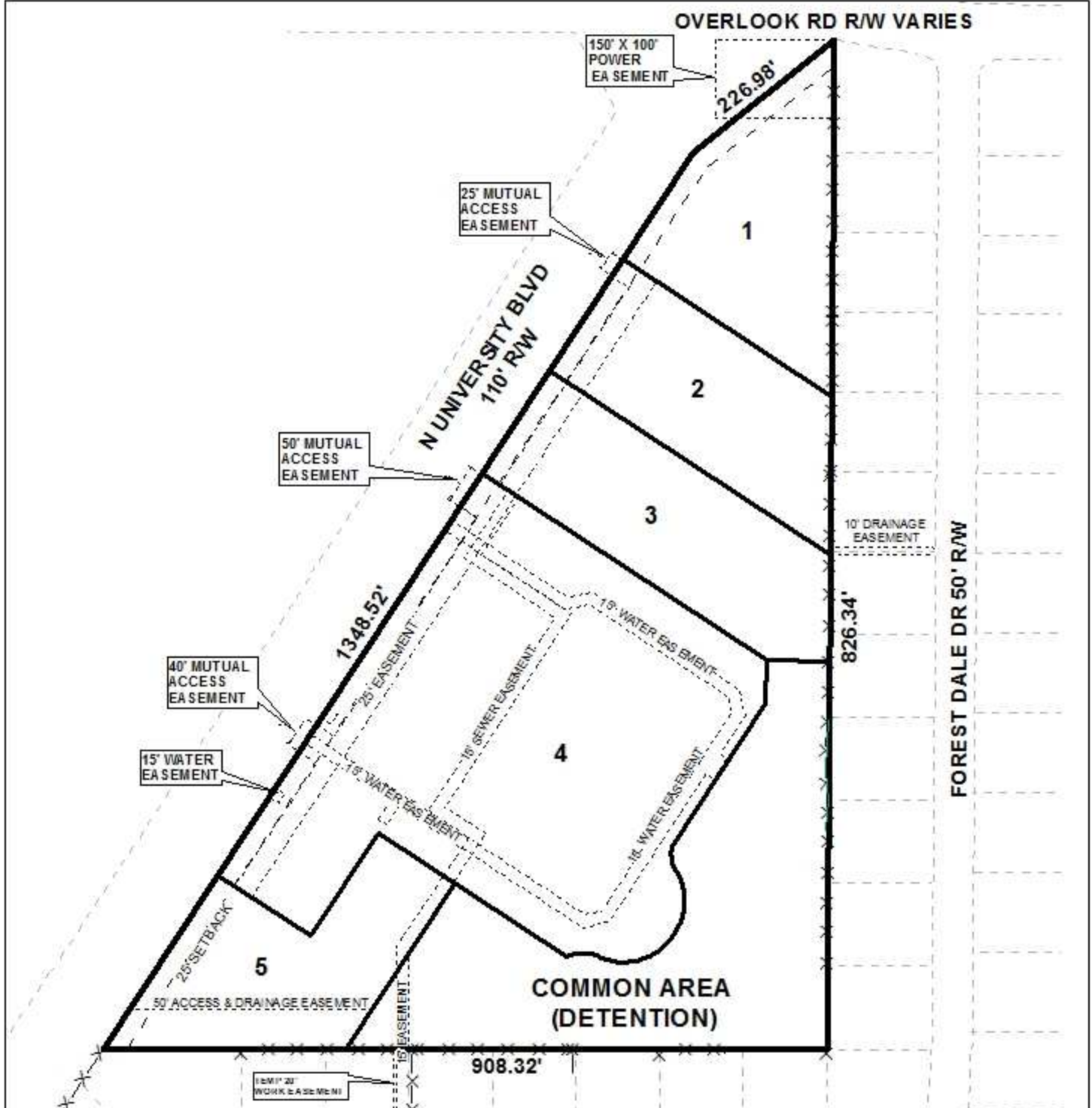
APPLICANT Twister 303 Subdivision

REQUEST Subdivision, Planned Unit Development



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DETAIL SITE PLAN



APPLICATION NUMBER 13 & 14 DATE August 7, 2014

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